

Building Services

Application for Project Information Memorandum and/or Building Consent

Section 33 or Section 45, Building Act 2004

25790

The Building

Street address of building: 99 Benmore Avenue Palmerston North

(For structures that do not have a street address, state the nearest street intersection and the distance and direction from the intersection).

District Valuation Rates (DVR) Number: _____ (Feilding only)

Legal description of land and where building is located: Lot 36 DP 45359

(State legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot number and subdivision consent)

Building Name: _____

Location of building within site/block number (Includes nearest street access): _____

Number of levels: 1

(Include ground levels and any levels below ground)

Level/Unit number: 1

Total floor area: N/A

(Indicate area affected by the building work if less than the total area)

Current, lawfully established, use: Dwelling

(Include number of occupants per level and use if more than 1)

Year first constructed: 1980's

(Approximate date is acceptable eg: 1920's or 1960-1970)

The Owner (All contact details must be in New Zealand)

Name of Owner: Kerahi Grace Royal (eg Mr, Mrs, Miss, Dr if an individual)

Contact Person: Eunice Hui a Royal (Insert N/A if the applicant is an individual)

Mailing address: 99 Benmore Avenue Palmerston North

Street address/registered office: _____

Phone numbers Landline: 06 354 2403

Mobile: _____

Daytime: _____

After Hours: _____

Facsimile: _____

Email address: _____

The following evidence of ownership is attached to this application:

- Checked Certificate of Title, Lease, Agreement for Sale and Purchase, Other document

25790

Agent (only required if application is being made on behalf of the owner)

Name of Agent: Phillips Architectural Design Services

Contact Person: Ian Phillips (Insert N/A if the agent is an individual)

Street address/registered office: 26 Stafford St

Feilding

Phone numbers

Landline: 06 323 4098

Mobile: _____

Daytime: _____

After Hours: _____

Facsimile: 06 323 4086

Email address: ianphillips@xtra.co.nz

Relationship to owner: (State details of the authorisation from the owner to make the application on the owner's behalf)

Designer

First point of contact for communication with the council/building consent authority:

Full name: Agent

Mailing Address: P.O. Box 509 Feilding 4740

Phone number(s): _____

Facsimile number(s): } AS ABOVE

Email address(es): _____

Invoice Details: (by prior arrangement only)

Phillips Architectural Cust. No: 2543

Application

I request that you issue a: Project Information Memorandum Building Consent

for the building work described in this application (tick one or both as applicable).

Signature of the owner/agent on behalf of with the authority of the owner:

Signed: [Signature]

Date: 10 Dec 2010

Council Use Only

PIM Type: —

Receipt Number: INVOICE

Building Consent type: S5

Date Received: 13-12-10

Payment Option

Deposit Paid

Invoice

Invoice to: —

Initialed by Agent: [Signature]

Description of the building work:

(provide sufficient description of building work to enable scope of work to be fully understood; continue on a separate page if necessary, or refer to an attached document setting out the description)

Removal of existing shower box & vanity.
Construct level entry shower in timber floor & install accessible vanity.

Will the building work result in a change of use of the building?

Yes

No

If yes, provide details of the new use:

Intended life of the building (in years) if less than 50 years: 50

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): \$ 980-00

(State estimated value as defined in section 7 of the Building Act 2004)

Project Information Memorandum

(Do not complete this section if applying for a Building Consent only)

The following matters are involved in the project: *(tick the matters relevant to the project)*

- Subdivision
- Alterations to the land contours
- New or altered connections to public utilities
- 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

(Please specify) _____

Building Consent

(Do not complete this section if applying for a Project Information Memorandum only)

The following plans and specifications are attached to this application:

(all plans and specifications must meet the minimum requirements set out in the regulations or required by the building consent authority)

2 sets specification & drawing

The building work will comply with the building code as follows:

(if you are not sure which clauses are applicable, talk to the building consent authority or your architect)

Clause <i>(Tick relevant clause number of building code)</i>	Means of Compliance Required <i>(Refer to the relevant compliance document(s) or detail or alternative solution in the plans and specifications; if not applicable, put N/A)</i>	Waiver/Modification <i>(State nature of waiver or modification of building code required; if not applicable, put N/A)</i>
<input checked="" type="checkbox"/> B1 Structure	<u>B1 / AS1</u>	
<input checked="" type="checkbox"/> B2 Durability	<u>B2 / AS1</u>	
<input type="checkbox"/> C1 Outbreak of fire		
<input type="checkbox"/> C2 Means of escape		
<input type="checkbox"/> C3 Spread of fire		
<input type="checkbox"/> C4 Structural stability during fire		
<input type="checkbox"/> D1 Access routes		
<input type="checkbox"/> D2 Mechanical installations for access		
<input type="checkbox"/> E1 Surface water		
<input type="checkbox"/> E2 External moisture		
<input checked="" type="checkbox"/> E3 Internal moisture	<u>E3 / AS1</u>	

- | | | | |
|-------------------------------------|---|-----------|-------|
| <input type="checkbox"/> | F1 Hazardous agents on site | _____ | _____ |
| <input type="checkbox"/> | F2 Hazardous building materials | _____ | _____ |
| <input type="checkbox"/> | F3 Hazardous substances and processes | _____ | _____ |
| <input type="checkbox"/> | F4 Safety from falling | _____ | _____ |
| <input type="checkbox"/> | F5 Construction and demolition hazards | _____ | _____ |
| <input type="checkbox"/> | F6 Lighting for emergency | _____ | _____ |
| <input checked="" type="checkbox"/> | F7 Warning systems | F7 / ASI | _____ |
| <input type="checkbox"/> | F8 Signs | _____ | _____ |
| <input type="checkbox"/> | G1 Personal hygiene | _____ | _____ |
| <input type="checkbox"/> | G2 Laundering | _____ | _____ |
| <input type="checkbox"/> | G3 Food preparation and prevention of contamination | _____ | _____ |
| <input type="checkbox"/> | G4 Ventilation | _____ | _____ |
| <input type="checkbox"/> | G5 Interior environment | _____ | _____ |
| <input type="checkbox"/> | G6 Airborne and impact sound | _____ | _____ |
| <input type="checkbox"/> | G7 Natural light | _____ | _____ |
| <input type="checkbox"/> | G8 Artificial light | _____ | _____ |
| <input type="checkbox"/> | G9 Electricity | _____ | _____ |
| <input type="checkbox"/> | G10 Piped services | _____ | _____ |
| <input type="checkbox"/> | G11 Gas and energy source | _____ | _____ |
| <input checked="" type="checkbox"/> | G12 Water supplies | G12 / ASI | _____ |
| <input checked="" type="checkbox"/> | G13 Foul water | G13 / ASI | _____ |
| <input type="checkbox"/> | G14 Industrial liquid waste | _____ | _____ |
| <input type="checkbox"/> | G15 Solid waste | _____ | _____ |
| <input type="checkbox"/> | H1 Energy efficiency | _____ | _____ |

Compliance Schedule

(Only complete this section if the application is for a Commercial or Industrial building)

The following systems for the building are as follows: (please tick the specified system and relevant sub-systems)

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | SS1 | Automatic systems for fire suppression |
| <input type="checkbox"/> | SS2 | Automatic and manual emergency warning systems |
| <input type="checkbox"/> | SS3 | Electromagnetic or automatic doors or windows |
| | <input type="checkbox"/> | SS3/1 Automatic doors |
| | <input type="checkbox"/> | SS3/2 Access controlled doors |
| | <input type="checkbox"/> | SS3/3 Interfaced fire or smoke doors or windows |
| <input type="checkbox"/> | SS4 | Emergency lighting systems |
| <input type="checkbox"/> | SS5 | Escape route pressurisation systems |
| <input type="checkbox"/> | SS6 | Riser mains for fire service use |
| <input type="checkbox"/> | SS7 | Automatic back-flow preventers |
| <input type="checkbox"/> | SS8 | Lifts, escalators, or travelators or other systems for moving people or goods within the building |
| | <input type="checkbox"/> | SS8/1 Passenger-carrying Lifts |
| | <input type="checkbox"/> | SS8/2 Service lifts |
| | <input type="checkbox"/> | SS8/3 Escalators and moving walks |
| <input type="checkbox"/> | SS9 | Mechanical ventilation or air conditioning systems |
| <input type="checkbox"/> | SS10 | Building maintenance units |
| <input type="checkbox"/> | SS11 | Laboratory fume cupboards |
| <input type="checkbox"/> | SS12 | Audio loops or other assistive listening systems |

- SS12/1 Audio Loops
- SS12/2 FM radio frequency systems and infrared beam transmission systems
- SS13 Smoke control systems
 - SS13/1 Mechanical smoke control
 - SS13/2 Natural smoke control
 - SS13/3 Smoke curtains
- SS14 Emergency power systems for, or signs relating to, a system or feature specified in any clause 1-13
 - SS14/1 Emergency power systems
 - SS14/2 Signs
- SS15 Other fire safety systems or features
 - SS15/1 Systems for communicating spoken information intended to facilitate evacuation
 - SS15/2 Final exits
 - SS15/3 Fire separations
 - SS15/4 Signs for communicating information intended to facilitate evacuation
 - SS15/5 smoke separation

The following systems will be altered, added to or removed in the course of the building work:

- SS1 Automatic systems for fire suppression
 - SS2 Automatic and manual emergency warning systems
 - SS3 Electromagnetic or automatic doors or windows
 - SS3/1 Automatic doors
 - SS3/2 Access controlled doors
 - SS3/3 Interfaced fire or smoke doors or windows
 - SS4 Emergency lighting systems
 - SS5 Escape route pressurisation systems
 - SS6 Riser mains for fire service use
 - SS7 Automatic back-flow preventers
 - SS8 Lifts, escalators, or travelators or other systems for moving people or goods within the building
 - SS8/1 Passenger-carrying Lifts
 - SS8/2 Service lifts
 - SS8/3 Escalators and moving walks
 - SS9 Mechanical ventilation or air conditioning systems
 - SS10 Building maintenance units
 - SS11 Laboratory fume cupboards
 - SS12 Audio loops or other assistive listening systems
 - SS12/1 Audio Loops
 - SS12/2 FM radio frequency systems and infrared beam transmission systems
 - SS13 Smoke control systems
 - SS13/1 Mechanical smoke control
 - SS13/2 Natural smoke control
 - SS13/3 Smoke curtains
 - SS14 Emergency power systems for, or signs relating to, a system or feature specified in any clause 1-13
 - SS14/1 Emergency power systems
 - SS14/2 Signs
 - SS15 Other fire safety systems or features
 - SS15/1 Systems for communicating spoken information intended to facilitate evacuation
 - SS15/2 Final exits
 - SS15/3 Fire separations
 - SS15/4 Signs for communicating information intended to facilitate evacuation
 - SS15/5 smoke separation
- There are no specified systems in the building

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Attachments (Tick as applicable or put N/A if there are no attachments)

The following documents are attached to this application:

Plans and specifications (please list)

2 sets

Project Information Memorandum

Development Contribution Notice

Certificate attached to Project Information Memorandum

Contacts

Designer/~~Architect~~

Business Name: Phillips Architectural

Address: P.O. Box 509 Reilding

Mobile: _____

After Hours: _____

Facsimile: 323 4086

Registration/Qualification _____

Structural Engineer

Business Name: _____

Address: _____

Mobile: _____

After Hours: _____

Facsimile: _____

Registration/Qualification _____

Engineer (identify practice college)

Business Name: _____

Address: _____

Mobile: _____

After Hours: _____

Facsimile: _____

Registration/Qualification _____

Plumber

Business Name: Henry's plumbing

Address: _____

Mobile: 027 276 2121

After Hours: _____

Facsimile: _____

Registration/Qualification _____

Builder

Business Name: William Holdings

Address: P.O. Box 8080 PNth

Mobile: 027 295 5417

After Hours: 357 5011

Facsimile: _____

Registration/Qualification _____

Drain Layer

Business Name: _____

Address: _____

Mobile: _____

After Hours: _____

Facsimile: _____

Registration/Qualification _____

Head Contractor/Site Manager

Business Name: Builder As Above

Address: _____

Mobile: _____

After Hours: _____

Facsimile: _____

Registration/Qualification _____

Other

Business Name: _____

Address: _____

Mobile: _____

After Hours: _____

Facsimile: _____

Registration/Qualification _____

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 regularly forward these to Statistics New Zealand. The Council stores the information on a public register, which must be supplied (as previously determined by the Ombudsman) to whomsoever requests the information. Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

Code Compliance Certificate

Section 95, Building Act 2004

The Building

Street address of building: 94 BENMORE AVENUE ,
PALMERSTON NORTH
Legal description of land
where building is located: LOT 36 DP 45359
Current, lawfully established,
use: RESIDENTIAL DWELLING
Year first constructed: 1980's

The Owner

Name of owner: ROYAL, KEREHI
Contact person: PHILLIPS ARCHITECTURAL DESIGN SERVICES
Mailing address: 94 BENMORE AVENUE
PALMERSTON NORTH 5301
Street address/registered
office:
Phone number Landline:
Mobile:
Daytime: day 0064 06 3542403
After hours:

First point of contact for communications with the council/building consent authority:

Contact person: PHILLIPS ARCHITECTURAL DESIGN SERVICES
Mailing address: P O BOX 509
FEILDING
Phone number Landline: day 0064 06 3234098
Mobile:
Daytime: day 0064 06 3234098
After hours:
Facsimile number: Fax 0064 06 3234086

Building Work

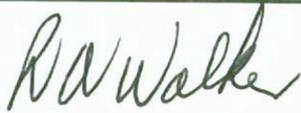
Building Consent Number 25790
Project Description: INSTALL LEVEL ENTRY SHOWER
Issued by: PALMERSTON NORTH CITY COUNCIL

Code Compliance

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

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

Signature:



Name:

Robbie Walker

Position:

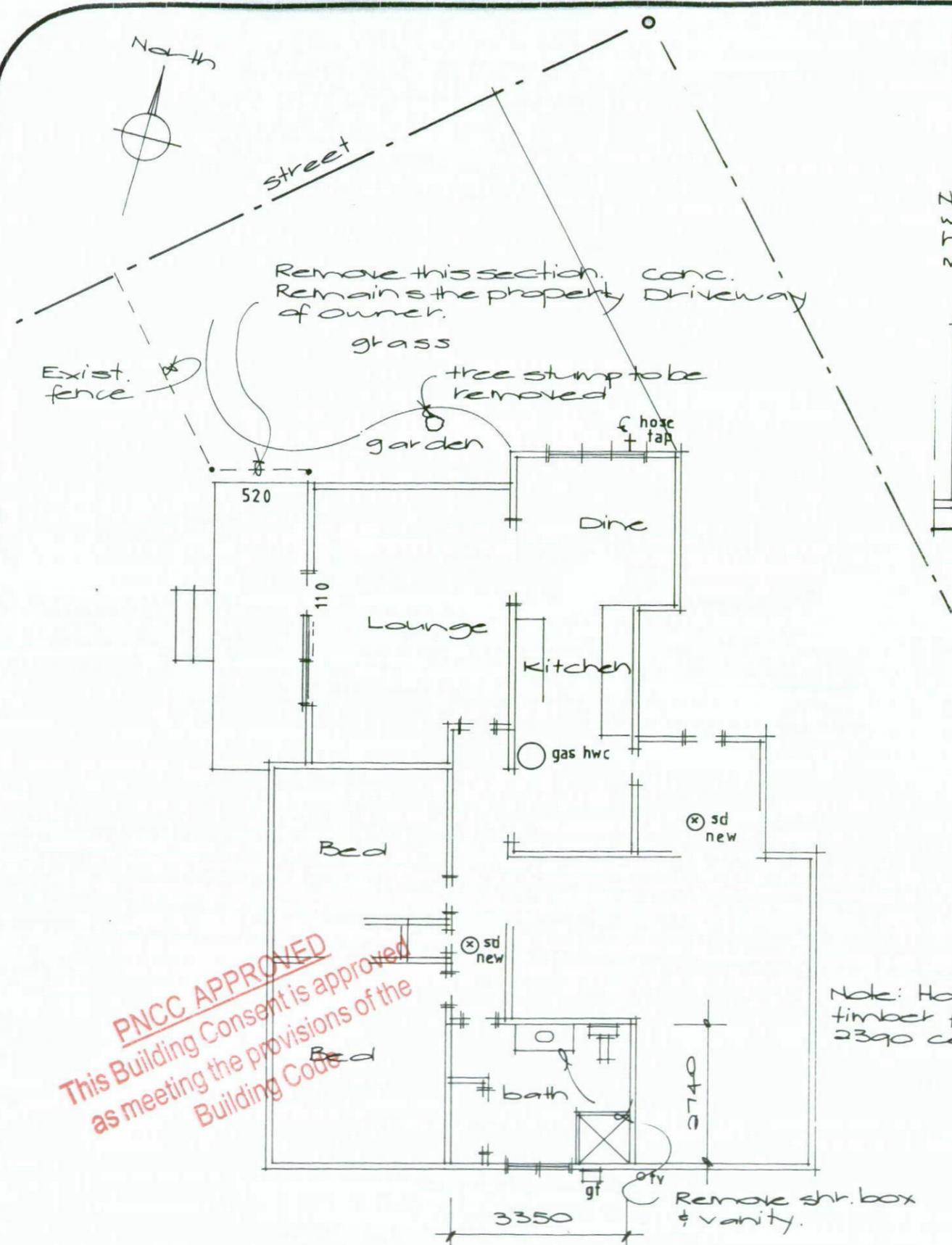
Principal Special Projects

On behalf of:

PALMERSTON NORTH CITY COUNCIL

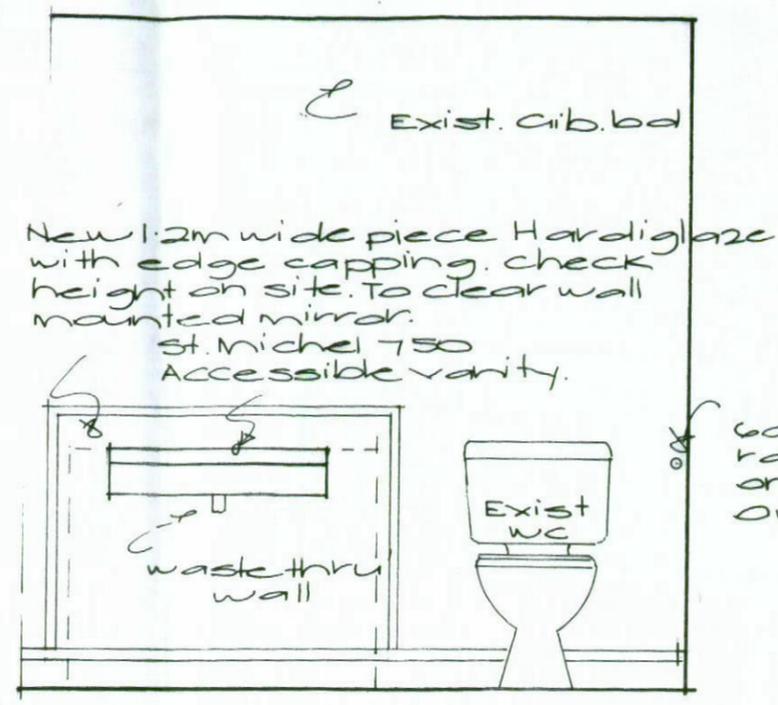
Date:

10 MAR 2011

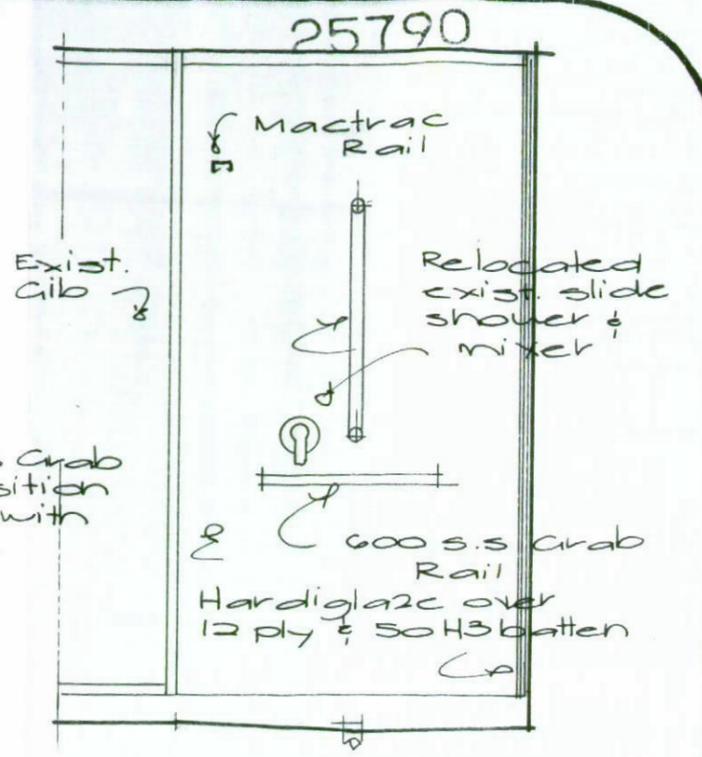


existing plan

PNCC APPROVED
 This Building Consent is approved
 as meeting the provisions of the
 Building Code



view a

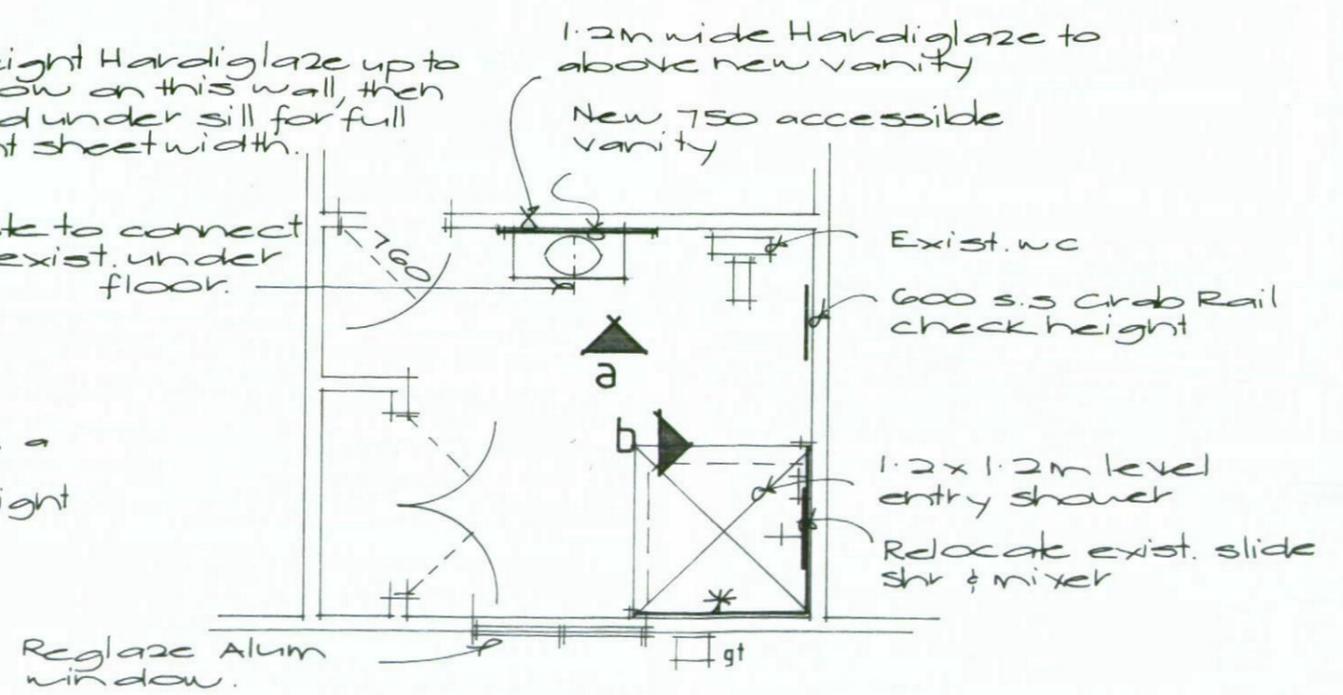


view b

* Full height Hardiglaze up to window on this wall, then extend under sill for full height sheet width.

waste to connect into exist. under floor.

Note: House has a timber floor & 2390 ceiling height



new layout plan

Enable NZ funded project

Proposed Home Modifications at 94 Benmore Avenue Palmerston Nth for Kerehi Royal



Phillips Architectural Design Services Ltd
 26 Stafford Street - P O Box 509 - Feilding 4740
 Telephone: (06) 323 4098 - Fax: (06) 323 4086

JOB NO: 4156
 date: Aug. 2010
 scale: 1:100, 50, 25.

CONTRACTOR TO VERIFY ALL LEVELS & MEASUREMENTS ON-SITE

25790

Specification

PNCC APPROVED

This Building Consent is approved
as meeting the provisions of the
Building Code

Proposed Home Modifications
for
Kerehi Royal

Ref: 4156

Phillips Architectural Design Services Ltd
P O Box 509 - 26 Stafford Street Feilding
Telephone 06 323 4098 - Fax: 06 323 4086

25790

OUR REF:

4156

DATE:

August, 2010

PROPOSED HOME MODIFICATIONS

This project funded by Enable NZ:

FOR:

**Kerehi Royal
94 Benmore Avenue
Palmerston North
Lot 36 – DP 45359**

LOCAL AUTHORITY:

Palmerston North City District Council

I N D E X

1. Preliminary and General
2. Carpenter
3. Plumber / Drainlayer
4. Electrician
5. Painter
6. Floor Coverings

PRELIMINARY AND GENERAL

1.1 CONDITIONS OF CONTRACT:

Will be based on NZS 5623 and agreed to by the Contractor and Designer. The Construction Contract Act 2003 will apply.

1.2 SITE AND SURVEY:

The Contractor at the time of tendering is advised to visit the site and fully acquaint himself with the extent and nature of risks and contingencies of the work called for. He is to check all levels, falls and boundaries and is responsible for the accurate determining of same.

1.3 BUILDING CONSENT:

The Designer will deposit, on behalf of the Owner, the Drawings and Specifications with the Local Authority and make application for Building Consent, and pay all fees required. When the consent is issued, the Designer will pass onto the successful Contractor who will keep the consent on-site. Upon completion the Contractor will apply for the Code of Compliance certificate and submit to the Designer along with his final invoice.

1.4 PROTECTION OF WORK:

This becomes the responsibility of the Carpenter/Contractor.

1.5 INSURANCE AND INDEMNITY:

1. Indemnity - The Carpenter/Contractor shall indemnify and keep indemnified the Principal against:
 - (a) all losses, claims, demands, proceedings and damages arising from any death or personal injury which does not fall within the terms of the Accident Compensation Act and its Amendments or any Act issued in substitution:
 - (b) any damages to the Principal or any property and consequential loss arising therefrom during the course of the Contract.
2. Public Liability - The Contractor before commencing work shall take out a Public Liability Policy in the joint names of the Principal and the Contractor for their respective rights as follows:
 - (a) for an amount not less than \$500,000.00 for any accident or series of accidents arising from one event:
 - (b) the Policy shall be subject to endorsement confirming that indemnity within the Terms of the Policy shall apply in priority to the Principal and the Contractor shall be indemnified as if separate policies had been issued:
 - (c) Employer's Liability - the Contractor shall at all times effect a Policy of Insurance as called for under Award Agreement covering loss of Tradesmen's tools by fire or theft:
 - (d) Fire, Explosion, Earthquake, Lightning and Other Extraordinary Happening - the Owner shall notify his Insurance Company that Alterations and Additions are being carried out on the premises and cover the new works.

1.6 SETTING OUT:

The Carpenter/ Contractor is to set out into position the whole of the work and he shall be responsible for the correctness of positions of levels, dimensions and alignments. He shall at his own cost make good any errors arising from incorrect setting out.

1.7 NEW ZEALAND BUILDING CODES:

In each trade where New Zealand Building Codes are referred to, trades shall make themselves thoroughly conversant with these.

1.8 RESPONSIBILITY OF CONTRACTORS:

The Contractor shall take and assume full responsibility for the work. The Contractor shall bear all losses and damages directly or indirectly resulting to him or to others on account of the amount or character of the work or on account of the weather, unforeseen difficulties, accidents or any other causes. The Contractor shall assume the defence of and indemnify and save harmless the Owners, the Designer their officers and employees from all claim, loss, damage, injury and liability, the same may be caused resulting directly or indirectly from the nature of the work covered by the Contract regardless of responsibility for negligence. The Contractor shall indemnify and save harmless and defend the Owner, Designer and officers and employees from and against liability, costs and expenses of whatsoever kind or nature (including legal fees) in any manner caused or occasioned through any act, omission, fault or negligence of the Contractor or anyone acting under the Contractor's direction or control, or on its behalf, in connection with or incidental to the performance of the work, and without limiting the generality of the foregoing the same shall include injury or death to any person or persons and damage to any property, including that of the Owner.

1.9 ADJOINING PROPERTIES:

The Contractor shall respect the rights of adjoining property owners and shall make good any damage at his own expense arising out of his operations with the least possible delay.

1.10 WORKMANSHIP:

All workmanship in all trades shall be the best of its respective kind and shall be carried out by full qualified and experienced tradesman. All workmanship where applicable shall comply with NZSS Codes of Practice. The Designer or his appointee shall be the sole judge of the workmanship carried out on the Contract and shall be empowered to condemn poor, faulty or bad workmanship at any time during the course of the Contract. The Designer or his appointee shall notify the Contractor in writing of any workmanship that is not up to the prescribed standard and if the Contractor has not rectified the workmanship to bring it up to the required standard or has not attempted to rectify the work concerned, the Designer shall be empowered to bring outside Contractors onto the job to rectify any workmanship that is not up to the prescribed standard, the costs of which will be charged against the Contractor.

1.11 PLANT:

Allow to provide all gear, such as scaffold planks, trestles, staging etc. tools and hoisting appliances and other requisites, whatsoever necessary for the proper and effective carrying on and completion of works, maintain and remove all tools and gear on completion. Allow to provide and erect any internal scaffolding, trestles stagings etc. to suit own requirements. Full use of staging and scaffolding to be allowed to Sub-Contractors as required.

1.12 DRAWINGS INTERPRETATION:

The drawings connected with this Specification are attached hereto but there is no warranty expressed or implied that they show each and every minor detail to be included by the Contractor. Any ambiguities or contradictions between the Drawings and Specifications or on Drawings shall be notified to the Designer immediately before tender is submitted. If clarification of any matter is not sought the Contractor shall be deemed to have allowed for providing materials and carrying out the works in accordance with the more costly alternative and shall comply with the Designers direction on any ambiguity or contradictory matter without any extra payment. The subdivision of this Specification into Trades is for convenience only and has no bearing on the interpretation of any Clause. All Clauses apply to the entire Contract and whereas reasonable care has been taken to classify under each Trade the onus is on each Trade to make themselves conversant with all Clauses that may affect their work. Workmanship or materials shown on the Plans or specified and not shown must be supplied as though both were shown and specified. Materials shown and not specified must be of the kind commonly employed for the service it is intended to perform. All figured dimensions shall be taken in preference to scale and all detail drawings shall supersede those of small scale.

1.13 PERFORMANCE:

Approval given during the progress of the work cannot be held to release the Contractor from his obligation to carry out the terms of the Specification and Drawings and his responsibility for complying with the required performance of the completed work.

1.14 'HEALTH AND SAFETY IN EMPLOYMENT' ACT:

The Contractor shall at all times during the contract comply with the Health and Safety in Employment Act 1992 in all respects and shall indemnify the Principal against all costs, claims, damages, actions, suits or proceedings made or brought against the Principal arising from any breach by the Contractor of the provisions of the said Act.

The Contractor acknowledges that in carrying out the Contract Works on the site of the works as specified in this contract the Contractor, being independent of the Principal, is the person who controls a place of work for the purposes of the Health and Safety in Employment Act 1992 and is responsible for compliance with the provisions of the said Act with regard to such a place of work and the Principal shall not be under any obligation or incur any liability to the Contractor in respect of any act or thing under or pursuant to the said Act and in respect of which the Principal might otherwise be under an obligation pursuant thereto. Where there are not yet appropriate Construction Regulations, the Contractor shall adopt the former Construction Act requirements as minimum guide-lines for safety procedures. Safety Supervisors shall be appointed.

1.15 CLEAN UP:

Each Trade will be responsible for removing rubbish and cleaning up the building as work proceeds. The Carpenter is responsible for the final cleaning up, sweeping out, dusting down and removal of all debris, leaving the building and site ready for use.

CARPENTER

The Preliminary and General Clauses are to be read and apply to this section.

2.1 LEVELS AND MEASUREMENTS:

As this project is an alteration to an existing bathroom, all levels, measurements etc. MUST be checked on-site. Generally all interior finishes to match existing.

2.2 GENERAL:

All Carpentry work is to be carried out in accordance with NZS 3604 1999 and the New Zealand Building Codes B1/AS1/AS3/AS4, B2/AS1, E2/AS1, E3/AS1, H1/AS1. All work shown on the drawings and described in this Specification shall be done in a workmanlike and in the best trade manner. The Carpenter shall do all that appertains to his trade and he shall attend to, cut for and make good after all Sub-Trades. He shall provide all blocks and dwangs required by others for securing their work. The cutting and checking of framing timbers for services to be reduced to a minimum.

2.3 TIMBER:

Grades - All timber to conform with the current New Zealand Timber grading rules. Generally all timber to be MSG8 Framing Pinus Radiata.

Moisture - Framing timbers to be less than 18% moisture content by test before linings are fixed.

Gauged - All framing timber to be gauged accurately all faces.

Treatment – Generally H1.2 and H3.2.

Note: Refer to drawings for sizes and spacing of all framing timbers.

2.4 WORK IN EXISTING:

House has a timber floor. Co-operate with Plumber with the removal of existing shower box and vanity unit. Salvage shower tray and vanity unit – property of Owner. Likewise remove existing wall linings around shower area as required to allow Plumber to re pipe:

2.5 FLOOR FRAMING AND FLOORING: NEW SHOWER BASE:

Allow to cut 1.2 x 1.2 out of existing timber floor. Remove existing joists in the area. Re frame using 140 x 45 H3.2 MSG8 joists @ 400cc, shaped to fall 25mm to waste.

Provide trimmer joist and 90 x 45 H3.2 MSG8 dwangs. Co-operate with Plumber in allowing space for shower waste. Over joists supply and fix perforated foil with 100mm sag between joists, lap with existing.

Supply and fix 17.5mm tanalised construction Ecoply flooring to this area. Kerf ply sheet to down side along changes of slope. Fit into place bedded in Maxi Bond and stainless steel screws. Note: Ply to be set up 4.75mm from existing flooring to allow for thin line overlay.

PNCC APPROVED

This Building Consent is approved
as meeting the provisions of the
Building Code

2.6 LEVEL ENTRY SHOWER: LININGS:

- (a) To two (2) walls round level entry, supply and fix to framing 50 x 20mm H3.1 cavity batten and then 12mm CD H3 Ecoply full height. Fix ply using No. 8 x 60mm zinc screws and construction glue. Screws to be minimum of 7mm from sheet edge and at 150mm centres on edges of sheet and 300mm centres within the panel. Over ply supply and fix 4.5mm Hardiglaze wall board with PVC jointers. Use 2.4m high sheets. Fix strictly in accordance with manufacturer's instructions. This to be fixed after vinyl has been laid.
- (b) Co-operate with Plumber in fitting new Metalcraft Easyclean water trap.
- (c) Allow to supply and fit 'Mastrac' aluminium curtain rail, length as shown with centre and or end hanger or similar approved rail. Supply and fit selected 2m long lead weighted shower curtain. Note: Curtain MUST be fixed at window end.
- (d) Allow to provide and fix all solid blocking to wall framing in level access shower for plumbing fittings, grab rails and curtain track. Refer to Drawing.
- (e) Allow to reposition all existing towel rails, mirrors, etc.

2.7 INTERIOR LININGS TO BATHROOM OUTSIDE SHOWER AREA:

- (a) Walls: To area where existing vanity is removed, allow to cut Gib board as necessary to allow Plumber to reposition waste through wall. Supply and fix directly over Gib board, 1.2m wide Hardiglaze sheet with edge capping. Height to be above vanity.
- (b) Ceilings: Existing Pinex.

2.8 GIB.STOPPING:

This work must be carried out by experienced Gib Stopper. All joints shall be reinforced with paper reinforcing tape applied using bedding compound. It is intended that the wall surfaces be painted. Gib Stopper to sand all surfaces and leave ready for Painter. All to achieve level 4 finish.

2.9 SCOTIA:

Existing 60mm single bevel painted. Make good as necessary.

2.10 SKIRTING:

Allow to remove all existing skirting. To areas outside level entry shower replace using 140 x 18 finger jointed rebated Pine. Refer to detail within this specification.

2.11 WINDOW:

Allow to re glaze existing aluminium bathroom window to comply with NZS 4223 Part 3 'Human Impact Safety Requirements' and Part 4 'Dead, Wind and Snow Loading'. All glass weight to be in accordance with Pilkingtons scale for wind-gusting to 170kph. Glass to be free from oil stains, scratch or defect of any kind. Owner will select obscure glass. Approximate size: 1m high x 1160mm wide - check on-site.

2.12 DOOR:

Existing 760mm door to remain.

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2.13 JOINERY:

Carpenter to allow to fix into place all items of Joinery as supplied onto site.

2.14 GRAB RAILS:

Allow to supply and fit Qty.2 straight 600mm stainless steel grab rails as made by SuperQuip Ltd. Position to be determined on-site by Owner in shower area.

2.15 NEW ACCESSIBLE VANITY:

Allow to fit Plumber supplied St. Michel Euro 750mm accessible vanity only. Plumber to pipe to in position as shown.

2.16 CLEAN UP:

Carpenter is expected to clean up the building as work proceeds. On completion of all carpentry work, sweep out, dust down, remove labels and leave ready for Painter / Paperhanger. At completion of the whole works allow to clean up inside and out and remove all rubbish from around the site.

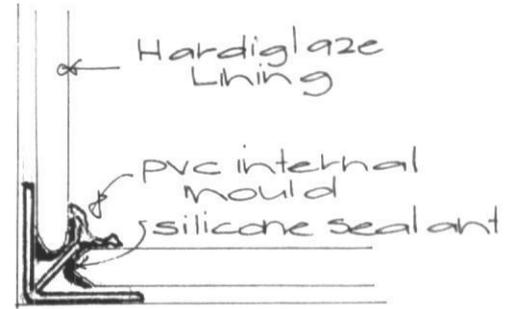
The contact method of adhesive bonding can also be used by experienced builders.

Note: Ensure the room is well ventilated when working with solvents.

Solvent-base wallboard adhesives are suitable for all wet and dry wall and ceiling applications for timber and steel frames.

Recommended adhesives include: **Fosroc NailBond PB**, **Fullers Maxbond** or **Selleys No More Nails**.

- Clean the frame surface before applying the adhesive.
- Never force sheets into position.
- Place daubs of wallboard adhesive on intermediate studs or battens and nogs at 200mm centres (refer Figures 7, 8 and 9)
- Fit PVC or aluminium sheet jointers to both sides of the HardiGlaze Lining sheet or allow spacings between the sheets for silicone joints, using a HardiGlaze Lining joint spacer.



INTERNAL CORNER

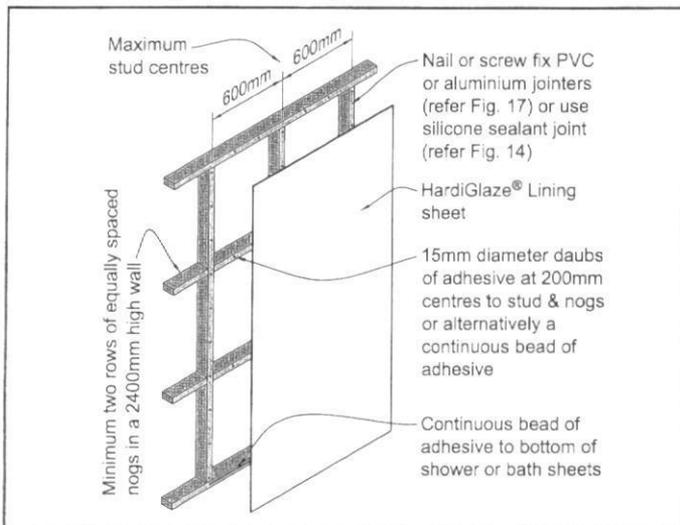


FIGURE 7: HARDIGLAZE LINING SHEET FIXING TO WALLS INCLUDING SHOWER CUBICLES - ADHESIVE METHOD

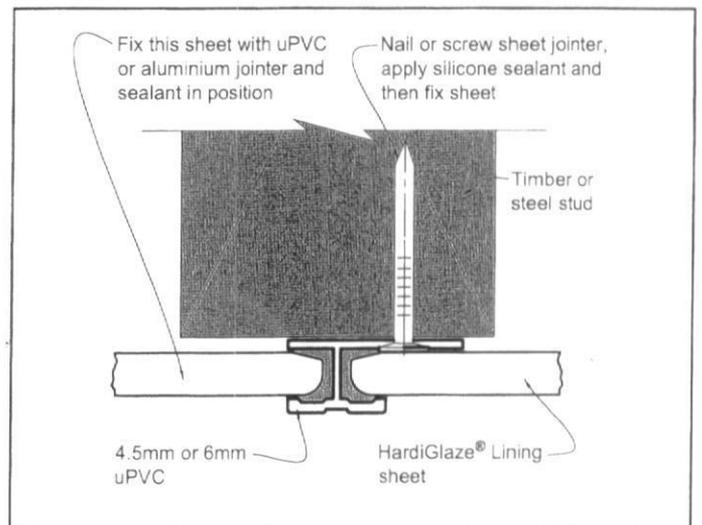
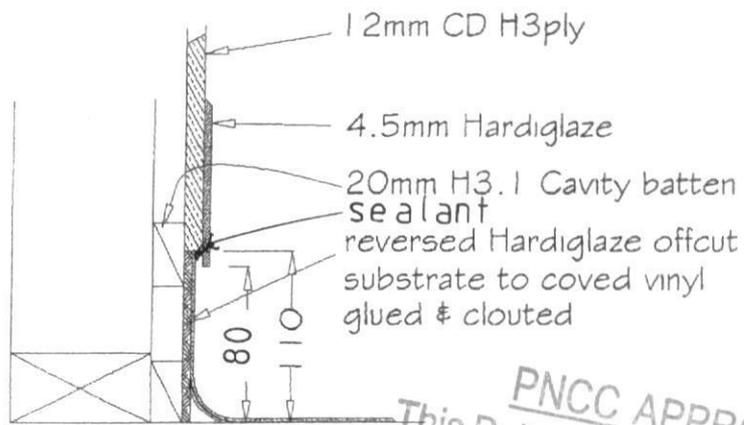
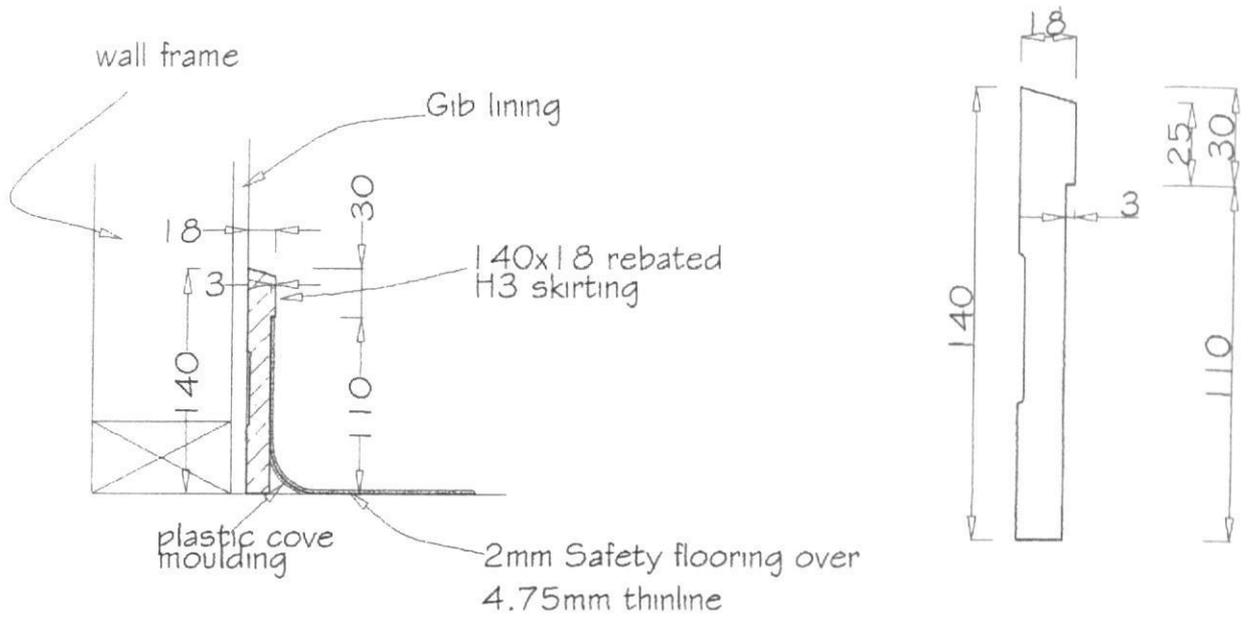


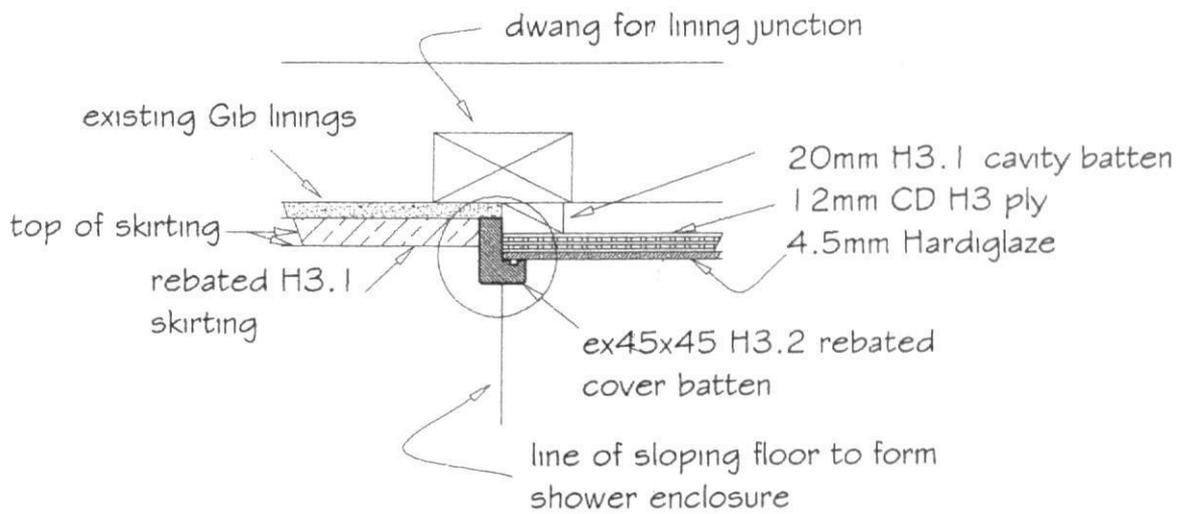
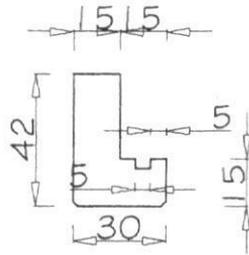
FIGURE 17: HARDIGLAZE PVC JOINTER DETAIL

Note: For showers and similar wet areas the PVC or aluminium jointer must be silicone-sealant filled. PVC or aluminium external and internal corners and cap moulds must also be silicone filled in these wet areas.



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COVING DETAILS - LEVEL ENTRY SHOWER



WALL LINING DETAIL

R o y a l



Phillips Architectural Design Services Ltd
 26 Stafford Street - P O Box 509 Feilding 4740
 Telephone: (06) 323 4098 - Fax: (06) 323 4086

4 1 56

scale 1:5 :2.5

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PLUMBER / DRAINLAYER

The Preliminary and Clauses are to be read and apply to this section.

3.1 GENERAL:

This work is to be carried out strictly in accordance with the New Zealand Building Codes B1/AS1, E1/AS1, G1/AS1, G3/AS1, G12/AS1, G13/AS1/AS2, together with any relevant Local Authority Bylaws relating to such work. The Plumber / Drainlayer shall inspect the work on which he is to be placed and he shall report immediately to the General Contractor any defects or irregularities that would prevent the satisfactory execution or permanency of his work. Failure to examine and report shall be construed as an acceptance that all preparatory work is satisfactory. He shall supply all materials, labour, plant etc. necessary to complete the work in accordance with the Drawings to the satisfaction of the Local Authorities and Health Department Regulations.

3.2 DOCUMENTS:

Documents referred to in this section are:

NZBC G1/AS1	Personal hygiene 2.0 Fixture construction and installation 3.0 Location of sanitary plumbing
NZBC G13/AS1	Foul water – sanitary plumbing
AS/NZS 1260	PVC pipes and fittings for drain, waste and vent applications
AS/NZS 3500	Plumbing and drainage Part 2: Sanitary plumbing and drainage
NZS 7641	Unplasticised PVC waste and ventilating pipe, fittings and Accessories, 32mm, 40mm and 50mm.

Plumbers, Gas fitters and Drain-layers Act 1976.

All work to be carried out in accordance with AS3500.

3.3 NOTICES AND FEES:

The Plumber shall give all necessary notices to the Local Authorities and pay all fees called for and arrange for the inspection of the work and testing of same.

3.4 MATERIALS:

All materials shall be the best of their kind and conform to all governing regulations and Bylaws.

3.5 MAKE SAFE:

Allow to make safe existing bath and vanity. Co-operate with Carpenter with removal.

3.6 PIPING:

All pipe work in framing and under floor to be run in easy bends with angles avoided where possible. All pipes for hot and cold water reticulation shall be in 17/19 gauge copper. Strap well to framework to prevent water hammer. All hot water leads to be lagged with boiler felt - well wired on.

3.6 PIPING: cont...

Before linings are fixed all pipe work to be pressure tested. Plumber will be held responsible for making good where necessary through failure of joints or pipe work. Piping to be of adequate size to ensure a generous pressure of water to all outlets at all times.

3.7 **COLD WATER SUPPLY:**

Connect to existing supply.

3.8 **HOT WATER SUPPLY:**

Existing gas hot water cylinder to have tempering valve. To comply with NZS 4617 and maximum delivered hot water temperature not to exceed 55°C. All to comply with the New Zealand Building Code G12/AS1.

3.9 **WASTES:**

From all fittings run wastes to the nearest gully trap 40mmØ PVC. Wastes and traps where concealed to be in polythene.

3.10 **TAPS: FAUCETS: FITTINGS:**

Allow to salvage and reuse existing slide shower and mixer.

It is the Plumbers responsibility to check existing water pressure and whether the system is low or mains pressure, and supply and fit appropriate fittings to ensure that there is sufficient pressure for the hand held shower to operate satisfactorily. Any substitution of fittings specified must be discussed before installation.

3.11 **NEW ACCESSIBLE VANITY:**

Allow to supply, install and re pipe to new St. Michel Euro 750mm accessible vanity in white having one (1) tap hole. Likewise supply and install Methven F2050 basin mixer in chrome. Height must be checked on-site with Owner.

3.12 **LEVEL ENTRY SHOWER:**

Supply and install Metalcraft Easyclean water trap as per manufacturer's instructions. This must include a clamping ring which allows the vinyl to be clamped onto the inside wall of the trap.

3.13 **CLEAN UP:**

The Plumber is responsible for the testing of all services and ensuring all is complete and ready for use. Plumber / Drainlayer is to allow for and carry out any other work not especially mentioned but required to be done to complete the job in accordance with good trade practice for such work.



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- Accessible Cabinets
 - Euro
 - Euro s/r
 - Holia s/r
 - domus sr
 - kloc 750
- Accessories
- Basins

Products > Accessible Cabinets



- without cabinet

euro s/r

accessible euro s/r 900 with 2 draw cabinet.

(nb: accessibles standard supply does not include storage cabinet / towel rails optional extra)

- Basin: Euro s/r (acrylic)
- Sizes: 750, 900, 1200
Wall Hung models only
- Finish: Durashell
- Colours: White Lowsheen, White gloss.
- Downloads: Specs & Pricing Guide

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ELECTRICIAN

The Preliminary and General Clauses are to be read and apply to this section.

4.1 GENERAL:

The whole of the work shall be carried out strictly in accordance with the New Zealand Electrical Wiring Regulations May 2010 and NZECP 51 Domestic Premises NZECP 2 Damp Situations. The Electrician shall obtain all permits from the Supply Authority and pay all fees in connection with same. On completion the whole of the system shall be left in perfect working order, tested and passed by the Supply Authorities' Inspectors. Electrician to supply to the Owner, Electrical 'Certificate of Compliance' at completion of the work.

4.2 SCOPE:

The work calls for the supply of all materials and labour necessary for the installation of the electrical services as described and detailed on the Drawings.

4.3 DOCUMENTS:

Documents referred to in this section are:

NZBC F7/AS1	Warning system, 3.1 Domestic smoke alarms:
AS/NZS 3000	Electrical regulations – Buildings, structures and premises:
AS/NZS 3008	Electrical installations – Selection of cables: 3008. 1.2: Typical New Zealand installation conditions:
AS/NZS 3086	Telecommunications installations – Integrated telecommunications Cabling systems for small office/home office premises.
AS 3786	Smoke alarms:
NZS 6401	PVC-insulated cables for electric power and lighting:

Electricity Regulations 2010: New Zealand electrical codes of practice (ECP).

4.4 COMPLY:

Comply with the Electricity Regulations 2010, AS/NZS 3000, AS/NZS 3008. 1.2 and the New Zealand electrical codes of practice for listed and prescribed work and with the utility network operator's requirements. Apply for the service connection. Arrange for the required inspections of listed work. Pay all fees.

4.5 QUALIFICATIONS:

Carry out work by or under the direct supervision of a holder of a practising licence under the Electricity Regulations 2010.

4.6 CERTIFICATE OF COMPLIANCE:

Supply a certificate of compliance to the owner, as required by the Electricity Regulations 2010, and in particular, Clauses 16: 34: and 35. Allow the network utility operator to view before the meter installation, listed work inspection, polarity check and livening of supply.

4.7 METERS & SWITCHBOARD:

Existing.

4.8 WIRING:

All wiring to be run concealed. TPS in timber framing and PVC conduits in concrete. All in accordance with New Zealand Electrical Wiring Regulations 2010 and subsequent amendments.

4.9 LIGHTING SWITCH:

Allow to replace existing light switch with PDL waterproof switch IP56.

4.10 SMOKE DETECTOR:

Allow to supply and install Qty.2 approved smoke detector to comply with at least one of UL217; ULC5531; AS3786 and BS5446 Part 1. They shall be provided with a hush facility having a minimum duration of 60 seconds and a test facility located on the smoke alarm (readily accessible). Refer to drawing showing suggested location.

4.11 TEST:

On completion the Electrician to arrange for the testing of the whole installation. Leave circuits complete and all fittings and appliances tested and ready for use.

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P A I N T E R

The Preliminary and General Clauses are to be read and apply to this section.

5.1 GENERAL:

Painter to supply all materials, labour, plant, trestles etc. required to complete the job. All in accordance with NZS 7703:1985.

5.2 INSPECTION:

The Painter shall examine the surfaces and if not in proper condition for painting he shall notify the Contractor before proceeding with the work. Failing that he will be held responsible for poor work resulting from imperfect surfaces.

5.3 WORKMANSHIP:

All work shall be executed in accordance with approved trade practice and to the satisfaction of the Designer. Primers and sealers shall be evenly and well brushed into the grain of the wood and into all crevices and cracks. No coat of paint shall be applied unless preceding coats are thoroughly dry. Priming work shall be left no longer than necessary before the application of the next coat and in no case shall there be a lapse of more than eight (8) weeks. Undercoats when dry to be thoroughly rubbed down with sandpaper and dusted clean before applying succeeding coat. Finished surfaces shall be uniform in degree of gloss and colour and free from brush marks. Application by spray may only be done with the written permission of the Designer.

5.4 SAMPLES AND COLOURS:

Samples of each of the finishes and colours specified shall be prepared by the Painter if so called upon. The Contractor is to allow for colours on walls, ceilings, joinery or other surfaces to be selected, altered or modified at the discretion of the Designer. A complete schedule of colours and finishes will be supplied to the Painter before painting work is commenced.

5.5 UNSUITABLE CONDITIONS:

No paint shall be applied to wet or uncured cement or plaster or to surfaces that are not clean, smooth, dry and free from all oil or grease. No painting shall be carried out in frosts, fog, rain or dust conditions.

5.6 STOPPING:

Surface cracks, flaws, nail holes etc. in the woodwork shall be levelled up to the surfaces of the work with linseed oil putty after priming coat has been applied. If woodwork is to be varnished the putty shall be coloured to match the timber and applied after sealing coat.

5.7 PROTECTION:

The Painter shall provide CLEAN dust sheets to protect prefinished surfaces floors and fittings and aluminium joinery and glass. All surface hardware is to be removed and replaced with all screws in place in the condition as left by the Joiner.

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5.8 CLEANLINESS:

The Painter is to clean up as work proceeds. The Painter is responsible for the removal of all paint spots from all surfaces, polish and clean all glass and generally leave the building ready for the laying of carpets and placement of furniture. The Painter shares the responsibility with the Carpenter / Contractor to leave the job clean and ready for occupation and if not carried out to a satisfactory standard, commercial cleaners will be engaged at the joint expense of the Painter and Carpenter / Contractor.

5.9 INTERIOR:

- (a) Scotia: One (1) coat Dulux Acrylic Sealer undercoat and two (2) coats Dulux One on One or similar approved paint.
- (b) Skirtings: Trims: Sand, stop, undercoat and two (2) top coats.

5.10 OTHER PLACES:

Painter to study Drawings and Specifications and allow to paint, paper or stain any other place or surface not especially mentioned above but required to be done in order to complete the job in accordance with accepted trade practice.

5.11 CLEAN UP:

Painter to clean all glass, remove all labels, dust down, sweep out and leave ready for placement of floor coverings.

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F L O O R C O V E R I N G

The Preliminary and General Clauses are to be read and apply to this section.

6.1 GENERAL:

This work to be carried out by experienced floor layers trained in laying **Tarkett Eminent Safe.T flooring or Tarkett Granite Safe. T flooring.**

6.2 WORK:

- (a) Allow to remove existing carpet in Bathroom and prepare timber floor as necessary.
- (b) Supply and lay hardboard over complete area. Measure for, supply and lay Tarkett Eminent Safe.T or Tarkett Granite Safe T. flooring. Cove at all walls. Refer to detail. Allow to dress down into shower drain and all coved joints in level access to be thermo welded with matching vinyl weld rod. Chemical welding will be accepted to sheet joints in areas away from the wet area shower only.
- (c) Allow to apply 2 part epoxy resin 200mm round water trap. All workmanship and materials must comply with manufacturer's instructions.
- (d) Plumber will lift WC pan to allow new flooring to be laid under.
- (e) Allow to fit Naploc bar at vinyl / carpet junction.



PIM/Building Consent Application Checklist

Project Address: 94 Benmore Ave

Interviewing Officer/s: Nick Date: 13-12-10

Application Documentation		Yes	N/a	No
Application type:	<input type="checkbox"/> PIM <input checked="" type="checkbox"/> BC <input type="checkbox"/> Combination PIM & BC			
Does this application rely on a Multiproof certificate? If yes, ensure certificate is provided.				<input checked="" type="checkbox"/>
Residential:	Two sets of plans and specifications provided	<input checked="" type="checkbox"/>		
Commercial:	Three sets of plans and specifications provided		<input checked="" type="checkbox"/>	
Site confirmed on City View by applicant	APP DROPPED			<input checked="" type="checkbox"/>
Legal Description Completed		<input checked="" type="checkbox"/>		
Proof of ownership matches applicant details		<input checked="" type="checkbox"/>		
Application form signed and dated		<input checked="" type="checkbox"/>		
Description of work accurate		<input checked="" type="checkbox"/>		
Value of work checked		<input checked="" type="checkbox"/>		
Compliance detail completed on application form		<input checked="" type="checkbox"/>		
Trades peoples' details filled out (back page)		<input checked="" type="checkbox"/>		
Application form completed & correct		<input checked="" type="checkbox"/>		
Applicant advised of DBH and BRANZ Levys			<input checked="" type="checkbox"/>	
Staged consent				
Stage ___ of ___ Description:			<input checked="" type="checkbox"/>	
Construction programme provided			<input checked="" type="checkbox"/>	
Commercial		Yes	N/a	No
Demolition work – copy of Building Consent application to Information Services				
Building being used or intended to be used by the public prior to CCC being issued (if 'Yes' Application for Certificate of Public Use & Project Management Plan required)				
Work likely to impact on road reserves (If yes, provide City Network handout)				
Fire analysis report for new buildings & alterations to existing buildings provided				
N Z Fire Service Design Review Unit, review required?				
To City Networks for Service Connections, Backflow and Trade Waste (grease traps/oil interceptors etc)				
Accessibility for new buildings & alterations to existing buildings addressed & checked on plans				
Maintenance and reporting requirements for specified systems provided				
Hazardous substances		Yes	N/a	No
Test certifier location certificate/preliminary test certifier letter of approval provided			<input checked="" type="checkbox"/>	
Plans		Yes	N/a	No
Plans to standard i.e. to scale, no graph paper, no pencil drawings, no single line drawings		<input checked="" type="checkbox"/>		
Site plans show distance to a minimum of two boundaries (for all buildings)			<input checked="" type="checkbox"/>	
Site plans show location of septic systems & distances to boundaries			<input checked="" type="checkbox"/>	
Slab & foundation detail shown on plans			<input checked="" type="checkbox"/>	
Datum shown			<input checked="" type="checkbox"/>	
Engineer detail shown on plans			<input checked="" type="checkbox"/>	
Drainage detail shown on plans		<input checked="" type="checkbox"/>		
Rooms Identified		<input checked="" type="checkbox"/>		
Smoke alarms shown on plans		<input checked="" type="checkbox"/>		
Windows shown on plans		<input checked="" type="checkbox"/>		
Ventilation (mechanical detail where no windows)			<input checked="" type="checkbox"/>	
Dimensions shown on plans		<input checked="" type="checkbox"/>		
Cross Section		Yes	N/a	No
Full cross section – min. 1 for garages			<input checked="" type="checkbox"/>	
Full cross section – min. 2 for dwellings		<input checked="" type="checkbox"/>		
Finished floor levels shown on plans			<input checked="" type="checkbox"/>	
Stair, barrier, handrail detail & dimensions shown on plans		<input checked="" type="checkbox"/>		
Weather Tightness		Yes	N/a	No

Building Officer

Flashing of windows, doors, junction, balcony, parapet, int/ext corner details shown on plans		<input checked="" type="checkbox"/>	
Specifications	Yes	N/a	No
Bracing schedule for walls/subfloor provided		<input checked="" type="checkbox"/>	
Truss design certificate & layout details provided		<input checked="" type="checkbox"/>	
Timber grade & treatment schedule provided		<input checked="" type="checkbox"/>	
Lintel schedule provided		<input checked="" type="checkbox"/>	
Exterior cladding system information provided (including E2 risk matrix)		<input checked="" type="checkbox"/>	
Effluent disposal system (rural only) provided		<input checked="" type="checkbox"/>	
Relevant & comprehensive specifications provided	<input checked="" type="checkbox"/>		
Specific Design	Yes	N/a	No
Engineer calculations & details provided		<input checked="" type="checkbox"/>	
Existing Vehicle Crossing	Yes	N/a	No
Existing vehicle crossing shown on plans		<input checked="" type="checkbox"/>	
New Vehicle Crossing	Yes	N/a	No
New crossing application completed		<input checked="" type="checkbox"/>	
Location of vehicle crossing distance to boundary shown on plans		<input checked="" type="checkbox"/>	
Width of vehicle crossing shown on plans		<input checked="" type="checkbox"/>	
Service Connections	Yes	N/a	No
Application for service connections		<input checked="" type="checkbox"/>	

Planning Officer	Planning Information	Yes	N/a	No
	North direction point & all boundaries shown			
	Show distances to two boundaries min			
	Show existing ground & finished floor levels			
	Street frontage identified			
	Existing & proposed buildings shown			
	Six metre living court shown			
	Any buildings over boundaries (Section 75) shown			
	Instant resource consent required for separation distances			
	Neighbour's consent form & plan provided & signed by all property owners			
	Site area & coverage details provided			
	Height recession zones shown on plans			
	Lot & DP number shown on plans			
	Proximity to stop banks shown			
	Demonstrated compliance to air noise schedules or acoustics report provided			
Applicant advised that Development Contribution costs apply to the development				

AT PROCESSING PLANNER BUSY

Building Officer	For Office Use Only: Administration Information	Yes	N/a	No
	Site Visit Booked		<input checked="" type="checkbox"/>	
	Letter of confirmation to applicant	<input checked="" type="checkbox"/>		
	Fees calculated	<input checked="" type="checkbox"/>		
	City View plan attached	<input checked="" type="checkbox"/>		
	Receipt number & fee code entered on application form		<input checked="" type="checkbox"/>	
	Risk assessment number entered on fees sheet	<input checked="" type="checkbox"/>		
	Building Officers time entered on fees sheet	<input checked="" type="checkbox"/>		
	Fees sheet dated & signed	<input checked="" type="checkbox"/>		

Additional information required from applicant:

Processing Checklist – Minor Alteration

Item to be checked for compliance: with the Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Pass	N/A	Fail	
Planning – site visit checklist completed & attached	Yes	No	N/a	
Are network utility connections required				
City Networks (Engr. Approved)	Yes	No	N/a	
Water	Yes	No		Details:
Stormwater	Yes	No		Details:
Sewer	Yes	No		Details:
Other				
	Yes	No	N/a	
	Yes	No	N/a	
Plumbing				
Sufficient information to process	Yes	No		Details:
Plumbing Act noted on PIM/BC	Yes	No		Details: PLUMBING ACT
Effluent disposal report & description required	Yes	No		Details:
Site Services				
Is site serviced?	Yes	No		Details:
Age of existing laterals (pre 1960)	Yes	No	N/a	Details:
Proposed site service plan				Provided / required / N/a
Existing site service plan checked on building file, copy provided	Yes	No		2 x PLANS.
Water Supply				
Water supply tank issues (from site visit)	Yes	No		Details:
Water mains pressure for sprinklers	Yes	No	N/a	Details:
Other				
	Yes	No		
	Yes	No		
Is the previously issued PIM attached relevant to this building work?	Yes	N/a	No	
If 'No' advised applicant new PIM application required & suspended BC?	Yes	N/a		
Any outstanding Building Consents relating to property	Yes	No		Record Building Consent Number/s:
Planning PIM detail				
Planning checklist completed & attached?	Yes	No		} NOT REQ - INT ACT ONLY
Planning requirements noted on consent/PIM?	Yes	No		
Building PIM detail				
Building PIM checklist completed & attached?	Yes	No		} NO P.I.M. REQUESTED
Building requirements from PIM noted?	Yes	No		
Specified Life				
Does this work have a specified life <50 years?	Yes	No		If 'Yes', add endorsement to BC

Processing Checklist – Minor Alteration

Item to be checked for compliance: with the Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Pass	N/A	Fail	
Waiver and Modification				
Application for a waiver or modification?	Yes/No			
Building consent detail				
Wind zone identified ²	Yes/No			Low / medium / high / very high / specific design (SED)
Snow zone identified ³	Yes / N/a / No			0.5kPa / Greater: specify
corrosion zone identified ⁴	Yes / N/a / No			Sea spray / 1/2 EQ-A
Is there a site plan (house plan showing area of alteration)?	Yes/No			
Cross section showing detail of alteration	✓			Specify no. of storeys: one / two
Engineer detail peer reviewed (by 2 nd engineer/PS1/2 provided)		✓		(Eng. to initial items checked)
Supporting foundation detail (under beam support studs)		✓		
Footing dimensions ⁵		✓		
Pile dimensions shown on plans		✓		
Timber Treatment				
Timber grade & treatment schedule (for all timber) ⁶	✓			
Framing				
Lintel sizes & specifications shown on plans ⁷		✓		
Support framing detail ⁸		✓		
Support of walls parallel with floor joists ⁹		✓		
Support of existing ceiling & roof framing		✓		
New wall framing set out detail	✓			
Lining detail shown on plans	✓			
Bracing				
Bracing calculations & layout provided		✓		
Calculations incl. subfloor / lower / upper storeys (circle calculations applicable)		✓		
Fixing details for framing and sheet material provided ¹⁰ (One copy for site folder)		✓		Record information (type, version, month and year) placed in site folder
Elements equally distributed throughout building		✓		
Double sided bracing of exterior walls checked ¹¹		✓		
Interior walls: bracing limitations e.g. bathrooms ¹²		✓		
Ceiling diaphragms shown on plans		✓		
Roof bracing shown on plans		✓		
Decks > 2m width bracing calculation provided ¹³		✓		
Brace type ¹⁴		✓		

Processing Checklist – Minor Alteration

Interior				
Insulation				
Non Solid Construction ¹⁵		✓		
Solid Timber Construction ¹⁶		✓		
Solid Construction ¹⁷		✓		
Heated ceiling / wall / floor ¹⁸		✓		
Area of glazing > 30% of wall ¹⁹		✓		
Calculation Method (Glazed area < 50%) ²⁰		✓		
Modelling Method (Glazed area > 50%) ²¹		✓		
Verification Method – with Producer Statement		✓		
Lighting & Ventilation				
Light & visual awareness (incl. attic windows & skylights) ²²		✓		
Ventilation (incl. all habitable spaces) ²³		✓		
Wet Areas				
Type of shower specified?		✓		Handglaze walls / Vinyl floor
Flooring linings specified?		✓		Fully tiled floor & walls + tiled walls only / Acrylic cubicle
Wall linings specified		✓		Concrete / sealed timber / vinyl / Tiled
Waterproofing membrane specification provided for interior situation?		✓		Fibre cement / Villaboard / Gib Aqualine / Wet wall linings
Membrane junction details provided?		✓		
Waterproofing detail decks / balconies ²⁴		✓		
Waterproofing membrane specification provided for exterior situation?		✓		
Glazing				
Safety glazing detail bathrooms/en-suites		✓		REGULATED w/ SAFETY
Food preparation & prevention of contamination²⁵				
Sink & preparation surfaces		✓		
Food storage		✓		
Wall linings		✓		
Wash-down areas		✓		
Fire / smoke alarms				
Fireplace / solid fuel heater shown on plans ²⁶		✓		
Manufacturers' specifications provided		✓		
Flue location shown on elevations ²⁷		✓		
Smoke alarms specified & shown on plans		✓		
Exterior				
Exterior cladding(s) specified		✓		
Flashings²⁸				
Windows & doors ²⁹		✓		
Sill threshold flashing detail ³⁰		✓		
Conditions/Endorsements & Inspections entered into computer system?		Yes/No		

Processing Checklist – Minor Alteration

Plumbing ³¹		Plumbing Processing Officer:	
Discharge pipes size & length	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Discharge pipes venting	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Water supply			
Type of material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Hot water supply detail shown on plans ³²	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Tempered hot water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	STARTED IN SPECS
Drainage			
Storm water shown on plans	Yes / No		
Gutter & outfall sizes in relation to roof size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Site stormwater/surface water collection & disposal detail (Erosion of sloping sites)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sewer layout	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sewer drain size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gulley traps/ overflow relief gullies (ORGs)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sewer venting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Effluent disposal			
Septic tank & effluent disposal design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Effluent disposal site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proximity to water course(s) & buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stormwater cut off drain above effluent bed shown on plans (Sloping sites)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Conditions/Endorsements & Inspections entered into computer system?	Yes/No		
Structural - Application approved:	Yes/No	Officer: Signed:	Date:
Plumbing & Drainage - Application approved:	Yes/No	Officer: Ross Marshall Signed: [Signature]	Date:
Building Officer - Application approved for Granting:	Yes/No	Officer: G. Withers Signed: [Signature]	Date: 14.12.10

¹ General notes and observations

² NZS 3604:1999 Section 5.2 Fig. 5.1

³ Confirm altitude of site – Refer Section 15 – 0.5kPa or 1kPa Snow Loading & Figure 15.1 – Snow zones

⁴ NZS 3604:1999 Section 4.2 & Fig. 4.1 sea spray zone <500m from high tide mark, zones 1, 2 & 3

⁵ NZS 3604:1999 Table 6.1

⁶ NZS 3604:1999 Section 4.3.1 & NZS 3602:2003 Tables 1, 2 & 3

⁷ Where proprietary lintels are specified, manufacturer's detail/specification tables copied & included on file. For timber lintels: Reference NZS 3604:1999 Section 8.6 & Tables 8.9 – 8.13

⁸ Details of lintel/beam connections & support studs

⁹ Layout provided demonstrating direction, location & spacing of existing floor joists in relation to new wall/s

¹⁰ Details to be provided for framing fixing requirements and fixing of the sheet material on all types of bracing systems proposed, i.e. Gib, Ply, Strand board, MDF, Hardibacker etc

¹¹ Double sided bracing e.g. GS2 & BLG braces not appropriate for exterior walls. Recessing of sheet bracing into wall framing on approved cavity systems.

¹² Check bracing limitations in appropriate bracing manual e.g. GIB bracing systems Page 8. GIB Winstone Bracing limitations prohibit the use of bracing elements behind showers & baths, etc.

¹³ NZS 3604:1999 Section 7.4.2 & Table 5.8 – light/light/light

¹⁴ NZS 3604: Section 6.8.3.3

¹⁵

Climate Zone 1 and 2	Climate Zone 3
Roof R2.9	R3.3
Wall R1.9	R2.0

Processing Checklist – Minor Alteration

Floor R1.3	R1.3
Glazing (Vertical) R0.26	R0.26
Glazing (Skylights) R0.26	R0.31

¹⁶ Table 2(a) p19 H1/AS1

Building thermal envelope component	Minimum R-values (m ² °C/W)					
	Climate Zone 1		Climate Zone 2		Climate Zone 3	
	Option 1a	Option 1b	Option 2a	Option 2b	Option 3a	Option 3b
Roof	R 3.5	R 3.5	R 3.5	R 3.5	R 3.5	R 3.5
Walls – external 75 mm thick and timber framed internal walls	R 1.3	R 1.0	R 1.4	R 1.1	R 1.6	R 1.2
Walls – external 60 mm thick and solid timber internal walls 45 mm thick	R 1.0	R 0.8	R 1.3	R 1.0	R 1.6	R 1.2
Walls – external 90 mm thick and solid timber internal walls 45 mm thick	R 1.0	R 0.8	R 1.2	R 0.9	R 1.4	R 1.1
Walls – external 60 mm thick and solid timber internal walls 60 mm thick	R 1.0	R 0.8	R 1.2	R 0.9	R 1.4	R 1.1
Floor	R 1.3	R 1.3	R 1.3	R 1.3	R 1.3	R 1.3
Glazing (vertical)	R 0.26	R 0.31	R 0.26	R 0.31	R 0.26	R 0.31
Glazing (skylights)	R 0.26	R 0.31	R 0.26	R 0.31	R 0.31	R 0.31

¹⁷ Table 2(b) p20 H1/AS1

Building thermal envelope component	Minimum R-values (m ² °C/W)					
	Climate Zone 1		Climate Zone 2		Climate Zone 3	
	Option 1a	Option 1b	Option 2a	Option 2b	Option 3a	Option 3b
Roof	R 3.5	R 3.5	R 3.5	R 3.5	R 3.5	R 3.5
Wall	R 0.8	R 0.8	R 1.0	R .09	R 1.2	R 1.0
Floor	R 1.5	R 1.3	R 1.5	R 1.3	R 1.5	R 1.3
Glazing (vertical)	R 0.26	R 0.31	R 0.26	R 0.31	R 0.26	R 0.31
Glazing (skylights)	R 0.26	R 0.31	R 0.26	R 0.31	R 0.31	R 0.31

¹⁸ Heated ceiling R3.5
Heated wall R2.6
Heated floor R1.9

¹⁹ NZBC H1, NZS 4218:2004 Fig 1 total area of glazing (including skylights) and glazed area of doors in the building thermal envelope, including frames and opening tolerances and Table 4 H1 A/S 1

²⁰ Refer NZS 4218 Appendix D

²¹ Refer NZS 4218 Appendix A

²² NZBC G7, Functional Requirement G7.2

²³ NZBC G4 AS 1.3 Where opening windows do not provide adequate ventilation, detail of the alternative solution specified on plans

²⁴ NZBC E3 AS1

²⁵ NZBC G3 AS1

²⁶ Copy of manufacturer's specifications showing clearances, etc. Copy placed in "green" folder for on site checking

²⁷ Flue location in accordance with NZS 2918, i.e. Flue to be min of 1000mm above roof or when situated within 3m of ridge, height to be min of 600mm above ridge

²⁸ NZBC E2

²⁹ Head, jamb & sill flashing details

³⁰ NZBC E2 AS1 Section 7

³¹ AS/NZS 3500.2.2:2003 & G13

³² Type of water heating provided & location

Inspection Checklist – Minor Preline Plumbing & Building

Address: 94 Benmore Ave Building Consent No.: 25790
 Tradesperson: Professional Plumbing Tradesperson: _____
 Reg.No.: _____ Contact Details: _____ Reg. No.: _____ Contact Details: _____
 Date: 15/2/11 Time: 9:30
 Staged/Partial Inspection: _____ of _____

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents G12, G13 & AS/NZS 3500.2.2:2003	Outcome ¹			Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
	Pass	N/A	Fail	
Conditions of consent/site instructions read?				Yes/No
Approved plans & specifications sighted? ²				Yes/No
Approved plans include specific design detail?		✓		Yes/(No)
Approved plans include air/noise detail?		✓		
Framing inspection passed?	✓	✓		
Subfloor inspection passed?	✓	✓		<i>H.3. Timber.</i>
Exterior				
All exterior cladding in place & weathertight?		✓		
If "No" Weathertight Inspection checklist MUST be completed and passed		✓		
Exterior protected (where cladding is not in place)		✓		
Bracing				
Plan checked & wind zone confirmed		✓		Low / medium / high / very high
Bottom plate brace fixings		✓		Type :
Unit length as per plan		✓		
Bracing limitations ³		✓		
Bracing plan amended & approved		✓		
Bracing as per approved plans		✓		
Framing				
Bottom plate fixings	✓	✓		Type :
Floor plan as per approved	✓	✓		<i>Wet floor Shower.</i>
Moisture content ⁴		✓		MC Range % %
Lintels & beams as per approved plans		✓		
Lintel/beam support & fixings		✓		
Stud spacing (suitable for linings)		✓		
Engineer detail as per approved plans		✓		
Fire Wall				
Fixings & straps as per design		✓		
Penetrations & electrical fittings ⁵		✓		
Thermal / Acoustic insulation				
Insulation walls		✓		Type : Grade: R
Insulation ceilings		✓		Type : Grade: R
Blown insulation thickness		✓		Type : Depth
Insulation in skillion roof		✓		
Safety Glazing				
Windows		✓		
Window restrictor fitted		✓		
Doors		✓		
Plumbing				
Identify pipe material type ⁶	✓	✓		Hot: <i>Polylutene</i> Cold: <i>Polylutene</i>
Water supply pipe support ⁷	✓	✓		
Pipe size – water heater to kitchen ⁸		✓		
Hot water pipe lagging ⁹		✓		
Backflow protection required?		✓		
Pipe insulation ¹⁰		✓		
Pressure test observed ¹¹	✓	✓		<i>Main Pressure only</i>
Internal terminal vent fitted ¹²		✓		Location :

Inspection Checklist – Minor Preline Plumbing & Building

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents G12, G13 & AS/NZS 3500.2.2:2003	Outcome ¹			Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
	Pass	N/A	Fail	
Tempering valve fitted	✓			Location : <i>under floor</i> mm
Size of vent		✓		
AAVA installed as per manufacturers recommendation		✓		
Drains & waste supported ¹³	✓			
Notes¹⁴:				
Amended plans required?	Yes / <u>No</u>			Officer: <i>Nesille Mudgeyway</i>
Amended specifications required?	Yes / <u>No</u>			
Re-inspection required?	Yes / <u>No</u>			Signed: <i>[Signature]</i>
Site instruction issued?	Yes / <u>No</u>			Date: <i>15/2/11</i>
Pre-line plumbing inspection passed?	<u>Yes</u> / No			

¹ Pass = Compliance with approved plans & documentation, N/A = Not applicable to this project, Fail = Non-compliance with approved plans & documentation.

² Approved stamped site plan, foundation plan, cross section drawings, truss layout and fixing detail, specifications, engineer detail, floor plan, drainage plan, effluent disposal site plan and detail

³ Check bracing limitations in appropriate bracing manual (eg. Limitations Page 8 GIB Bracing Systems)

⁴ Reference E2 / AS1, 11.2. Forest Research Institute recommends testing 10 studs, 6 ceiling battens & 6 lintels, 9 out of the 10 studs must be within the limits

⁵ All penetrations shall be fire rated to ensure the integrity of the fire separation is not compromised

⁶ G12

⁷ G12 AS1 7.1.3 Generally horizontally 600mm centres & vertically 1.2m centres

⁸ NZS 4305 : 1996 Section 3.2.1 Refer Table 5 below

Table 5 – Acceptable maximum pipe lengths			
Normal pipe size (mm)	10	15	20
Length (m)	25	12	7

⁹ NZS 4305 : 1996 Section 3.5.1 Fig 2, 3.6.1 and 3.7.1 Fig 3

¹⁰ Refer H1 A/S 1 and NZS 5305 : 1996

¹¹ G12 AS1 7.5.1

¹² AS/NZS 3500.2.2:2003 Section 3.9.3.3

¹³ AS/NZS 3500.2.2:2003 Section 9.2 Table 9.1 / G13 AS1 Section 6.2 Table 7

¹⁴ Note any additional information, such as: cast in fixings, timber etc. including safety issues

Inspection Checklist – Final – Minor / Internal Alteration

Address: 94 Benmore Ave Building Consent No.: 25790
 Tradesperson: Brian Anderson (Blder) Tradesperson: Professional Plumbing
 Reg.No.: _____ Contact Details: _____ Reg. No.: _____ Contact Details: _____
 Date: 3/3/11 Time: 9:00

Staged/Partial Inspection: _____ of _____

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents Complies with approved plans & specifications	Outcome ¹			Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
	Pass	N/A	Fail	
Stamped approved plans and specification on site?				(Yes/No)
Advice of Completion received				(Yes/No)
Conditions of consent/site instructions read?				(Yes/No)
Conditions of consent actioned ²	✓			
All required inspections passed	✓			
Electrical certificate of compliance provided	✓			
Gas certificate of compliance provided		✓		
Exterior				
Door/window facings scribes etc. sealed & painted		✓		
Hinged doors giving access to pool area - closes and latches automatically - latch/handle minimum of 1.5m from floor - no hold open devices		✓		
Sliding doors/bifolds giving access to pool area – latch/tower bolt min. 1.5m from floor		✓		
Windows giving access to pool area - windows below 1.2m fitted with limiters to restrict to max. 100mm		✓		
Venting				
All venting ducts exiting envelope		✓		
Interior				
All work complete	✓			
Paint & sealing of interior complete	✓			
Safety glazing window seats, hinged doors, low level glass	✓			
Windows glazing checked (recycled windows)	✓			
Fire place				
Clearances checked		✓		
Restraint fixings		✓		
Chimney/flue height in relation to surrounding ridges & roof		✓		
Window opening restrictors (windows lower than 750mm from floor)				
Ground floor windows		✓		
Upper level windows		✓		
Kitchen				
Painting & sealing of kitchen complete		✓		
Seal around bench complete		✓		
Splash protection around sink complete		✓		
Range hood vents to the exterior of the building		✓		
Bathroom/Ensuite				
Wall paint & sealing complete	✓			
Impervious floor seal complete	✓			
Flexible seal to floor wall junctions (tiles)	✓			
Branded safety glazing identified	✓			

Inspection Checklist – Minor / Internal Alteration

¹ Pass = Compliance with approved plans & documentation, N/A = Not applicable to this project, Fail = Non-compliance with approved plans & documentation.

² Verification required e.g. Engineer Certificates, Producer Statements, compaction reports, warranties, surveyors certificates etc.

³ Note any additional information, such as: cast in fixings, timber, etc.

Project File Sign Off Checklist

Address: 94 Benmore Ave

Building Consent No.: 25790

Item to be checked for completion:	Yes	N/A	No	Comments:
Plumbing & Drainage Officer				
'As laid' Drainage plans received?		✓		
P&D conditions / endorsements signed off?	✓			
Total number of pans in the Building ¹				Number: <u>N/A</u>
Plumbing & Drainage items signed off?				Officer: <u>Neville Mudgway</u> Signed: <u>[Signature]</u> Date: <u>10/3/11</u>
Building Officer				Building Officer
All conditions/endorsement of the consent signed off?				
All mandatory inspections completed and SIN/NTF complied with?				
CS and CSS required?				
Amendment to existing Compliance Schedule required?				
Section 72, 75 or Memo of Encumbrance Certificates registered?				
Waiver and modification process completed?				
Property Issues forms been completed and registered?				
Roads Assets Officer advised if new vehicle crossing is applicable and copy of project file sign off checklist forwarded?				
WHRs claim applicable to BC and copy of Project File Sign Off Checklist forwarded to Claims Officer?				
Planning Officer advised if work is a relocate and copy of project file sign off checklist forwarded?				
Earthquake Prone Building Register – LIM Officer advised that the status to be changed to "upgraded"				
Swimming pool administration officer been advised and copy of inspection checklist forwarded?				
All relevant information placed on the project file:				
• Building Consent Application	✓			
• PIM / CT / Consent Notices	✓			
• Processing Checklist	✓			
• Plans & Specifications	✓			
• Engineer Design / Calculations		✓		
• Geotechnical Report		✓		
• Effluent System Design		✓		
• Truss Layout / Design Certificate		✓		
• Fire Design / Analysis		✓		
• NZFSDRU Summary		✓		
• Producer Statements (PS1/PS2)		✓		
• Producer Statement Acceptance Checklist completed?		✓		
• Further Information Requests / Correspondence	✓			
• Building Consent / Amended BC's	✓			
• Building and Planning Services Project sheet	✓			
• Section 77 Certificate		✓		
• Amendments (application/checklist)		✓		
• Inspection checklists as per BC	✓			
• NTF / SIN		✓		
• Energy Certificates	✓			
• As Laid Drainage Plans		✓		
• Manufacturers Certificates		✓		
• Producer Statements (PS3/PS4)	✓			<i>Flooring only.</i>
• Producer Statement Acceptance Checklist completed?		✓		
• CPU application/checklist/certificate		✓		
• Waiver or modification documents		✓		
• Application for CCC	✓			
• Certification of specified systems from approved certifiers		✓		
• OTHER / Notes:		✓		

Project File Sign Off Checklist

Item to be checked for completion:	Yes	N/A	No	Comments:
Building Officer – CCC application approved for issue?	YES / NO			Neville Mudgway Building Officer Date: 10/3/11 <i>NM</i>

Administration Officer	Yes	N/A	No	Comments:
Any changes to the street address? (check on City View)			✓	
File been amended if street address has changed?		✓		
All inspections billed?		✓		
All bonds refunded?		✓		
Development Contribution paid?		✓		
All fees paid?	✓			
Compliance Schedule (CS) & Compliance Schedule Statement (CSS) prepared?		✓		
CCC issued? Copy of signed CCC, CS & CSS (if applicable) and project file sign off checklist placed in project file.				
Administration items signed off?				Officer: <i>N. Bell</i> Signed: <i>N. Bell</i> Date: 10-3-11

¹ Urinals are treated as one pan.

2 half inspections charged
2 carried out

OK TO ISSUE CCC
[Signature]
 Robbie Walker
 Principal Special Projects
 10 MAR 2011

Building Consent No: 25790
Section 51, Building Act 2004

7583 0096/40

The Building

Street Address of building: 94 BENMORE AVENUE
PALMERSTON NORTH

Legal Description of land where building is located: LOT 36 DP 45359

The Owner

Name of owner: ROYAL, KEREHI GRACE
ROYAL, EUNICE HUIA
Mailing Address: 94 BENMORE AVENUE
PALMERSTON NORTH 5301

Contact person: PHILLIPS ARCHITECTURAL DESIGN SERVICES

Mailing Address: P O BOX 509
FEILDING

Phone number: day 0064 06 3234098
Facsimile number: Fax 0064 06 3234086
Email address:

Building Work

The following building work is authorised by this consent:

Project: INSTALL LEVEL ENTRY SHOWER

Intended Use: RESIDENTIAL DWELLING

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

THIS BUILDING CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS;

BUILDING ACT 2004, SECTION 90:

Inspections by Building Consent Authorities

Agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

ENDORSEMENTS – The following items will need to be addressed prior to the issue of the code compliance certificate;

SITE INFORMATION:

Exposure Zone = 2
Wind Zone = Medium
Earthquake Zone = A

PLUMBERS ACT:

The Plumbers, Gasfitters and Drainlayers Act 2006 requires that only Certifying Drainlayers may undertake drainage work and that only Certifying Plumbers may undertake plumbing work.

THE FOLLOWING INSPECTIONS ARE MANDATORY, FAILURE TO NOTIFY THE PALMERSTON NORTH CITY COUNCIL BUILDING SERVICES SECTION OF ANY OF THE REQUIRED INSPECTIONS WILL RESULT IN A NOTICE TO FIX BEING ISSUED.

Detail	Date Completed	Time	Name/ Signature	Pass/Fail
✓ 1 x MINOR PRELINE - PLUMBING & BUILDING				Pass/Fail

✓ 1 x FINAL
- BUILDING & PLUMBING

Pass/Fail

**NOTE: FURTHER INSPECTIONS MAY INCUR ADDITIONAL COST AT TIME OF
CODE COMPLIANCE CERTIFICATE ISSUE.**

Signature:



Name: **GLEN WITHERS**

Position: **BUILDING OFFICER**

On behalf of: **PALMERSTON NORTH CITY COUNCIL**

Date: **14 DECEMBER 2010**

Application for Code Compliance Certificate



Section 92, Building Act 2004

Please submit to Council only when all inspections have been completed (as identified on the Building Consent)

The Building Consent:

Building Consent number:

25790

Issued by:

[Name of building consent authority that granted building consent, TICK ONE]

Manawatu District Council Palmerston North City Council

Address of work:

94 BENMORA AVE
PALMERSTON NORTH

The Owner: [All contact details must be in New Zealand.]

Name of owner:

[eg, Mr, Mrs, Miss, Dr if an individual]

KERLI ROYAL

Contact person:

[insert n/a if the applicant is an individual]

BUILDER

Mailing address:

[if different from address of work above]

X

X

Street address/registered office:

X

Phone numbers

Landline:

X

Mobile:

X

Daytime:

X

After hours:

X

Facsimile number:

X

Email address:

Evidence of ownership is attached to this application:

[required only if ownership has changed since the application was made]

Certificate of Title

Agreement for Sale and Purchase

Lease

Other document

The Agent: [Only required if application is being made on behalf of the owner.]

Name of agent:

[eg, Mr, Mrs, Miss, Dr if an individual]

IAN PHILLIPS - ARCHITECTURAL

Contact person:

[insert n/a if the applicant is an individual]

DESIGN SERVICES Ltd.

Mailing address:

P.O. BOX 509 26 STAFFORD ST

FELLDING.

Street address/registered office:

Phone numbers

Landline:

06-323-4098

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Relationship to owner:

DESIGNER

[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:

Full name:

AS ABOVE

Mailing address:

Phone numbers:

[Landline]

[Mobile]

Facsimile number:

Email address

25790

Application:

All building work to be carried out under the above building consent was completed on:

25-2-2011

The personnel who carried out the building work are as follows:

Designer/Architect: IAN PHILLIPS

Business/name:
Address:
Daytime: Mobile:
After hours: Facsimile:
Registration/qualification:

Structural Engineer: X

Business/name:
Address:
Daytime: Mobile:
After hours: Facsimile:
Registration/qualification:

Engineer (Identify practice college): X

Business/name:
Address:
Daytime: Mobile:
After hours: Facsimile:
Registration/qualification:

Plumber:

Business/name:
Address:
Daytime: Mobile:
After hours: Facsimile:
Registration/qualification:

Builder: BRYAN ANDERSON

Business/name: WILLIAM HOLDINGS PN Ltd
Address:
Daytime: Mobile: 022-2955419
After hours: Facsimile:
Registration/qualification:

Drainlayer: X

Business/name:
Address:
Daytime: Mobile:
After hours: Facsimile:
Registration/qualification:

Head Contractor / Site Manager: X

Business/name:
Address:
Daytime: Mobile:
After hours: Facsimile:
Registration/qualification:

Bricklayer: X

Business/name:
Address:
Daytime: Mobile:
After hours: Facsimile:
Registration/qualification:

Plasterer: X

Business/name:
Address:
Daytime: Mobile:
After hours: Facsimile:
Registration/qualification:

Other: JACKSON FLOORING

Business/name:
Address:
Daytime: Mobile:
After hours: Facsimile:
Registration/qualification:

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:

[required only if different from owners details completed on the front page]

IAN PHILLIPS
ARCHITECTURAL DESIGN SERVICES
P.O. BOX 509 26 STAFFORD ST FLG

Signature of the ~~owner~~ agent on behalf of and with the authority of the owner:

WB Anderson
BRYAN ANDERSON

Name of person signing:

2-3-2011

Date:

Attachments:

The following documents are attached to this application:
[Tick as applicable or put n/a if there are no attachments.]

- Certificates from the personnel who carried out the work.
- Certificates that relate to the energy work
- Evidence that specified systems are capable of performing to the performance standards set out in the building consent

25790



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **WN17A/427**
Land Registration District **Wellington**
Date Issued 08 December 1976

Prior References

WN14D/551

Estate Fee Simple
Area 646 square metres more or less
Legal Description Lot 36 Deposited Plan 45359

Proprietors

Kerehi Grace Royal and Eunice Huia Royal

Interests

B222301.4 Mortgage to National Australia Bank (NZ) Limited - 11.3.1992 at 9.30 am

ELECTRICAL WORKERS
REGISTRATION BOARD

Electrical Certificate of Compliance

No. 3435581

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. of attachments

To be completed whether or not an inspection is required.**CUSTOMER INFORMATION - PLEASE PRINT CLEARLY**

Name of customer Kerchi Royal Phone:

Address of installation 94 Benmore Av PN

Postal address of customer (if not as above)

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 or Part 1 of AS/NZS3000:2007 and Regulation 59 and
 (b) the supply system of the installation or part of the installation to which this certificate applies is
 230V/400 V MEN or attached other system

WORK DETAILS

No. of lighting outlets	No. of ranges	Please tick (✓) as appropriate where work includes:	
No. of socket outlets	No. of water heaters	Mains	Main earthing system
Was any installation work carried out by the homeowner?	Yes No	MEN Switchboard closest to point of supply	Electric lines

Description of work carried out (If necessary attach any pages with work done)

Replace switch in bathroom with water proof switch

Disrupt Touch rail wiring and make safe.

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- has been installed in accordance with the design detailed in the Declaration of Conformity section above
 has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
 has an earthing system that is correctly rated
 contains fittings which are safe to connect to a power supply
 is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name	M Bradys	Registration No.	E12835
Company	Bradys Electrical	Contact Ph No.	0272804607
Signature	M Bradys	Date	15/2/11

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

- Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems) Attached other Work carried out in accordance with Part 1 of AS/NZS 3000:2007
- I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name Registration No.

Signature Date

Contact Ph No.

PRODUCER STATEMENT

Issued by: **JACKSONS FLOORING (PN) LTD**
of 711 Main St, Palmerston North, Tel 355 3079

To: **WILLIAM HOLDINGS (PN) LTD**
Bryan Anderson, 027 295 5417

For Job address: 94 BENMORE AVE, P.N.T.H.

Jacksons Flooring Design has been contracted to carry out and complete this flooring installation in accordance with the plan, product specifications and instructions of Williams Holdings and in accordance with the contract.

The flooring product, Tarkett Eminent or Granit Safe T vinyl has a 5 year guarantee and the installation carries a one year guarantee.

I, Renee Benson, a duly authorised representative of Jacksons Flooring Design believe that the work has been carried out and completed in accordance with the contract, by experienced contractors, trained in the correct techniques relative to this product and type of installation.

Renee Benson
.....
(signature of authorized representative)

Date: 16 / 2 / 11

25790

Phillips Architectural Design Services Ltd



26 Stafford Street
Telephone 06 323 4098

Ian K Phillips ADANZ

• P.O. Box 509
• Fax 06 323 4086
E-mail ianphillips@xtra.co.nz

• Feilding 4740
• Mobile 021 478 280

Our Ref: 4156

10 December, 2010

Customer No: 2543

Palmerston North City Council
Private Bag 11-034
PALMERSTON NORTH 4442

Attention: Building Services

Dear Sir/Madam

ORIGINAL TO FOR ACTION AND REPLY		
REC'D	13 DEC 2010	P.N.C.C.
COPY TO		
1.		
2.		

re: BC APPLICATION: ROYAL – 94 BENMORE AVENUE PALMERSTON NORTH

We enclose two (2) sets of our documents, along with the building consent application form for the above job. As pre-arranged with Geoff Cockery, please invoice this office for the Building Consent fee payable.

If you have any queries please contact the writer.

Regards

(Ian K Phillips)
Director
Encl.

Building & Planning Services Project Sheet

Project Address: 94 BENMORE AVE

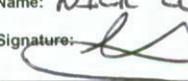
Project Description: INSTALL LEVEL ENTRY SHOWER

Project Type Definition (circle): 0 1 2 3 4 5 6 7 Commercial or Industrial (circle) (INVOICE)

Project Value (\$): \$9810-00 Person Making Payment: PHILLIPS ARCHITECTURAL DESIGN LTD

Does this application rely on a Multiproof certificate? Yes No If yes, ensure certificate is provided.

TYPE	Code	V/G NO (PNCC)	Code	AMOUNT
PIM		Lodgement BC	BA	\$
BUILDING CONSENT	<u>SS</u>	Lodgement BC	BA	\$ <u>419-00</u>
BRANZ LEVY - \$1.00 / \$1,000,00 (set fees)		Receipt with BC Lodgement	BA	\$
DBH - \$2.01 / \$1,000,00 (set fees)		Receipt with BC Lodgement	BA	\$
BUILDING CONSENT AMENDMENT		SI against owner of BC	BA	\$
CERTIFICATE FOR PUBLIC USE		SI against owner of BC	BA	\$
EMPTY/UNAUTHORISED BUILDING WORK/SAFE & SANITARY		020104 4001 GL	BA	\$
CERTIFICATE OF ACCEPTANCE		Lodgement BC	BA	\$
DEVELOPMENT CONTRIBUTION		SI DCON		\$
INSTANT RESOURCE CONSENT		RCON INST		\$
LAND USE CONSENT		RCON LUSE		\$
CERTIFICATE OF COMPLIANCE INCL. OVERSEAS INVESTMENT/EXISTING USE RIGHTS		RCON COMP		\$
SUBDIVISION CERTIFICATE		RCON SUBC		\$
SUBDIVISION DEPOSIT		RCON SUBV		\$
RELOCATION BOND		RBND		\$
CERTIFICATE OF TITLE (CT)		030205 4023 GL		\$
VEHICLE CROSSING (VEHX)		Lodgement BC		\$
COUNCIL ASSET BOND (No GST)		99 99 99 2156 GL		\$
SERVICE CONNECTIONS STORMWATER		640120 4001 GL		\$
SERVICE CONNECTIONS WASTEWATER		640322 4001 GL		\$
SERVICE CONNECTIONS WATER		640442 4001 GL		\$
			TOTAL	\$ <u>419-00</u>

Project Number:	Application Accepted by:	Name: <u>NICK CLARKE</u> Signature: 	Date Accepted	<u>13-12-10</u>
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Comments: INVOICE

Please tick technical inputs for processing as required:		
<input type="checkbox"/> Planning	<input checked="" type="checkbox"/> Building	City Networks - Assets (MDC)
<input checked="" type="checkbox"/> Plumbing & Drainage	Structural	Claims Management
<input type="checkbox"/> Environmental Health	NZ Fire Service DRU	Palmerston North Office
Please tick appropriate processing checklist:		
<input type="checkbox"/> T-08a Planning processing PIM	<input type="checkbox"/> T-19f Conservatory	<input type="checkbox"/> T19o Fires
<input type="checkbox"/> MT-08a Planning Processing PIM (MDC)	<input type="checkbox"/> T-19g Commercial - New Building	<input type="checkbox"/> T-19p Farm Buildings
<input type="checkbox"/> T-08b Building processing PIM	<input type="checkbox"/> T-19h Commercial Addition & Alteration	<input type="checkbox"/> T-19q Demolitions
<input type="checkbox"/> T-08c PIM/Building Consent Site Visit	<input type="checkbox"/> T-19i Commercial Minor Alteration	<input type="checkbox"/> T-19r Multiproof Consent
<input type="checkbox"/> T-19a Planning Processing BC	<input type="checkbox"/> T-19j EH Food Premises	<input type="checkbox"/> T-19s Shade sails/Small Sheds/Open Sited Buildings
<input type="checkbox"/> T-19b New Dwelling	<input type="checkbox"/> T-19k EH Hair Premises	<input type="checkbox"/> T-19t Continuous Flow Hot Water
<input type="checkbox"/> T-19c Small Addition	<input type="checkbox"/> T19l EH Hazardous Substances	<input type="checkbox"/> T-21b Amendment to Building Consent
<input checked="" type="checkbox"/> T-19d Minor Alteration	<input type="checkbox"/> T19m Swimming Pool	<input type="checkbox"/> T-47a Certificate for Public Use C/list
<input type="checkbox"/> T-19e Garage/Carport/Pergola	<input type="checkbox"/> T19n Relocation	

25790

CHARGE SHEET

ADMINISTRATION

Date	Time	Task	Who
14-12-10	.25	LOAD / FOLDER	solone
" "	.25	monitor	Vicki
15-12-10	.25	Format / FOLD	solone
Total Hours	.75	@ \$97 ph (PNCC & MDC)	\$ 72-75

TEAM LEADER/SENIOR P&D OFFICER/ADVANCED BUILDING OFFICERS

Date	Time	Task	Who
Total Hours		@ \$174 ph (PNCC Planning) / \$169 ph (PNCC Building) / \$148 ph (MDC)	\$

BUILDING/PLANNING OFFICERS/OTHER UNIT STAFF

Date	Time	Task	Who
13-12-10	0.25	APP in form BC	NC
14-12-10	1.0	PROCESS	REW
Total Hours	1.25	@ \$148 ph (PNCC Planning) / \$148 ph (PNCC Building) / \$128 ph (MDC Building)	\$ 185-00

MDC PLANNING OFFICERS TIME

Date	Time	Task	Who	Sub Total
Total Hours		@ \$143 ph (Principal) / \$118 ph (Senior) \$102 ph (Officer)	TOTAL Code:(24129810)4105016008	\$

CONTRACTORS / CONSULTANTS TIME

Date	Time	Task	Who	Sub Total
			TOTAL	\$

	SUB TOTAL LABOUR	\$ 257-75
	LESS DEPOSIT PAID	\$ -
	TOTAL LABOUR COST	\$ 257.75

INSPECTIONS REQUIRED

		Tick if Applicable	No. of Inspections
291 / T28A	Building WOF		
292 / T30A	Foundations		
293 / T30AA	Reinspection		
294 / T30AB	Inbuilt Fireplace Pre-Install Check		
295 / T30AC	Final - Fireplace		
297 / T30AE	COMM - Foundation/Pads/Ground Beams		
296 / T30AD	COMM - Structural Concrete & Masonry		
298 / T30AF	COMM - Concrete Slab		
299 / T30AG	COMM - Framing		
300 / T30AH	COMM - Preline		
301 / T30AI	COMM - Postline		
302 / T30AJ	COMM - Final		
343 / T30VA	COMM - Final - Plumbing		
303 / T30AK	Swimming & Spa Pool		
304 / T30AL	CPU Inspection		
305 / T30B	Foundations Slab Single Pour		
306 / T30C	Retaining Wall/Split Level Foundation		
307 / T30D	Ring and Pile Foundation		
342 / T30DA	Farm Building Foundation		
308 / T30E	Subfloor Framing		
309 / T30F	Underfloor/Preslab Soil/Drain/Waste		
310 / T30G	Concrete Slab		
311 / T30GH	Blockfill		
312 / T30H	Framing		
314 / T30J	Cavity		
313 / T30I	Preclad/Plaster System Flashings		
315 / T30K	Monolithic Backing		
316 / T30L	Paper Netting		
317 / T30M	Scratch Coat		
318 / T30N	Half High Brick		
319 / T30O	Weathertightness		
320 / T30P	Preline - Single/Lower Storey		
321 / T30Q	Preline - Upper Level		
322 / T30R	Preline - Plumbing		
395 / T30RA	Minor Preline - Plumbing & Building		
336 / T30P/R	Preline - Building & Plumbing		
323 / T30S	Postline		
324 / T30T	Drainage		
325 / T30U	Final - Building		
326 / T30V	Final - Plumbing		
327 / T30W	Final - Building & Plumbing		
344 / T30WA	Final - Relocation		
328 / T30X	Final - Garage, Carport, Pergola		
337 / T30XA	Final - Farm Buildings		
329 / T30Y	Final - Minor Internal Alteration		
330 / T30Z	Final - Demolition		
331 / T30ZZ	Engineer Observation		
Total Number of Inspections Charged			

10 DAY CONSENT

Plans Located in:

Blue Folder

Codafile

Plan Drawer

N^o:

Project Type (0-7) (C/I) 0		Building Officer Responsible Res		FOH Received Date 13 12 10	
				NZFS DRU Input Required? Y / N	
PLANNING/SUBDVN		Name:		Date:	
				Completed: Y N	
				PK	
				LS	
CLAIMS MANAGEMENT				In Progress:	
Does this consent require a:				Completed:	
Section 72		YES / NO			
Section 75		YES / NO			
Memorandum of Encumbrance		YES / NO			
SITE VISIT:		Name:		Date:	
				Completed: Y N	
BUILDING PIM:		Name:		Date:	
				Completed: Y N	
BUILDING BC:		Name: <i>gou</i>		Date: <i>14/12/10</i>	
				Completed: <u>Y</u> N	
P&D WASTEWATER		Name: <i>Rpm</i>		Date: <i>14/12/10</i>	
				Completed: <u>Y</u> N	
CITY NETWORKS		Name:		Date:	
				Completed: Y N	
STRUCTURAL		Name:		Date:	
				Completed: Y N	
HEALTH/HSNO		Name:		Date:	
				Completed: Y N	
PROJECT DESCRIPTION INSTALL LEVEL ENTRY SHOWER			Site Folder	Cityview Map	
				Site Plan	
			Drainage Plan		
			Copy of PIM		
			Copy of B/C		
Project Number 25790		PIM Number		VC number	
PROJECT ADDRESS 94 BENMORE AVE				Provisional Due Date 17.1.11	