

25140
251A1

694/30 4 plans

HAVELOCK NORTH BOROUGH COUNCIL.

Date 18 - 5 - 1988

APPLICATION FOR A BUILDING PERMIT.

I HEREBY APPLY for a Building Permit for a NEW DWELLING (state type of building) in accordance with the plans and specifications herewith and the particulars given below.

Signature of Applicant M. Xepka

APPLICATION FOR PLUMBING AND / OR DRAINAGE PERMIT.

I HEREBY APPLY for a permit to carry out plumbing and/or drainage work in accordance with the plans and specifications herewith and the particulars given below.

Signature of Applicant M. Xepka

PLEASE USE BLOCK LETTERS AND GIVE FULL PARTICULARS.

DESCRIPTION OF PROPERTY.

Assessment No. 1048d 138/27 pt Lot ... D.P. 17954
Location of Work 30 TOOP STREET Havelock North
(street and number)

NAME OF OWNER: Ms JANNY HARLAND ADDRESS: FLAT No 1 Godard LANE HAVELOCK NORTH.

NAME OF BUILDER: M.B. XEPKA ADDRESS: PO Box 5021 GREENMEADOWS

NAME OF PLUMBER: Rob's Plumbing ADDRESS: AUSTIN ST ONEKAWA NAPIER

NAME OF DRAINLAYER: Rob's Plumbing ADDRESS: as above

VALUE OF WORK:	
Building	40180.00
Plumbing	2840.00
Drainage	1160.00
<u>TOTAL.</u>	<u>\$44180.00</u>

NOTE: The Builder, Plumber and Drainlayer are required to locate all underground services before commencement of excavation. Plans of electrical and Post & Telegraph cables are located at the Borough Office.

FLOOR SPACE: 700 square feet.

Signed M. Xepka

FOR OFFICE USE ONLY.

APPROVED Building Inspector: 197

APPROVED Health Inspector: 12.7.88 197

SUBJECT TO: (1) Services to be run through area hatched in red on plan.
(2) Laundry Tub required in bathroom
(3) Recommend Exterior cladding to be 7.5mm Hardiflex in lieu of 6mm

FEES PAID	
Building	255.00 x
Plumbing	75.00 x
Drainage	55.00 x
Sewer	
Water	
Crossing	
Footpath dep	150.00 x
<u>TOTAL</u>	<u>\$580.00</u> ✓

PERMIT NOS.	
Building	36389
Plumbing	2600
Drainage	
Works Order	52

Building Research Levy \$45 - x

5327/5823

HAVELOCK NORTH BOROUGH COUNCIL

APPROVAL FOR ISSUE OF BUILDING PERMIT

BUILDER M. B. Kepka OWNER J. Harland
 ASSESSMENT NO 10480 / 138 / 27 LOT NO PT LOT 11 DP 17954

HOUSE NO & STREET

HEALTH INSPECTOR

- 1 Sewer Connection or septic tank and fee
- 2 Plumbing & Drainage requirements
- 3 Facilities for Disabled
- 4 Water Connection - ordinary or fee
extraordinary fee
- 5 Stormwater disposal
- 6 Health & Food Acts Reg etc
- 7 General Requirements

NA	SATISFACTORY	FEE	REC NO
	✓		
✓			
✓			
✓			
✓			
✓			

Approved Health Inspector

Date

TOWN PLANNING

- 8 Subdivision Plan Deposited
- 9 Zoning - Predominant Use
Conditional Use
- 10 Conditions - Council Resolution of (date)
- 11 Bulk & Location -
Proposed Street, Reserve Etc
Front or rear site
Corner site
Adjoining different zone
Adjoining private way etc
Front yard
Rear yard
Side yard
Coverage
Density
Height
Under 5000 sq ft (industrial)
- 12 Outbuildings, height area
- 13 Consent of adjoining owners re-siting
- 14 Off street parking
- 15 Off street loading, fuelling
- 16 Verandah height
- 17 Garage Accommodation
- 18 Signboards

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BUILDING INSPECTOR, ENGINEER

- 19 Names & addresses
- 20 Ground levels and foundations
- 21 Values on application
- 22 Chimneys, flues, heating appliances
- 23 General Construction
- 24 Retaining walls & base wall
- 25 Special requirements (other than dwell)
- 26 Storage of Dangerous Goods, fuels, oil
- 27 Bracing Schedule for Framing NZS 3604
- 28 Roof Bracing
- 29 Insulation (a) sub floor (b) walls (c) ceiling
- 30 Access for disabled
- 31 Means of Egress
- 32 Referred to Fire Officer
- 33 Fire Compartments
- 34 Construction type in Fire Zone
- 35 Structural Calculations
- 36 Encroachment on Street (Verandahs, Foundations)
- 37 Temporary Hoardings on Footpaths
- Licence & Fee
- 38 Builders footpath damage deposit fee
- 39 Vehicle crossing or culvert & fee

✓			
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✓	150 } Dep		
✓	350 }		

APPROVED BUILDING INSPECTOR

Demichon

DATE 12.7.88

HAVELOCK NORTH BOROUGH COUNCIL

Nº 2600

TAX INVOICE

**PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT
PLUMBING AND DRAINAGE WORK**

G.S.T. No. 10-871-859



Mr. John J. [unclear], a Plumber (or Drainlayer), is hereby authorised to carry out the work described herein, and as set forth in the plans deposited with me, on the premises owned (or occupied) by Mrs. Isabel [unclear] and situated in (Street and No.) 30 Top Street Pt. Lot 11 D.P. 11154 Assessment No. 10460 132 27

Description of Work: Ren. Draining

Such work to be carried out in strict accordance with the Drainage and Plumbing Regulations, 1959, and shall be completed on or before the day of 19.....

Estimated Value of Work including Materials:—

Estimated Cost	.....	<u>\$ 4000-00</u>
Fee Paid	.....	<u>\$ 130-00</u>
Receipt No. for Permit Fee	.....	<u>5327/5823</u>
Building Permit No.	.....	<u>136389</u>
G.S.T.	.....	.....

Date: 26 July 1988

Borough Engineer.

Per [Signature]

HAVELOCK NORTH BOROUGH COUNCIL
NOTICE OF COMPLETION OF WORK

To the Engineer,
Havelock North Borough Council,
I hereby give notice that I have completed at premises situated in Street, owned by Mr. the sanitary plumbing (or drainage work) specified in Permit No. issued on the day of 19....., and I hereby request that the work be inspected.
Dated this day of 19.....

Signature.

H.N.B.C.

Inspector: M _____ File No. _____

Receipt No. 5021

Date Permit Issued 14/7/88

OWNER

Name Mr Tommy Ireland

Mailing Address Flat No. 1
1234567 Lane
Howick North

BUILDER

Name M. E. Ryan

Mailing Address 1234567 Lane
Howick North

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 30 Loop Street

Street Name _____

Town/District _____

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 1970 123 7

Lot 11 D.P. 1/88

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

New Plumbing

FLOOR AREA Whole Sq. Metres

DWELLING UNITS Number Erected

ESTIMATED VALUES \$	Building	<u>40</u>	<u>10</u>	<u>00</u>
	Plumbing	<u>2</u>	<u>300</u>	<u>00</u>
	Drainage	<u>1</u>	<u>100</u>	<u>00</u>
	G.S.T.			
	TOTAL	<u>43</u>	<u>1100</u>	<u>00</u>

NATURE OF PERMIT (TICK BOX)

NEW BUILDING
- exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>200</u>	Water Connection	\$ _____
Street Damage Deposit	\$ <u>150</u>		\$ _____
Building Research Levy	\$ <u>45</u>		\$ _____
Plumbing	\$ <u>75</u>		\$ _____
Drainage	\$ <u>5</u>		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy	\$ _____		\$ _____
M.S. Plumbing	\$ _____		\$ _____
		G.S.T.	\$ _____
		TOTAL:	\$ <u>500</u>

Receipt No. 5027/5823

Date of Payment 14/7/88

Authorised Officer [Signature]

Special Conditions:

Subject to: (1) Strakes to be run through area marked in red on plan

(2) Workup job required in bathroom.

(3) Recommend exterior chiling to be 7.5mm thick in face of beam

Date Inspected	REMARKS (e.g. stage reached with work)

SHEET A

(CIRCLE whichever is applicable)

NAME: J. HARLAND.

ADDRESS: 11 TOOP STREET HAVELOCK No

STOREY: Single or ~~Uppermost~~
Lower of two or middle of three
~~Lower of three~~

ROOF TYPE: Light / ~~Heavy~~

ROOF PITCH: 0° - 25° / 26° - 45°

WIND AREA: High / Medium / ~~Low~~

W = 13 B.U.'s/m

EARTHQUAKE ZONE: A / B / C

E = 2 B.U.'s/m²

ROOF OR BUILDING LENGTH

BL = 10.4m

ROOF OR BUILDING WIDTH

BW = 9m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 70m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 2 x 70 = 140 B.U.'s

WIND: B.U.'s ALONG

W x BW = 13 x 9 = 117 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 13 x 10.4 = 135 B.U.'s

SKETCH PLAN (external and internal walls) :

SHEET B

1 Total B.U.'s Required	2 Wall Line		3 Wall Bracing Elements Provided					4	5	6	7	8	
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided						
ALONG	A		1	8	67	1.2	80.4						
			2	8	67	1.2	80.4						
		104	Sub-total					160.8					
	B			3	10	83	1.2	99.6					
				4	10	83	1.2	99.6					
			Sub-total					199.2					
	C			5	8	67	2	134					
			Sub-total					134					
	D												
		Sub-total					134						
	TOTAL		TOTAL					494					
ACROSS	L		6	8	67	1.2	80.4						
			Sub-total					80.4					
	M			7	10	83	1.2	99.6					
				8	8	67	0.9	60.3					
			Sub-total					159.9					
	N			9	10	83	1.2	99.6					
				10	10	83	1.2	99.6					
			Sub-total					199.2					
	O			11	8	67	1.2	80.4					
				12	8	67	1.2	80.4					
		Sub-total					160.8						
P													
		Sub-total											
	TOTAL		TOTAL					600.3					

M.B. NEPKA

SPECIFICATIONS OF WORK TO BE DONE & MATERIALS TO BE USED
IN THE ERECTION AND COMPLETION OF PROPOSED RESIDENCE
FOR

J. HARLAND
.....
LOT. 2-11.....D.P. 17954.....
.....
.....

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- 19 ~~TRUSS DETAILS (Where applicable)~~
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(Where applicable)

PRELIMINARY & GENERAL

The Builder shall obtain all permits from, and pay all fees demanded by Local Authorities before the commencement of the work.

OMISSIONS

Any item not shown on the Plan or covered in this Specification but deemed necessary for the proper completion of the work shall be included as if fully delineated and specified and the Contractor shall not make any extra charge or derive any advantage from such omissions.

CONDITIONS OF CONTRACT

The usual conditions of contract shall apply and are to be read with and applied to all trades included in and forming part of the Contract.

INSURANCE

The builder shall insure his workmen against all claims under the Workers' Compensation Act.

FIRE INSURANCE

Covering the building during the course of construction shall be taken out by the builder.

SUB-CONTRACTORS

Sub-Contractors work is the responsibility of the builder. Their work must be given protection by the builder and any damage suffered by the lack of protection must be repaired at the expense of the builder.

SUB-CONTRACT WORK

Sub-Contractors shall inspect all preparatory work against which their work is to be placed and before proceeding shall ensure that all such preparatory work is satisfactory and suitable so as not to impair the proper execution and permanence of the Sub-Contract work.
Check dimensions before commencing work.

DAMAGE BY SUB-CONTRACTORS

To builder's or other sub-contractors work shall be repaired by the sub-contractor concerned at his own expense, or an allowance be made to the builder or sub-contractor for repairing the damage to the builder's satisfaction.

SETTING OUT OF WORK

The builder will be required to make good at his own expense any errors which may be incurred in the setting out of all the work.
Figured dimensions are to be taken in preference to scale.

PLANT, CARTAGE, ETC.

Provide shed or store and workmans facilities, and all plant necessary for the proper completion of the work. Arrange and pay all necessary cartage.
Provide all temporary water and power services required, and pay all fees and expenses connected therewith.

PRELIMINARY & GENERAL CONTD.

LATRINE

The builder shall provide a temporary closet for the workmen's use, maintain scrupulously clean and remove at the completion of the work.

STORAGE OF MATERIALS

Timber shall be suitably stacked to avoid warping and adequate protection must be given to all materials to keep them of a standard equal to that when bought.

COMPLETION OF WORK

In this specification and also on the drawings although it may not be expressly mentioned or shown, each and every item, class, detail or particular of work indicated, described or implied shall mean unless set forth the providing and finishing of same, complete in every detail, and including all appurtenances in order to leave the work in good order and complete.

Any work that is deemed unsatisfactory shall be removed and made good.

CLEANING

Contractor shall from time to time remove all rubbish which may accumulate during the operations covered by these specifications. At completion of work, building including glass shall be left clean and free from oil, grease, paint and other stains or marks and in proper working order. Men shall not be allowed to work in heavy or nailed boots on any finished work. Oil or paint pots are not to be placed on floors without proper protection. Leave the site clean on completion.

PROTECTION OF PROPERTY.

The contractor shall protect all property and shall make good at his own expense any damage to existing work, fences, or gates, caused by and during his operations.

SITE

All buildings priced are for a level site. Any additional work in foundations because of fall or other unforeseen circumstances may be deemed recoverable by the contractor and this sum made payable to the contractor by the owner of the proposed residence.

P.C. SUMS

Where P.C. Sums are mentioned, should the sum not be wholly expended the balance shall be refunded to the owner. Alternatively, should the P.C. Sum be exceeded the balance shall be an extra payable to the builder by the Owner.

MAINTENANCE

A maintenance period of 30 days shall be observed by the Contractor from date of occupation or completion. During that period the builder shall make good all defects in any part of any trade to the satisfaction of the owner.

PRELIMINARY & GENERAL CONTD.

PROGRESS PAYMENTS

Payments to be made on a basis of work completed, less 10%, and shall be due by negotiation with the owner or as set out by the Loaning Authority.

INCREASE IN COST

Any labour or material rise after the commencement of the Contract above 1% of the contracted price shall be deemed recoverable.

EXTRAS

Any extras or alterations to be priced by Builder and signed for by the owner in advance. These extras are then payable during construction or prior to the handing over of the residence.

TELEPHONE

Make arrangements for telephone cable entries and building in of telephone cables, allow to co-operate with Post Office in this respect. The Post Office shall charge for the installation direct to the owner.

MATERIALS & WORKMANSHIP

All work shall be carried out in strict accordance with the Plans and Specifications. All materials shall be the best of their respective kinds, and all workmanship shall be in accordance with the best trade practice and shall comply with all relevant N.Z. Standard Specifications.

GUARANTEES

In those portions of the work that require guarantees, the Sub-Contractor involved shall supply his written guarantee directly to the owner. Notwithstanding it shall be the General Contractor's responsibility to ensure that the necessary guarantees are provided and supplied to the owner.

SCAFFOLDING

The General Contractor shall provide all scaffolding and hoists, etc. and these shall be erected and equipped in accordance with the requirements of the Labour Department and other Authorities.

EXCAVATION

NOTE: General clauses shall be read where they apply to this Trade.

SITE

The owners are responsible to have cleared from the Site all rubbish, stumps, and other objects from the site other than the normal vegetation so as to leave the area where the proposed building is to be erected completely clear ready for the Contractor to start work.

EXCAVATE

For foundations to depths and dimensions indicated on the drawings.

Excavations shall be taken out straight and level, stepped where necessary and shall be kept free from water. No excavation shall be filled with concrete, nor shall backfilling be commenced until the Building Inspector's approval has been obtained. Backfill shall be rammed against foundations and any excess evenly spread where directed. Excavate trenches as required for underground services such as drainage water mains and other services where required.

ALLOW to remove from the site any unwanted excavated materials not required by the owners.

Remove all black soil from under floor slabs and make up level with granular fill well consolidated and compacted with a mechanical vibrating machine. Granular fill generally shall be of approved "Straight haul" shingle with stones no less than 10mm or more than 20mm. Contractor shall be liable for any damage caused to existing services (underground) during operations. Any top soil that is removed from the under the proposed floor areas shall be stock piled in an area to be selected by the owners for future distribution by them around the site.

REINFORCING STEEL

QUALITY

All reinforcement used in this Contract shall be of mild steel in accordance with N.Z.S. 3402P "Hot Rolled Steel Bars for Concrete Reinforcement".

PROTECTION & CLEANING

The steel reinforcement shall be protected at all times from injury. At the time of concrete pouring it shall be free from dirt, loose mill scale and also from paint, oil, grease or other coatings which would destroy or reduce the bond of the steel with the surrounding concrete. Tightly adherent rust or scale such as would resist wire brushing need not be removed.

FABRICATION

The reinforcement shall be cold straightened in a manner that will not injure the material and then formed to the shapes and dimensions shown on the drawings. The reinforcement shall not be heated. Rods with kinks or bends not shown on the drawings shall not be used. All reinforcement shall be quite straight between the bends shown.

LAPS & HOOKS

All reinforcement shall be furnished in the full lengths, except where shown on the plans. Reinforcing rods in long lengths may be jointed by use of laps, but laps, on adjacent bars must in general be staggered at least 60 dia. of the bar.

Standard hooks shall have an inner radius of 2 dia. of the bar and shall be straight for 4 dia. of the bar beyond the hook.

Other bends shall have an inner radius of at least 4 dia. of the bar except stirrups and column ties which shall be bent to fit the rods as closely as possible.

The bars shall be lapped where necessary with a lap length not less than

- a) 40 dia. of the bar for plain rods in reinforced concrete
- b) 32 dia. of the bar for deformed bars in reinforced concrete
- c) 40 dia. of the bar for both plain and deformed bars in reinforced masonry.

PLACING & FASTENING

All reinforcement shall be accurately placed and securely fixed in accordance with the drawings. The reinforcement shall be held with the correct cover and from contact with the forms by means of blocks made with cement mortar having cement and sand in the same proportions as approved for the finished concrete. Tie or weld starters to ground beam reinforcing.

Soft black iron wire not thinner than 18 s.w.g. shall be used for tying the reinforcement at intersections and laps.

Alternatively, welding may be used to hold the reinforcing rods in position providing there is no undercutting or other weakening of the steel.

Ties and blocks or stays shall be located at sufficiently close intervals to maintain the rods in their correct positions against displacement during concreting.

CONCRETE BLOCKS

MATERIALS

Blocks shall be standard concrete blocks Class A. to N.Z.S. 3102P 1974. All units shall contain Onoda N.N. Intergral waterproofer. Cement shall be of qualities specified under conector. Water shall be clean, fresh and free from harmful impurities in solution or suspension.

VISUAL INSPECTION

- (a) All units shall be sound and free of cracks or other defects that would interfere with the proper placing of the unit or impair the strength or permanance of the construction. Minor imperfection incidental to the usual method of manufacture, or minor chipping resulting from customary methods of handling in shipment and delivery, shall be made good by blocklayer and not deemed grounds for rejection.
- (b) Units that are intended to serve as a base for plaster or stucco shall have a sufficiently rough surface to afford a good bond.

MORTAR

Shall be batched in the proportions of one part cement to four parts limesand by weight and shall contain 5% by weight of Onoda N.N. to cement gauged in with the mixing water. All water not used within 90 minutes following mixing shall be rejected.

BLOCK LAYING

All blocks shall be laid dry using stretcher bond with the thicker edge of the shell uppermost. The first course shall be fully bedded and succeeding courses face shell bedded. All cells shall be free of mortar droppings and debris. Joints to finish 10mm thick, sound and true to line. Form all openings and chases. All corners shall be accurately constructed and height of courses checked by a gauge rod as the work rises. When the mortar has stiffened sufficiently joints shall be tooled to a concave shape with a suitable tool. The work shall finish with neat, sharp clean joints of a uniform appearance and weatherproofness. All blockwork containing reinforcing shall be filled with concrete.

When laying blockwork, special care shall be taken to ensure that in cells containing reinforcement, there are no mortar protrusions and that the cells are maintained clean and free from droppings and debris. Cells shall be carefully cleaned immediately prior to placing concrete, using a vacuum cleaner or such other means as may be necessary.

Blocklayer shall be responsible to ensure that walls are adequately supported laterally against wind and earthquake forces, etc., until they are integrally tied into the supporting structure.

CONCRETE WORK

Concrete work shall conform to the specified strength 17.5M.P.a.

FOUNDATIONS

Excavate and level site as required for foundation. If found necessary to excavate deeper than normally required by the Building Inspector or Engineer any extra depth shall be paid for at the scheduled rates. In the event of the excavation being taken out deeper than required without instructions, the Contractor shall fill up with concrete the parts so excavated at his own expense, and on no account is any overexcavation to be backfilled with earth, clay or any material other than mass concrete. Mass concrete shall be nominal 1:2:4.

The floor slab shall be 100mm thick reinforced concrete on a 20mm thick sand blind fill, with a moisture barrier. The polythene sheet vapour barrier material shall be one of the following:

- a) a single unprotected layer of polythene not less than 0.25mm thick or
- b) a multi layer laminate in which one or more layers of polythene having an aggregate thickness of not less than 0.1mm thick are incorporated in layers of other material that provides adequate protection to the polythene.

The vapour barriers are to have heat sealed joints not less than 50mm wide or lap joints not less than 150mm wide sealed with a pressure sensitive plastics tape not less than 50mm wide provided that such tape need not be used with a self sealing polythene sheets. Allow for the protection of the sheeting material against damage. The floor slab shall be laid on a thoroughly consolidated foundation with a minimum of approved hardfill of stones not less than 10mm or more than 20mm. See plan for details.

Reinforce the 100mm floor slab as follows:

- a) where the maximum plan dimension of concrete cast in one operation does not exceed 15 Metres 668 H.R.C. welded reinforcing mesh lapped 225mm at joints.
- b) where the maximum plan dimension of concrete cast in one operation exceeds 15 Metres but does not exceed 25 Metres either 1) 665 H.R.C. welded reinforcing mesh lapped 225mm at joints or
2) D10
bers at 350mm c.c. both ways tied at each fourth crossing.

Reinforcing shall have not less than 35mm cover to the top surface of this ground slab and shall be supported in position in a way that will not damage the vapour barrier.

Great care must be taken to ensure a perfectly level and smooth surface, free of blemish and arrises ready for carpet or lino floor coverings.

COMPACTION

Concrete shall be thoroughly compacted by use of an approved mechanical vibrator moved evenly across the surface to provide a uniform finish to the concrete surface.

When preparing boxing etc. Contractor to work in conjunction with electrician, plumber and drainlayer, and cast in all necessary chasers for water pipes, cables and other fittings.

CONCRETE WORK CONTD.

Wall foundations to be reinforced with 12mm dia. rods M.S. as shown. For further dimensions and reinforcing details refer to drawings.

PORCH FLOORS & STEPS

To have a minimum thickness of 75mm, reinforced with H.R.C. 668 (as for the main floor). Lay with a constant and even weather fall and cove with a 75mm upstand. Surfaces shall be roughened ready to take the finished surfaces as shown on the drawings. Steps to have a slight weathering and nosings to be slightly rounded.

BOLTS & FIXINGS

Build into foundations where required to fix wood plates, bearers, etc. fixings in one of the following manners:

M10 bolts set at not less than 75mm into the concrete and projecting sufficiently to allow a washer and fully threaded nut above the timber OR

R10 steel dowels bent at least 90 degrees set not less than 75mm into the concrete and projecting sufficiently to allow for not less than 75mm length of dowel to be clinched over the timber.

These fixings are to be located on the centre line of the timber and at not more than 1.200M centres along. Allow for a minimum of 2 fixings per plate. Bolts or rods to be positioned 400mm c.c. maximum from all corners and angle walls. Hiltie or Ramset systems or approved masonry nails may be used for securing timber plates to concrete floors for interior partitions only except where wall sheet bracing elements occur. See bracing elements sheet notes.

~~CHIMNEY BLOCK~~

~~The foundation to hearth and chimney shall be of concrete to the size required, carried down to solid ground. Fill block with well wetted large stones while pouring concrete. Reinforce with 840mm dia. rods at 300mm c.c. both ways. Base foundation is to be 150mm wider all round than that of the chimney base.~~

~~FORMWORK~~

~~All formwork to foundation walls shall be so constructed, braced and supported that the exposed concrete face shall be straight and true in every direction. Formwork shall be so designed and constructed that it can be removed without damage to the concrete. Form all openings, flashings, conduits and pipes.~~

~~PLACING OF CONCRETE~~

~~No concrete shall be placed until the Local Authority Building Inspector has inspected and approved the excavation, placing of reinforcement, formwork, etc.~~

~~D.P.C.'s~~

~~All timber coming in contact with concrete to be protected by a 3 ply malthoid damp course.~~

~~CONCRETE PRE-CAST PILES (As required)~~

~~To be 668 x 200 x 200 pre-cast concrete piles bedded on 300 x 300 x 100 concrete pads. Piles to be at 1300mm c.c. and in rows to suit the joists.~~

CARPENTER

TIMBER GRADING

As per N.Z.S. 3631 - 1978.

Timber is to be either native or treated Pinus Radiata of grades approved for the specifications. All plates, studs and dwangs to be thickened and unless stated to the contrary all dimensions refer to sawn sizes.

SCHEDULE OF TIMBERS

<u>LOCATION</u>	<u>TIMBER</u>	<u>SIZES</u>	<u>SPACING</u>
Bottom Plates	No.1 T.P.R.	100 x 50	
Top Plates	" "	100 x 50	
Framing Studs	" " or N.Z.D.F.	As shown on the drawings or from the table on next page.	
Window Opening Studs	" " or "		See Specs.
Braces	See Separate bracing sheets for detail.		
Roof Braces	See Separate bracing sheets for detail.		
Dragon Ties	T.P.R.	150 x 25	Where applicable.
Floor Joists	N.Z.D.F.	See Drawings for sizes and spacings.	
Giepers	No.1 T.P.R.	100 x 75	
Trimmers	No.1 T.P.R. or N.Z.D.F.	100 x 50	
Lintels	N.Z.D.F.	See Drawings for sizes.	
Dwangs	No.1 T.P.R.	100 x 50	@ 800mm c.c. max.
Ceiling Joists	" " or N.Z.D.F.	100 x 50	
Furring Battens	T.P.R.	50 x 25 75 x 30	@ 400mm c.c. max span 600 @ 400mm c.c. max span 900
Purlins	"	75 x 50	@ 950mm c.c.
Tile Battens	"	50 x 40	@ 375mm c.c.
Roof Trusses	See Drawings		
Rafters	No.1 T.P.R. or N.Z.D.F. Sizes and spacings as on the plans.		
Collar Ties	T.P.R.	150 x 25 or 100 x 50	@ 1.800m c.c.
Valley Boards	T.P.R.	150 x 25 or 3 of 100 x 50	
Under Purlins	See Drawings		
Roof Struts	T.P.R.	100 x 50	
Ridges	N.Z.D.F.	See Drawings for sizes	
Hips	N.Z.D.F.	See Drawings for sizes	
Facade Board	"Kuttice" or similar T.P.R.	200 x 40 150 x 40	Grooved to take soffit linings.

CARPENTER CONTD.

SCHEDULE OF TIMBERS

<u>LOCATION</u>	<u>TIMBER</u>	<u>SIZES</u>	<u>SPACING</u>
Soffit Framing	T.P.R.	75 x 40 100 x 40	
Scribers	T.W.P.	50 x 18	Bullnose
Weatherboards	T.W.P. - Ht. Matai or similar	200 x 25 150 x 25	Rusticated
Scotia	C.O.B.R.	25 x 25	Square
Skirting	C.O.B.R.	75 x 18	Bevelled
Coving (where applicable)	C.O.B.R.	40 x 18	Bullnose
Timber Decking	T.P.R.	100 x 40	

CARPENTER CONTD.

STUDS IN LOADBEARING WALLS

Single or Top Storey - light roof 1.5kPa and 2.0kPa floor loads

Stud sizes for studs of maximum length (height) of:

2.4m			2.7m		
At a maximum stud spacing (mm) of:			At a maximum stud spacing (mm) of:		
400	480	600	400	480	600
100 x 50	100 x 50	100 x 50	100 x 50	100 x 50	100 x 50
3.0m			3.6m		
At a maximum stud spacing (mm) of:			At a maximum stud spacing (mm) of:		
400	480	600	400	480	600
100 x 50	100 x 50	100 x 50	100 x 100	100 x 100	150 x 50
4.2m			4.8m		
At a maximum stud spacing (mm) of:			At a maximum stud spacing (mm) of:		
400	480	600	400	480	600
150 x 50	150 x 50	150 x 75	150 x 75	150 x 75	-

Lower of two storeys

Stud sizes for studs of maximum length (height) of:

2.4m			2.7m		
At a maximum stud spacing (mm) of:			At a maximum stud spacing (mm) of:		
400	480	600	400	480	600
100 x 50	100 x 50	100 x 50	100 x 50	100 x 50	100 x 75
3.0m					
At a maximum stud spacing (mm) of:					
400	480	600			
100 x 50	100 x 75	100 x 75			

CARPENTER CONTD.

Studs in Non-load bearing walls

<u>Maximum length</u> <u>(height) of</u> <u>stud</u> <u>(m)</u>	<u>Stud size for stud spacings of:</u>		
	400	480	600
2.4	100 x 50	100 x 50	100 x 50
2.7	100 x 50	100 x 50	100 x 50
3.0	100 x 50	100 x 50	100 x 50
3.3	100 x 50	100 x 50	100 x 75
3.6	100 x 75	100 x 75	100 x 100
3.9	100 x 75	100 x 100	150 x 50
4.2	100 x 100	150 x 50	150 x 50
4.8	150 x 50	150 x 75	150 x 75

These tables are for
medium wind exposure
areas only.

CONSTRUCTION

DAMP COURSE

All woodwork throughout the building which would otherwise be in contact with concrete shall be laid on approved 3 ply fabric damp proof course of sufficient width to prevent direct contact between the two.

PRIMING

All abutting surfaces of exterior timber shall receive a good coat of first quality paint before being fixed.

~~FLOOR JOISTS (Lower & Upper Floors) Shall be gauged down to a uniform level. They shall be jointed only over a support and shall have passings at least 300mm well nailed from both sides. Alternatively, joists may be butted provided that they have a bearing of at least 50mm and are flitched at every pair. All joists shall be securely spiked to the outer walls. Flitch with the same size timber as for joists and extending not less than 150mm on each side of the joist ends, nailed to both lengths of joists from both ends.~~

~~TRIMMERS and trimmer joists shall be adequately proportioned and shall be at least 25mm thicker than ordinary floor joists. Where the loading to be supported is light they shall be the same as the floor joists.~~

~~DWANGS Shall be set out between joists well nailed to take edges of particle board where used as flooring. Allow for full depth ex 50mm thick dwangs in rows as shown on the drawings.~~

FLOORING

~~Timber floor (as shown on the drawings) OR
20mm Particle Board High Density Flooring~~

~~On completion sand with a coarse paper on 60th diagonals and finish with a fine paper parallel to the length of the sheet or flooring. Leave the whole floor ready for final finishing.~~

PLATES

Top and bottom plates to be in long lengths nail-plated at all angles and junctions. All junctions to be made over a stud.

STUDS

Studs shall be cut squarely on top and bottom and shall be securely nailed to plates with 2-100mm x 4mm jolthead or flathead nails to each end. See drawings and or stud table as shown in these specifications.

DWANGS

Cut in between studs in partitions 50mm thick dwangs where required for linings at maximum spacings of 800mm c.c.

CONSTRUCTION CONTD.

CEILING DWANGS

Dwangs for ceiling linings to be 75 x 50 solid in rows at 600mm c.c.

CEILING BATTENS

To be dry T.P.R. 75 x 30 or 50 x 25 whichever applies furring battens securely nailed to the ceiling joists and/or rafters at centres shown on the table, to suit the various linings.

BRACING See drawings for bracing positions, values and details.

OPENING STUDS

Window opening studs to be 100 x 50 for openings not greater than 1.350m increased in proportion of 25mm for every 1.350m.

LINTELS (See floor plan for sizes)

Lintels shall consist of one continuous length of timber or of two or more continuous lengths of timber each the full depth of the lintel and 25mm thick nailed together. Lintels shall be supported at each end of the full thickness of the lintel by

- a) the lintels not exceeding 150mm deep the trimming stud checked not less than 15mm or more than 20mm,
- b) the lintels not exceeding 250mm deep a 40mm thick doubling stud or jack stud,
- c) the lintels not exceeding 300mm deep a 50mm thick doubling stud or jack stud.

Lintels supporting rafters or trusses of light roof shall be secured against uplift, medium wind exposure and in the following instances where the lintel span exceeds 2.7 Metres and the roof dimension exceeds 8 Metres. This can be accomplished by using a 300mm length of 25mm x 25mm wide x 1mm thick mild steel strap positioned centrally from where the lintel rests upon the jack stud and also where the jack stud meets the plate down to the floor joist or blocking between the floor joist. Allow for 6/30 x 2.5 galvanised flat head nails into the lintel and also into the jack stud making a total of 12 nails per length of strap.

SILL & HEAD TRIMMERS

For maximum clear width of the openings up to 2metres the trimmers are to be the same width as the studs x 40mm thick

up to 2.4 metres clear width of

opening trimmers are to be the same width as the studs x 50mm thick

up to 3 metres maximum clear width

of the opening trimmers are to be the same width as the studs x 75mm thick

up to 3.6 metres maximum clear width

of the openings trimmers are to be the same width as the studs x 100mm thick or 2/50mm thick.

CONSTRUCTION CONTD.

CEILING JOISTS & ROOF FRAMING (See drawings for detail)

The roof pitch to be as shown on drawings. ~~Rafters to be spaced at 900mm centres and birdsmouthed over top plate. Birds mouth is not to exceed one quarter of the vertical dimension of the member at that point. Rafters to be well spiked to top plates, ridges, etc. Rafters to be well strutted for strength and rigidity. Run 100 x 50 ceiling joists at 450mm centres across ceilings, joists to be well spiked to all intersecting top plates. Ceiling joists exceeding 2.400m in length shall be secured by approved runners.~~

CEILING RUNNERS (Where applicable)

~~See floor plans for positions and sizes.~~

COLLAR TIES

~~Where rafter length exceeds 3.000m, 150mm x 25mm collar ties shall be fixed at not more than 1.800m along the roof. Where collar ties are not required each third pair of rafters shall be connected immediately below the ridge by a cleat.~~

ROOF TRUSSES

See drawings for detail.

~~The trusses are to be anchored to the top plates as specified by the truss manufacturer.~~

PURLINS

~~Fit 75 x 50mm purlins set to suit roofing but at not more than 750mm c.c. Purlins shall be well spiked to the rafters and shall be carried out as shown or as required for the fixing of barge boards etc.~~

TILE BATTENS

~~Fix tile battens to suit Decrabond or Harveytile lightweight roof tiles. Battens shall be well spiked to the rafters to comply with the manufacturers written specifications and details.~~

EAVES

~~Form eaves with 100 x 40 and 75 x 40 framing as shown. Fix to the underside of the soffit 4.5mm Hardiflex securely fixed into position and let into the fascia board in groove provided. Fix P.V.C. jointer mouldings at all joints.~~

FASCIA BOARD

~~To be ex 200 x 40 or 150 x 40 "Huttloc" finger jointed treated pine or similar grooved to take linings and securely fixed into position.~~

HARDWARE

Allow a P.C. Sum of \$ 400.00

for the supply of all necessary hardware which is to include the following:
all door furniture, joinery furniture,
door stops,
sliding door gear,
soap recesses, etc.

CONSTRUCTION CONTD.

CEILINGS

~~Pinex Flameguard Insulating Board (Sheets) Allow to supply and install to ceilings 12mm thick Pinex sheets securely fastened to the roof framing and /or battens as shown. Allow to use compressed air gun staples 30mm long and spaced at 150mm centres along all fixing to framing members and/or furring battens. Allow to finish around with scotia as required.~~

~~Pinex T & G Ceiling Panels Allow to supply and install to the ceilings shown 600mm long x 300mm wide x 13mm thick Pinex undercoated panels as shown on the drawings. Fasten each long flange on to its batten with 5 evenly spaced 12mm heavy duty staples. Keep the end staples at least 20mm from the flange ends. Close the T & G joints firmly but do not force these joints into compression. Continue to work to both left and right from the centre line making firm but not force T & G joints on the back and end of each panel.~~

NOTE! Only 5 staples are used to each panel, always in the concealed upper flange on the 600mm long edge.

~~Pinex "Michaelangelo" selected tiles These tiles are to be installed on the ceilings as shown on the drawings and are to be fastened in a similar manner to that for the pinex panels.~~

Gib. Board All joists should be spaced at a maximum of 450mm c.c. for 9.5mm Gib.board and at 600mm c.c. for 12.5mm Gib.board. Joists should be stabilized by the provision of 150mm strongbacks at 1500mm c.c. Fixing instructions for ceilings using 9.5mm and 12.5mm thick Gib.Board:

All boards should be fixed at right angles to the last timber receiving member using a broad knife apply daubs of gib.fix adhesive approximately 25mm across and 10mm high to the ceiling joists or battens. If the adhesive is applied by gun the bead should be 10mm dia. x 50mm long. These daubs should be placed on the sheet position onto the ceiling joists 100mm in from the edge of the sheets and at 350mm centres thereafter. Then working from each edge of the gib.board on the sheet itself place a daub of glue 100mm in and then at 380mm centres. The Gib.board is then placed into position and nailed with Winstone Gib.clouts across the board nailed 12mm in from the edge of the sheet and 2 nails in the centre of the sheet 50mm apart on each joist. All sheet joins shall be spaced leaving a 3mm gap.

NOTE! Nails should be driven in so that the heads are recessed in a slight dimple below the plane on the paper liner. It is essential that the paper liner is not fractured.

When each gib.board ceiling sheet has been nailed off it is essential to punch with the hand the board between the centre and the outside nails to ensure that full contact has been made with the glue daubs.

CONSTRUCTION CONTD.

CEILINGS CONTD.

~~8mm Fibrous Plaster Sheets — See Fibrous Plasterer for detail.~~

~~9mm Medium Density Particle Board — Allow to supply and install over the rafters as shown on the drawings 9mm N.Z. Forest Products Finaflake Particle Board for ceiling joists or truss centres at 450mm c.c. Lining dwang centres are to be at 800mm c.c. For ceiling joists or truss centres at 600mm c.c. lining dwang centres are to be at 600mm c.c. For ceiling joists or truss centres at 900mm c.c. lining dwang centres are to be at 500mm c.c. Ceiling joist or truss centres at 1200mm c.c. lining dwang centres are to be at 500mm c.c.~~

NOTE! It is preferable to pre-coat surfaces and edges prior to the installation, where panels are likely to become exposed to the elements during fixing or installation weatherproof protection must be provided.

Allow to fasten Particle Board Panels with galvanised 30mm x 2.5mm flathead clouts at not more than 150mm centres around sheet edges and at 250mm c.c. intermediate supports. The nailing is not to be closer than 10mm from the sheet edges. This fixing being subject to that already mentioned on the bracing sheet. Allow for a 2mm gap between sheets on all edges.

CEILING ACCESS (Where applicable)

Provide access door to the ceiling where required.

INTERIOR WALL LININGS (Refer to bracing elements sheet)

9.5mm Gib. Board Builder is to supply on Site all 9.5mm Gib. board for the walls as shown on the drawings. Fibrous plasterer is to fix and stop all gib. board.

The fixing of the Gib. board other than that for bracing elements should be as follows:

The nails should be at 300mm c.c. around the perimeter not closer than 12mm from the edge of the board. Double nailing on intermediate studs at 300mm centres the double nails to be a maximum of 50mm apart. Commence nailing from the centre of the sheets. Where Gibraltar Board is used as a bracing element or forming a part of that bracing element allow to nail the sheets at 150mm c.c. all round the four sides of the braced section of the wall. Nails should be no closer than 10mm from the board edges. The board should be double nailed at 300mm c.c. to the intermediate studs and double nailed in the centre of each nog. Commence nailing from the centre of each sheet working outwards.

NOTE! See bracing element sheet for additional linings as required to accommodate the bracing elements.

CONSTRUCTION CONTD.

~~Exterior Lining Weatherboards contd. building paper.~~

NOTE! Use only galvanised nails for the fixing of the exterior timbers.

~~Exterior Lining - Selected Textured Spray -~~

7.5mm Thick Hardiflex Sheets - The sheets should be fixed to leave a 4mm gap at all joints. Sheets to be fixed face side out with either nails or screws as detailed below. All screw and nail holes should be drilled and countersunk with a masonry drill, providing 1mm clearance for fixing.

Nails: Fixing to the formwork should be with 60mm x 2.8mm galvanised flat-head nails at 190mm centres around perimeter, and at 260mm centres for intermediate fixing.

Screws: Fixing to the formwork should be with 36mm x 10 gauge countersunk head galvanised screws at 250mm centres around perimeter, and at 400mm centres for intermediate fixings.

Fixings should commence from the centre of sheets, progressing towards sheet edges.

All screws or nails should be kept 10mm from edge or corner of sheet.

This lining is to be fixed over the top of heavy duty breather type building paper.

~~VERTICAL SHEATHING~~

~~To be D.A.H.R. or similar shiplap (ex 200 x 25) securely fixed to framing over building paper with 63mm galvanised flathead nails, nailed in straight neat lines.~~

SHELVING

Linen & Hot Water Cupboards - Allow for 5 rows of ex 125 x 25 C.O.B.R. or clean P.R. dressed slatted shelving at heights to suit the owners. Allow for 12mm gap between slats. Side cleats are to be ex 50 x 25 C.O.B.R. or clean P.R.

Broom Cupboard -

To have 2 full width shelves. Shelves are to be out of 18mm Medium density Particle Board or similar at heights to suit the owners. These shelves are to be supported on 50 x 25 C.O.B.R. or clean P.R. side cleats.

Wardrobes -

Fit to each wardrobe 1 250 x 18mm Medium density Particle board or Customwood or similar shelf 1600mm from off the ground. The shelf is to be supported on ex 150 x 25mm end cleats on which will be screwed Pryda wardrobe plastic rail sockets. The builder is to allow for all 19mm galvanised pipe rails fitted into place.

CONSTRUCTION CONTD.

INSULATION

Exterior Timber Walls

Builder is to allow to supply and install all R1.6 Fibre Glass Wall Batts to all exterior timber walls as shown on the drawings.

Ceilings

The builder is to allow to supply and install all R2.2 and/or R1.6 Fibre Glass Ceiling Batts for the ceilings as required and shown on the drawings.

NOTE! All framing is to be moisture tested prior to the installation of the insulation.

FINISHINGS

Builder is to allow to supply and install all necessary finishing timbers e.g. coving, skirting, architraves, door stops, beadings, mantelpiece (where applicable), scotias, etc.

All finishings are to be neatly scribed, mitred or butted as required. Finishings are to be neatly sanded and nailed into position.

Builder is to allow to install the staircase along with handrails, newel posts, half newels, balusters, etc. where this is applicable.

Allow for the installation of all exterior and interior units to be placed where shown on the drawings.

TERRACE POSTS & BEAMS

Builder is to supply and install all posts and beams, handrails and balustrading as required and as shown on the drawings in the positions shown. These are to be all neatly cut and sanded, moulded or fluted or plain as required.

INTERIOR DOORS

Allow to fix into position all doors, archways etc. as shown on the drawings. These doors together with frames etc. are to be supplied by the joiner unless by other arrangement with the two trades concerned.

JOINER

~~All joinery to be constructed in accordance with the best methods of woodwork joinery using mortice and tenon, dovetail, tongue and groove, mitre or other approved methods and to be as per N.Z.S. 3610 and N.Z.S. 3619.~~

WINDOWS

~~Window sashes, frames, etc. are to be constructed to the sizes required and are to be manufactured from either Heart Native timbers, Treated Pinus Radiata or Cedar as instructed by the builder. Allow for all necessary glazing of the same. Refer to the owner in regard to gib.grooved jamb liners as to whether they are required or not in each particular instance.~~

ALUMINIUM

Silver Anodised
Bronze Anodised
Terratone

All windows shall be selected aluminium to the design as shown on the drawings. Jamb liners are to be referred to the builder on each occasion. Joinery generally is to be constructed to the sizes as shown on the drawings unless otherwise advised by the builder.

EXTERIOR DOORS (Where applicable where shown)

~~Front Entry Door - Allow a P.C. Sum of \$200.00 (two hundred dollars) for a selected flush panel/raised panel door. This door is to be set into the frame. The frame is to have a sill and weatherbar fitted. P.C. Sum allows for the door only. Sidelites and frames are subject to extra.~~

~~Back Entry/Laundry Doors - Allow to supply exterior flush hardboard door set into the frame as required. The frame is to have a sill and a weatherbar fitted. Refer to the builder for final choice.~~

INTERIOR DOORS

Joiner is to allow to supply all interior doors to the sizes as shown on the drawings unless by prior arrangement with the builder. Doors shall be one of the following

Figured Rimu
~~Slice cut Rimu~~
~~Heart Rimu~~
~~Gapele Mahogany~~
~~Pacific Mahogany~~
~~Kauri~~
~~Paint Grade Plywood~~
~~Paint Grade Bisenboard~~

All doors to be of first quality and suitable for their particular needs. To be 980mm high unless otherwise specified by the sizes as shown on the floor plans.

Doors are to be fitted in the case of gib.grooved jamb liners into 30mm finish C.O.B.R. gib. grooved jamb liners or in the case of architraves into ex 25mm C.O.B.R. jamb liners. This is to be finalised with the builder for each particular job. Allow to supply door stops with all frames.

ROOFING

CORRUGATED IRON (Longrun)

Cover the purlins with 50mm x .975mm gauge netting stretched tight, and securely fixed into position by stapling or nailing. Over this place heavy duty breather type building paper with a minimum lap of 75mm. Over this fix .45mm galvanised corrugated iron. All side laps to be primed. Allow for 1½ corrugations side laps. Fix as is good standard practise with lead head nails. All ridges and hips where applicable are to be covered with 450mm galvanised lead edge rolled cappings. Allow for all necessary barge covers etc. as required to complete the roof.

~~DEGRABOND TILES~~

~~Roofing to be "Degrabond" tiles laid staggered and fixed in strict accordance with the manufacturer's written specifications. Roof pitch is to be as shown on the drawings. Tiles are to be securely fixed to the tiling battens over A.H.I. self supporting roofing tile underlay No.360. Roofer is to allow for all necessary matching ridge caps, box barge covers for gables and general purpose lead edged flashings for beside gables and or/dormers as required. The roofer is to allow to fix the same. The job is to be left in a tidy state. No dented or damaged tiles are to be used on this Contract. Roofer will be required to replace same if this should occur, at his own expense.~~

~~HARVEY TILES~~

~~Roofing to be "Harveytile" tiles laid staggered and fixed in strict accordance with the manufacturer's written specifications. Roof pitch is to be as shown on the drawings. Tiles are to be securely fixed to the tiling battens over A.H.I. self supporting roofing tile underlay No.360. Roofer is to allow for all necessary matching ridge caps, box barge covers for gables and general purpose lead edged flashings for beside gables and/or dormers as required. The roofer is to allow to fix the same. The job is to be left in a tidy state. No dented or damaged tiles are to be used on this Contract. Roofer will be required to replace same if this should occur, at his own expense.~~

PLUMBER

Refer to General Description of Work in Specifications.

The Sub-Contractor shall pay attention to that section of the General Conditions dealing with relations with other trades.

All sanitary plumbing work shall be carried out by a craftsman plumber or registered plumber strictly in accordance with the Drainage and Plumbing Regulations 1978 and the Local Authority Drainage and plumbing requirements.

GENERAL

No sanitary plumbing work shall be carried out by an unregistered person, except work carried out by an apprentice plumber in the course of his training whilst under supervision of a craftsman plumber holding a current practising licence.

No sanitary plumbing work shall be carried out by a craftsman or registered plumber unless he is the holder of a current practising licence.

The management of plumbing businesses are responsible for ensuring that all persons employed as plumbers are holders of a registration certificate and hold a current practising licence.

No person holding a "Limited" Certificate" for sanitary plumbing shall carry out any sanitary plumbing work except whilst in the employment of, or under supervision of, a craftsman plumber who is the holder of a current practising certificate.

Neither a registered plumber nor the holder of a "Limited Certificate" may apply for or receive, a permit to carry out plumbing work.

Permits will only be issued to craftsman plumbers who are holders of a current practising certificate, specified on the application for a permit, and permits issued will be delivered by post direct to the tradesman concerned.

Permits once issued are not transferable and shall be deemed to expire if work is not commenced within a period of six calendar months from the date of issue thereof.

Permits will be kept available on the working site for perusal by the Local Authority Inspector.

Except in the case of emergency, to safeguard health or property no plumbing work shall commence until a permit has been issued.

Tradesmen authorised to carry out plumbing work will prior to commencing work, ensure that specifications in respect of the project are available at the working site and that they are fully conversant with both the specifications and any amendments thereto.

Irrespective of any guarantee period in respect of plumbing work carried out, the tradesman will still be held responsible for rectifying faulty workmanship or work not in compliance with either the Drainage and Plumbing Regulations 1978 or the Local Authority Drainage and Plumbing requirements and further shall be responsible for costs involved in rectifying such faulty workmanship etc. and any damage to property arising therefrom.

PLUMBER CONTD.

The plumber will be responsible for the pressure testing of all pipework prior to such pipework being covered or concealed in the backfilling of trenches, pouring of floors or fixing of wall linings.

No P.V.C. waste pipe or water service pipe shall be laid in or under concrete.

P.V.C. waste pipes shall be connected to gully traps only with P.V.C. waste outlet fittings.

Suspended P.V.C. waste pipes shall have continuous support throughout. The practice of using strapping only for the support of such pipework is prohibited.

P.V.C. factory moulded fittings only will be used.

P.V.C. pipework generally shall be installed strictly in accordance with the manufacturer's specifications, and particular attention will be paid to the provision of expansion joint fittings.

No gully trap shall receive more than four waste pipes.

WORKMANSHIP

All to be the best trade practice and conforming with the Plumbing and Drainlaying Regulations and the Local Authorities requirements. Conceal all pipes other than where connected to fittings; exposed plumbing shall be neat, securely strap all piping in position. Nothing in this specification is to be interpreted to mean anything forbidden by or of lower standard than the requirements of the regulations.

SHEET LEAD

To be the best new milled lead of minimum average weight 2.722 kg per .0929m² for sanitary purposes.

FLASHING OF FRAMES ETC.

To be .5mm gauge galvanised flat iron fitted in accordance with standard building practices. For all aluminium joinery, flashings to be matching aluminium bent as required. Head and sill flashings to be full length. Extend flashings at least 75mm up and along wall sheathing. Allow to supply and install all necessary .6mm gauge galvanised iron valley trays where applicable and as shown on the drawings. Refer to chimney flashing/pot belly flashing later in the specifications.

PIPES

"Qest-dux" Polybutylene

Hot and Cold supply to be Qest-dux Polybutylene piping of required diameters. Exposed pipes in W.C.'s to be chromed copper piping. All piping is to be set in straight runs with even gradients avoiding all places where airlocks are likely to occur.

PLUMBER CONTD.

Pipes "Qest-Dux" Polybutylene contd.

Easy bends are to be used. No jointing of this system is allowed under any portion of the concrete floor. Allow to use magic-seal jointing units as required. All water pipes are to be concealed where possible. All pipes at taps, valves and other water letting appliances are to be firmly secured by approved methods to prevent any movement of piping when such taps, valves and appliances are operating. Tap fittings to have wide wall flanges and no exposed threads to mar the appearances. The piping system is to be fully tested under pressure before any concrete is laid for the floors (where applicable for concrete floors).

Pipes - Copper

Hot and cold supply to be copper (seamless drawn not less than 19 gauge). Exposed pipes in W.C.'s to be chromed copper piping. All cold water supply to be in 12mm copper tubing. All piping is to be set out in straight runs of even gradients avoiding all places where airlocks are likely to occur. Easy bends are to be used, but not elbow fittings. All water pipes are to be concealed where possible. All pipes at taps, valves and other water letting appliances are to be firmly secured by approved methods to prevent any movement of piping when such taps, valves or appliances are operating. Tap fittings to have a wide wall flange and no exposed threads to mar the appearances. Cold and Hot water pipes shall be copper, brazed (fully tested before any concrete is poured).

GUTTERING

Fit to the eaves as shown and required 0.60mm galvanised quarter round spouting. Spouting is to be located on heavy gauged galvanised brackets at not more than 900mm c.c. securely fixed to the fascia and given proper falls to the outlets. Spouting is to have stop ends, mitres etc. as required. All joins and straight runs are to be made where possible where a spouting bracket occurs.

NOTE! All joints to be soldered.

DOWNPIPES

All downpipes shall be 65mm dia. .6mm g. galvanised plain metal round pipes in positions shown complete with angles and shoes where necessary. Swan neck under to the walls and posts and support clear of the same on purpose made stand off clips at no more than 1200mm centres.

VANITY

To be supplied by the joiner and installed by the builder. Plumber is to allow for all necessary fittings to complete connections and this includes taps, plug and waste, traps, etc.

PLUMBER CONTD.

W.C. HANDBASIN (Where applicable)

~~To be a selected Plix W.B.25 Perth recessed wall basin or a~~
Noel recessed standard model with mini-skirt handbasin in
a position where shown. Allow to make all necessary connections to
complete the same. Allow for taps, plug, waste, piping etc. to complete
the connection.

KITCHEN SINK

Plumber is to supply the waste, plug, trap, etc. as required along with the
taps to complete the connections for the coupling up of the sink unit.

TAPS

All taps shall be selected 1st quality chromed taps with tops marked HOT &
COLD as required.

KITCHEN FAUCET (Where applicable)

Allow for a selected sink faucet in the position where required.

SHOWER MIXER

Allow to fit into the shower box at the height required 1 Markham Supersafe
MKII shower mixing valve/Topliss Model TB7 shower mixing valve.
Allow to install all necessary pipework to complete connections up to a first
quality shower rose which is also to be supplied and fitted by the plumber.

BATH

A.H.I. Porcelain-on-Steel bath
Plix selected perspex bath
Noel selected perspex bath

Bath is to be fitted into a timber cradle as supplied by the builder.
Bath is to be complete with plug, chain, washer cap and liner, P-trap, etc.
as required.

WATER CLOSET /WATER CLOSETS (As required for each particular plan)

Allow to supply and install selected White/Coloured McSkimming (or similar)
Porcelain toilet pans to be fitted in positions where shown on the drawings.
Allow for White Dux Centreline Cistern and white Dux plastic seats with fly
proof covers. NOTE! Cisterns are to have an overflow fitted to discharge
outside the wall line.

Allow to supply all necessary connections to complete the installation of the
toilet/toilets.

PIPE LAGGING

The exhaust pipes to the underside of the roofing shall be lagged with felt,
tightly wrapped around the piping and secured. 900mm of the COLD water
feed pipe adjacent to the cylinder shall be lagged with felt, tightly wrapped
around the piping and secured.

PLUMBER CONTD.

LAUNDRY UNITS (Where applicable and supplied by the owners)

Allow to supply and install all necessary piping work to be concealed wherever possible to complete the connections for the Washing Machine and allow to supply a vent for the dryer to go through and discharge to the outside wall complete with grate as required.

LAUNDRY TUB

~~As supplied by the joiner and installed by the builder.~~
Allow to supply and install all necessary taps, plug, waste, trap, etc. so as to complete connections for the laundry tub.

DISHWASHER (Where applicable and supplied by the owners)

~~Allow to make all necessary connections and the supply of piping, wingbacks etc. to allow for the installation of the dishwasher in position shown.~~
Allow for wastes etc.

HOSE TAPS (2 of)

Allow to supply and install where directed 2/15mm brass hose taps as required. These are to discharge over gully traps wherever possible.

TRAPS

All traps where possible shall have unions on both ends and shall be installed in a manner allowing for complete removal. Sufficient cleaning plugs shall be provided.

HOT WATER CYLINDER

181 litre (40 gallons) domestic water heater OR
181 litre (40 gallons) domestic water heater with wetback connections

The hot water cylinder is to be installed in the cupboard where shown complete with sludge pipe, sludge cock, reducing valves, etc. as required to complete the connections. Allow to take the expansion pipe up through the roof line and allow to flash the same. From the cylinder allow to take branches as required to all fittings and appliances.

NOTE! Bath is to have a 20mm branch.

CHIMNEY/POT BELLY FLUE

~~The plumber is to allow to supply all necessary lead edged flashings to make the chimney/flue completely weatherproof at the roof line.~~

WATER CONNECTION See drainage plan.

Plumber is to allow to install and supply a 15mm P.V.C. supply line from the existing water supply connection to the residence.

PLUMBER CONTD.

WASTES

All wastes under concrete floor areas are to be copper tubing of the prescribed diameters. Joins are to be made watertight. Wastes are to be arranged in neat and inconspicuous manner as possible well secured in position prior to the pouring of any concrete.

For upper and timber floors wastes may be in P.V.C. piping of the prescribed diameters. All are to be jointed and completed in a workmanlike manner.

POT BELLY STOVE INSTALLATION (where applicable)

See back of specifications for installation details.

Plumber is to allow to install the selected heater along with all the other requirements for connecting the flue, wetback (where applicable) etc. so as to complete the work.

NOTE!

The builder or owner is responsible for the purchasing of the Pot Belly Heater on Site ready for the plumber to install.

The heater is to be installed in strict accordance with the manufacturer's written specifications.

~~SHOWER TRAY~~

~~Allow for 1 selected A.H.I. Porcelain on steel Shower Tray to the size as shown on the drawings.~~

~~1 selected Plix Perspex shower tray to the size as shown on the drawings~~

~~1 selected stainless steel shower tray to the size as shown on the drawings~~

~~The Shower trays are to have upstand of the minimum of 75mm and allow to install the shower tray on special purpose-made Polystyrene or softboard bases. Allow to supply waste, traps etc. as required to complete connections.~~

WATER STORAGE TANK (This applies to only where a Pot Belly with wetback connections occur)

~~Plumber is to allow to supply and install 1 136 litres minimum "Nura" or similar polythene water supply tank along with 20mm internal dia. outlet, backnut, polythene washers, aluminium backing plate, ballcock, lid, overflow tray, etc. as required to complete the connections. The builder shall be responsible for all timber work necessary, for the seating of the water supply tank.~~

DRAINAGE

The Sub-Contractor shall pay attention to that section of the General Conditions dealing with relations with other trades.

All drainage work, including stormwater drainage, shall be carried out by a Registered Drainlayer strictly in accordance with the Drainage and Plumbing Regulations 1978 and the Local Authority Drainage and Plumbing Specifications.

The Building Contractor will be held to be solely responsible for any cost involved in the relaying or alteration of a drainage system, or any other works necessary if, by reason of building being commenced without prior liaison with the drainage contractor, the foundations of the building are of insufficient height to enable the drainage contractor to install an effective drainage system.

No drainage work, including stormwater drainage, shall be carried out by an unlicensed person, except work carried out by a trainee drainlayer whilst under supervision of a registered drainlayer.

Except in a case of emergency, to safeguard health or property, no drainage work shall commence until a permit has been issued.

Tradesmen authorised to carry out drainage work will, prior to commencing work, ensure that plans and specifications are available at the working site and that they are fully conversant with all the details of the work concerned.

SOIL DRAINAGE

Shall be laid in approved 100mm pipes (sewer grade P.V.C.)

Shall be firmly bedded throughout the entire length of the drain, to half the depth of the barrel of the pipe, in 152mm of pea metal.

The gradient of soil drains shall not be less than 0.30 metre in 18.0 metre (1 in 60)

Shall without exception, to provide ease of access for cleaning and to eliminate haphazard future digging, have dry inspection chambers constructed over inspection eyes in such position as to provide cleaning access to all lengths of the soil drain.

Dry inspection chambers shall be constructed with a solid concrete base around the drainpipe, on soil that has been thoroughly compacted to prevent subsidence. The chamber shall be of such dimensions as will permit easy access to the drain inspection eye for removal and replastering, and easy insertion of drain rods. The chamber shall be covered with a durable lid set at finished ground level.

Gully traps shall be set firmly in concrete and the surrounds to same shall be raised at least 76mm above finished ground level. Any extension of a gully trap shall be as short as possible, shall be in 100mm pipe and shall not be more than 0.60 metres above the water seal of the trap.

DRAINAGE CONTD.

STORMWATER

Drainlayer to allow for 100mm dia. P.V.C. land drain to discharge into one of the following:

- Street Channel
- ~~Roadside stream~~
- ~~Approved soak-pit~~

as shown on the drainage plan of the drawings. Allow for all connections required.

DRAIN TESTING

As far as possible at least 24 hours notice shall be given to the Inspector of requirement to test a drain.

Drains notified for test shall be completely ready for such test when the Inspector arrives on the Site, being prepared as follows:

a) Soil Drains (100mm)

- (i) Complete drainage system, including the gully traps set in concrete, installation of dry inspection chambers and reinforcement where applicable, shall be finished and the drain plugged and filled with water. Additional water shall be available for topping up as necessary.
- (ii) Drains under test shall be filled with water to the top of the lowest gully trap of the drainage system.
- (iii) In the case of drainage connecting to the sewer systems, the actual sewer connection shall be left exposed for inspection.

JOINTING W.C.

The joint between the water closet and the soil pipe is to be made with bitumen or other approved mastic.

MORTAR & CONCRETE

Water, cement, sand and gravel shall be of the same grades and qualities as those specified in "Concrete Work" hereof, except that the sand is passed through a 12mm mesh. All mortar is to be composed of one part of fresh cement and two parts of sand, but 10% of the cement may be replaced by lime to allow for easy working.

GUARANTEE

Irrespective of any guarantee period in respect of drainage work carried out, the tradesmen shall be held responsible for rectifying faulty workmanship or work not in compliance with either the drainage and plumbing regulation 1978 or the local authority plumbing requirements and further shall be responsible for costs involving and rectify such faulty workmanship or any damage to property arising therefrom.

ELECTRICAL WORK

The Sub-Contractor shall pay attention to that section of the General Conditions dealing with relations with other trades.

Allowance shall be made for the connecting up to the supply mains at the point customarily allowed for in the district.

The installation shall comply with the requirements of the Electrical Wiring Regulations 1976 and amendments thereto.

All cutting, drilling and fitting necessary for the electrical installation is to be included in this work but no work of other trades shall be cut into so that it may cause damage or injury to structural or finished work.

All work is to be left protected from weather in an approved manner and against all possible injury during the progress of the work.

All exposed screw heads and fittings are to be of a finish and pattern to match their surroundings. All switches - flush type and other fittings shall be of first quality standard placed as directed.

Any special light fittings fixed by special arrangement.

One complete set of approved wattage lamps shall be provided to all lighting points. Power points are to be 10 amp with switches. Allow to supply and install the following where directed:

- 8 Ceiling Lights
- 3 Wall bracket lights (with separate switches)
- 9 Single Power points (with switches)
- Double Power Points (with switches)
- 1 Colour T.V. Aerial Connections
- Shaving Plug
- 2-way switches

ELECTRIC RANGE *By Owner*

~~Allow a P.C. Sum of \$..... for the supply of a selected electric stove as selected by the owners. Allow for installation of same. The installation costs to be extra over and above the P.C. Sum.~~

PANEL HEATERS

~~Allow to supply and installpanel heaters in the following areas~~

NIGHT STOR HEATER

~~Allow a P.C. Sum of \$..... for the supply and installation of a selected "Night-stor" heater with a capacity for that particular area for which it is to be used.~~

ELECTRICAL WORK CONTD.

SWITCHBOARD

Is to be neatly boxed in with door front as required by the electrical supply authority and to be placed between studs where directed by the Power Authority.

EARTHING OF NEUTRAL

Switchboard is to be bonded to the water system.

HOT WATER CYLINDER

Allow for the supply of a 2 kW element and thermostat for the Hot Water cylinder. This is to be supplied and installed by the electrician.

~~RANGEHOOD~~

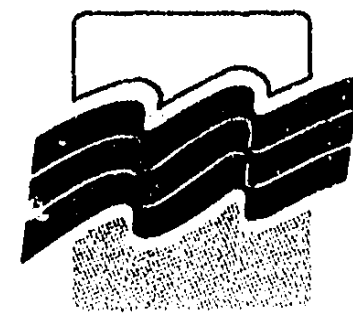
~~XPELAIR~~

~~DOOR CHIMES~~

~~ELECTRIC LOCK~~

HASTINGS DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT



Section 33. Building Act 1991

(Attach all relevant documents in duplicate)

APPLICATION NUMBER: 95/1181

694/30
Plan

PART A : GENERAL

(Complete Part A in all cases)

1. OWNER

2. CONTACT (If not owner)

Name: <u>MRS P. RENDLE</u> Postal Address: <u>30 TOOP STREET</u> <u>HAELOCK NORTH,</u> Phone Number: Fax Number:	Contact Name: <u>D. CHOTE</u> Postal Address: <u>PAPALLEL BLOCKS</u> <u>OMAHU ROAD - HASTINGS.</u> Phone Number: <u>8789874</u> Fax Number:
--	---

3. PROJECT LOCATION

Address: 30 TOOP STREET - HAELOCK NORTH.

4. LEGAL DESCRIPTION

Valuation Number: <u>10480/3827</u>	OFFICE USE ONLY Property ID: <u>724922</u>	
Lot(s) (Section) <u>A Lot 11</u> 11	DP:/S (Clock) <u>17954</u>	Lot Area:(s) <u>929.</u> square metres hectares

5. PROJECT

5.1 New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Relocation <input type="checkbox"/> Demolition <input type="checkbox"/>	5.2 Interded Life: Indefinite, but not less than 50 yrs <input checked="" type="checkbox"/> OR Specified as <input type="checkbox"/> yrs	5.3 Description of Work: <u>NEW GARAGE</u> 5.4 Intended Use(s) (in detail): 5.5 Estimated Value: \$ <u>8000-00</u> (GST INCL)
--	---	---

- Application for building consent only, in accordance with Project Information Memorandum No.
- Application for Building Consent and Project Information Memorandum.

Signed by or for and on behalf of the owner:

Signature:

Name: D. CHOTE Date 16-8-95
 (PLEASE PRINT)

OFFICE USE ONLY

DEPOSIT FEE PAID \$ 100.

/ /

PART D

Complete as far as possible in all cases

(Give names, addresses, telephone numbers. Give relevant registration numbers if known).

11.

DESIGNER(S)

Name: D. CHOTE
 Address: 514 Parallel Blocks, OMAHU RD - HASTINGS
 Phone Number: 8789874 Fax Number:

BUILDER

Name: PARALLEL BLOCKS
 Address: 514 OMAHU RD - HASTINGS
 Phone Number: 8789874 Fax Number:

DRAINLAYER

Name: Reg. No.
 Address:
 Phone Number: Fax Number:

PLUMBER

Name: Reg. No.
 Address:
 Phone Number: Fax Number:

CERTIFIERS

Name: Reg. No.
 Address:
 Phone Number: Fax Number:

Certifying

Name: Reg. No.
 Address:
 Phone Number: Fax Number:

Certifying

Floor Area of Proposed Work	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq. m <u>20</u>
Floor	sq. m
Basement	sq. m
Ground Floor	sq. m
First Floor	sq. m
Second Floor	sq. m
Additional Floors (Total)	sq. m
Mezzanine	sq. m
Decks	sq. m
Total	sq. m
Detached Accessory Building	Area square metres
Garage	sq. m
Carport	sq. m
Other Buildings	sq. m
Total	sq. m

PROJECT INFORMATION MEMORANDUM ~~95-1181~~

OWNER: MRS. P RENDLE

Application No: 95-1181

PROJECT ADDRESS: 30 TOOP ST.

WORK: NEW GARAGE

Please advise of any requirement which applicant should be aware of.

COMMENTS:

PLANNING:

It is the development meet all district plan requirements.

WORKS ENGINEERING (LAND FEATURES)

ROADING ENGINEERING (VEHICLE ACCESS)

PLUMBING AND DRAINAGE



BUILDING

ENVIRONMENTAL HEALTH

PROCESSING SHEET

FILE NO: 95 - 1181

OWNER MRS. P RENDLE
ADDRESS 30 TOCP

WORK:
NEW GARAGE

RECEIVED 17/8/95
DUE OUT 31/8/95

PLANNING

DATE	OFFICER	TIME	RATE	COST
18/8/95	GLP	20 mins	\$5/hr	18.30

COMMENTS:

complies

OK
\$18.30

PLUMBING & DRAINAGE

DATE	OFFICER	TIME	RATE	COST
22.8.95	GL.	15 10		8.40

COMMENTS:

9/6 no final Req

OK
\$12.5
~~8.40~~

ROADING ENGINEERS

DATE	OFFICER	TIME	RATE	COST

COMMENTS:

OK

S

ENVIRONMENTAL HEALTH

DATE	OFFICER	TIME	RATE	COST

COMMENTS:

OK

S

ENVIRONMENTAL ENGINEERS

DATE	OFFICER	TIME	RATE	COST

COMMENTS:

OK

S

STRUCTURAL ENGINEERS

DATE	OFFICER	TIME	RATE	COST

COMMENTS:

OK

S

BUILDING

DATE	OFFICER	TIME	RATE	COST
30/8	GL	15	5.0	

COMMENTS:

OK

\$12.5

TOTAL COST \$
(EXCLUDING ENGINEERING)

CONSENT MAY BE ISSUED _____ DATE

NOTIFIED BY PHONE, FAX, MAIL 30/8 DATE

BUILDING CONSENT
ISSUE

CODE COMPLIANCE
CERTIFICATE ISSUE

Tick Inspections Required

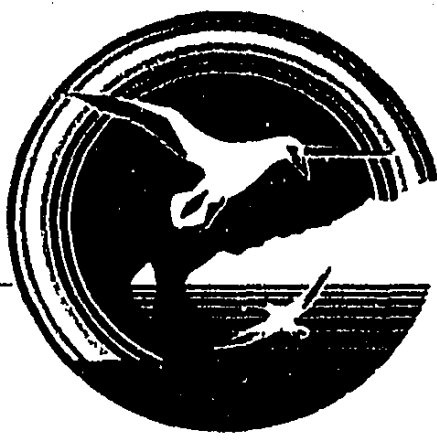
ESTIMATE					ACTUAL				
Time	Rate	Cost	Km	Cost	Time	Rate	Cost	Km	Cost
30		25	12	6.6					

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Siting & Foundation
 Blockwork
 Floor
 Underfloor Pipe-out
 Framing Preline
 Pipe Preline
 Stormwater/Sewer
 Septic Tank
 Final Building
 Final Plumbing
 Environmental Health
 Extra Inspections

TOTALS

Mileage Total	13.20
Inspection Total	5.0
Processing Total (from front)	43.30
SUB TOTAL	106.50
Engineering Total (from front)	
B.I.A. Levy	
Branz Levy	
Vehicle Crossing: Res/Heavy Duty	
Water Connection	
Sewer Connection	
Stormwater Connection	
Reserves Contribution	
Microfilming	5
RAPID Numbering	
TOTAL COSTS	111.50
Less Application Fee & Credits	100
To Pay/Refund	\$11.50



Hastings District Council

CODE COMPLIANCE CERTIFICATE NO: ABA 951181

Section 43(3), Building Act

ISSUED BY: HASTINGS DISTRICT COUNCIL

RENDLE, PATRICIA MARY
30 TOOP STREET
HAVELOCK NORTH

(Insert a cross in each applicable box. Attach relevant documents).

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/> Stage No .....of an intended .....stages	Name: RENDLE, PATRICIA MARY Street Address: 30 TOOP STREET, HAVELOCK NORTH Mailing Address: 30 TOOP STREET, HAVELOCK NORTH
New Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/>	LEGAL DESCRIPTION
Intended Use(s) in detail: ERECT GARAGE RENDLE P Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>	

This is:

- A final code compliance issued in respect of all of the building work under the above building consent.
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

Signed for and on behalf of the Council:

Name: 
Position: Consents Officer

Date: 30 Oct 1997

PARALLEL BLOCKS
OMAHU RD
HASTINGS

31/08/95

95/1181

RENDLE P

30 TOOP ST

CONSENT DEPOSIT	CD	-100.00	Nil	-100.00
BUILDING	BP	94.67	11.83	106.50
MICROFILMING	MF	4.44	0.56	5.00

-0.89 12.39 11.50

11.50

10 457

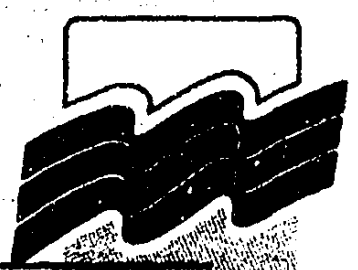
124889 05Sep95 11:47 CHEB
95/1181

\$11.50
\$11.50

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694/30 1 plan

HASTINGS DISTRICT COUNCIL APPLICATION FOR A BUILDING CONSENT



Section 33, Building Act 1991
(Attach all relevant documents in duplicate)

APPLICATION NUMBER: 93/291

PLANNING & REGULATION
1 2 MAR 1993
RECEIVED

PART A : GENERAL (Complete Part A in all cases)

1. OWNER Ken Bateman 2. CONTACT (If not owner)

Name: <u>Ken Bruce Bateman</u>	Contact Name:
Postal Address: <u>Wharenui St 30 Toop St Havelock North</u>	Postal Address:
Phone Number: <u>8778272 hnm</u>	Phone Number:
Fax Number: <u>8786109 WK</u>	Fax Number:

3. PROJECT LOCATION

Address: 30 Toop St Havelock North

4. LEGAL DESCRIPTION

Valuation Number: <u>10480/138/27</u>		OFFICE USE ONLY Property ID: <u>724922</u>	
Lot(s) (Section): <u>2-11</u>	DP/S (Block): <u>17954</u>	Lot Area(s)	square metres hectares

5. PROJECT

5.1 New Building	<input type="checkbox"/>	5.2 Intended Life: Indefinite, but not less than	5.3 Description of Work: <u>Addition to</u>
Alteration	<input checked="" type="checkbox"/>	50 yrs <input type="checkbox"/> OR	5.4 Intended Use(s) (in detail): <u>Dwelling Room</u>
Relocation	<input type="checkbox"/>	Specified as <input type="checkbox"/> yrs	5.5 Estimated Value: <u>\$10,500</u> (GST INCL)
Demolition	<input type="checkbox"/>		

- Application for building consent only, in accordance with Project Information Memorandum No.
- Application for Building Consent and Project Information Memorandum.

Signed by or for and on behalf of the owner:

Signature: [Signature]

Name: Ken Bateman Date: 12/3/93
(PLEASE PRINT)

OFFICE USE ONLY
TARGET DATE
26 1 3 193

PART B : PROJECT DETAILS

6. (Complete Part B only if you have NOT applied separately for a project information memorandum).

The project involves the following matters, tick each applicable box, if any, and attach relevant information in duplicate.

- (a) Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings. (Site Plan with elevations, Topography, drawn to scale.)
- (b) Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site.
- (c) Provisions to be made for vehicular access, including parking.
(To be shown on site plan.)
- (d) Provisions to be made in building over or adjacent to any road or public place.
- (e) Provisions to be made for disposing of stormwater and wastewater.
(To be shown on site plan.)
- (f) Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.
- (g) New connections to public utilities i.e. water supply, stormwater system, wastewater system.
- (h) Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) Details of any cultural or heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.
- (j) Copy or reference to, of any resource consent or planning approval for this project.
- (k) Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement, and Driveway.

PART C : BUILDING DETAILS

Complete Part C in all cases

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate).

- 7. The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including:
 - 8. Building certificates
 - 9. Producer statements
 - 10. References to accreditation certificates issued by the Building Industry Authority
 - 11. References to determinations issued by the Building Industry Authority
- 12. Proposed procedures, if any, for inspection during construction.

GENERAL INFORMATION

FOR OFFICE USE ONLY

CONSENT NO: 93/291

FEES

FEES PAID ON APPLICATION

	\$	¢
Application Fee	_____	_____
Project Information Mem.	_____	_____
Microfilming	_____	_____
.....	_____	_____
TOTAL FEE GST Incl.	=====	=====

FEES PAYABLE ON APPROVAL

	\$	¢
Building Consent	_____	_____
Street Crossing	_____	_____
BRANZ Levy	_____	_____
Reserves Contribution	_____	_____
Footpath Deposit	_____	_____
Photocopying	_____	_____
Microfilming	_____	_____
Water Connection	_____	_____
Structural Check	_____	_____
.....	_____	_____
Approval Total	=====	=====

\$90 DEP PAID.

CONSENT ISSUE AUTHORITY

Receipt No. 934550-552
 Date of Issue 22.3.93
 Authorised By: Wang
 Date Authorised: 22-3-93

REFERRALS

	SENT	RETURNED
Structural	_____	_____
Fire Service	_____	_____
_____	_____	_____
_____	_____	_____

AMENDED DETAILS RECEIVED

	TO	FROM
Planning	_____	_____
Health	_____	_____
Streets	_____	_____
Traffic	_____	_____
Water	_____	_____
Drainage	_____	_____
P & D	_____	_____
Building	_____	_____
Structural	_____	_____
_____	_____	_____

PART D

Complete as far as possible in all cases

(Give names, addresses, telephone numbers. Give relevant registration numbers if known).

11.	DESIGNER(S)	Name: <u>Clouston Linwood & Co</u>	Reg. No.
		Address: <u>Queen St Hastings</u>	.....
		Phone Number: Fax Number: .....	.....
	BUILDER	Name: <u>SELF</u>	Reg. No.
		Address: .....	.....
		Phone Number: Fax Number: .....	.....
	DRAINLAYER	Name:	Reg. No.
		Address: .....	.....
		Phone Number: Fax Number: .....	.....
	PLUMBER	Name:	Reg. No.
		Address: .....	.....
		Phone Number: Fax Number: .....	.....
	GASFITTER	Name:	Reg. No.
		Address: .....	.....
		Phone Number: Fax Number: .....	.....
	ELECTRICIAN	Name:	Reg. No.
		Address: .....	.....
		Phone Number: Fax Number: .....	.....
	CERTIFIERS	Name:	Reg. No.
		Address: .....	.....
		Phone Number: Fax Number: .....	.....
		Certifying .....	.....
		Name:	Reg. No.
		Address: .....	.....
		Phone Number: Fax Number: .....	.....
		Certifying .....	.....

If more than number allowed for please provide details on a separate sheet.

13. Please answer the following questions if they apply.

What materials will be used for the: (tick boxes) and which form of energy is being installed OR is already installed?

Floor

1 Timber

2 Concrete

3 Wood products

4 Other

Roof

1 Steel

2 Concrete tiles

3 Steel tiles

4 Shingles

5 Aluminium

6 Other

Outer Walls

1 Brick

2 Concrete

3 Concrete block

4 Cement board

5 Plaster

6 Timber

7 Steel

8 Aluminium

9 Other

Energy

1 Electric

2 Gas

3 Solid Fuel

4 Floor electrical

5 Ceiling electrical

6 Storage electrical

Cooking

7 Electric

8 Gas

9 Solid fuel

Framing

1 Timber

2 Concrete

3 Steel

4 Aluminium

5 Other

Internal Linings

1 Plaster board

2 Fibrous plaster

3 Wood products

4 Other

Insulation

1 Fibreglass

2 Paper

3 Wool

4 Foil

5 Other

14.

Floor Area of Proposed Work	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq. m
Floor 	sq. m 16.5
Basement	sq. m
Ground Floor	sq. m
First Floor	sq. m
Second Floor	sq. m
Additional Floors (Total)	sq. m
Mezzanine	sq. m
Decks	sq. m
Total	sq. m
Detached Accessory Buildings:	Area square metres
Garage	sq. m
Carport	sq. m
Other Buildings	sq. m
Total	sq. m

PROJECT INFORMATION MEMORANDUM

OWNER: *K. BATEMIAN*

Application No: *93 1 291*

PROJECT ADDRESS: *30 Teer St.*

WORK: *ADD TO DWG.*

Please advise of any requirement which applicant should be aware of.

COMMENTS:

PLANNING:

To meet District Plan Requirements

OK

WORKS ENGINEERING (LAND FEATURES)

ROADING ENGINEERING (VEHICLE ACCESS)

PLUMBING AND DRAINAGE

BUILDING

ENVIRONMENTAL HEALTH

DUE OUT DATE / /

PROJINFO

MR. K. BATEMAN
30 TOOP STREET
HAVELOCK NORTH

19/03/93

93/0291

BATEMAN, K, MR

30 TOOP ST

CONSENT DEPOSIT	99968191	-90.00	Nil	-90.00
BUILDING	115230900	110.67	13.83	124.50
MICROFILMING	165230932	4.44	0.56	5.00

25.11

14.39

39.50

39.50

T#008 TRAN. #066347 19/03/93
RECEIPTS 934550 TO 934552 C#2
TOTAL AMOUNT:

\$39.50

T#008 TRAN. #066347 19/03/93
RECEIPTS 934550 TO 934552 C#2
TOTAL AMOUNT:

\$39.50

PROCESSING SHEET

DATE: 12/3/93.

OWNER *K. BATEMAN*
 ADDRESS *30 Teop St*

WORK:
Add to Dwg

FILE: *931291*

PLANNING				
DATE	OFFICER	TIME	RATE	COST
<i>9/3</i>	<i>CaRn</i>	<i>15 mins</i>	<i>\$48/h</i>	<i>\$12</i>
COMMENTS:				<i>(OK)</i>
<i>LM</i>				<i>\$12</i>

ENVIRONMENTAL HEALTH				
DATE	OFFICER	TIME	RATE	COST
COMMENTS:				OK
				\$

PLUMBING & DRAINAGE				
DATE	OFFICER	TIME	RATE	COST
<i>10-3</i>	<i>GB</i>	<i>15</i>	<i>48</i>	<i>12</i>
COMMENTS:				OK <input checked="" type="checkbox"/>
<i>GB</i>				<i>\$12</i>

OTHERS				
DATE	OFFICER	TIME	RATE	COST
COMMENTS:				OK
				\$

ENGINEERING (STRUCTURAL)				
DATE	OFFICER	TIME	RATE	COST
COMMENTS:				OK
				\$

BUILDING				
DATE	OFFICER	TIME	RATE	COST
<i>10/3</i>	<i>GB</i>	<i>15</i>	<i>48</i>	<i>12</i>
COMMENTS:				OK <input checked="" type="checkbox"/>
				<i>\$12</i>

ROADING ENGINEER				
DATE	OFFICER	TIME	RATE	COST
<i>12/3/93</i>	<i>MJC</i>	<i>NA</i>		
COMMENTS:				OK
<i>No requirements</i>				\$

	TOTAL COST	\$	
	LESS DEPOSIT	\$	
	CONSENT CHARGE	\$	
CONSENT MAY BE ISSUED _____ DATE _____ NOTIFIED BY PHONE, FAX, MAIL _____ DATE _____			

BUILDING CONSENT
ISSUE

CODE COMPLIANCE
CERTIFICATE ISSUE

Tick Inspections Required

<input checked="" type="checkbox"/>	Siting & Foundation
<input type="checkbox"/>	Blockwork
<input type="checkbox"/>	Floor
<input type="checkbox"/>	Underfloor Pipe-out
<input checked="" type="checkbox"/>	Framing Preline
<input type="checkbox"/>	Pipe Preline
<input type="checkbox"/>	Stormwater/Sewer
<input type="checkbox"/>	Septic Tank
<input checked="" type="checkbox"/>	Final Building
<input type="checkbox"/>	Final Plumbing
<input type="checkbox"/>	Environmental Health
<input type="checkbox"/>	Extra Inspections
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ESTIMATE					ACTUAL				
Time	Rate	Cost	Km	Cost	Time	Rate	Cost	Km	Cost
30	48	24	10	5.5					
30	48	24	10	5.5					
30	48	24	10	5.5					
		72		16.5					

TOTALS

INSPECTIONS	88.50		
Processing (from front)	36		
Branz Levy			
Vehicle Crossing			
Water Connection			
Sewer Connection			
Stormwater Connection			
Reserves Contribution			
Microfilming	5		
TOTAL COSTS	129.50		
Less Application Fee & Credits	90		
to Pay/Refund	39.50		
	\$39.50		

FIELD INSPECTION REPORT

File No. 93/291 Request Date / / Time
Owner: Bateman Insp. Date 2/4/ Time
Site Address: 68 Toop St. Locality
Site Directions

INSPECTION: - Foundations, Block, Floor, Framing, Completion, Underfloor Pipe-out, Pipe-out, Sewer, Stormwater, Plumbing & Drainage Completion.

REPORT:



Milage.....
Time (mins.).....
Charged.....
Date.....

INSPECTING OFFICER: _____

DATE: _____

FIELD INSPECTION REPORT

File No. 93/291 Request Date / / Time
Owner: BATEMAN Insp. Date 27/4/ Time
Site Address: TOOP ST Locality
Site Directions IN CLYDEBANK

INSPECTION: - Foundations, Block, Floor, ^{AD.} Framing, Completion, Underfloor Pipe-out, Pipe-out, Sewer, Stormwater, Plumbing & Drainage Completion.

REPORT:

AD

Milage.....
Time (mins.).....
Charged
Date.....

INSPECTING OFFICER:  DATE:

Section 43(3), Building Act 1991

ISSUED BY HASTINGS DISTRICT COUNCIL

BUILDING CONSENT NO: 93/0291

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/>	Street Number: BATEMAN K MR 30 TOOP ST HAVELOCK NORTH
Stage No 1 of an intended 1 stages of:	
New or relocated building <input type="checkbox"/>	
Alteration <input checked="" type="checkbox"/>	
Intended use(s) (in detail): ADD TO DWELLING	LEGAL DESCRIPTION Property Number: 724922
Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/>	Valuation Roll Number: 10480-138-27 Lot: 2-11 DP: 17954
Specified as 50 years <input type="checkbox"/>	Section: Block:
Demolition <input type="checkbox"/>	Survey District:

This is:

- A final code compliance certificate issued in respect of all of the building work under the above building consent
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ 0.00

Receipt No:

Signed for and on behalf of the Council:

Name: *[Signature]*

Position: *[Signature]*

Date: 19 / 10 / 95

B. H. WILLIAMS CONSULTING ENGINEERS LTD.

CONSULTING CIVIL, STRUCTURAL AND TRANSPORT ENGINEERS

125 QUEEN ST. E.
P.O. BOX 1206, HASTINGS
PHONE/FAX (06) 876-5533

DIRECTOR
B. H. WILLIAMS MIPENZ
B. E. (Civil) Reg. Eng.

Hastings 9 March 1993

The Chief Building Inspector
Hastings District Council
Private Bag
HASTINGS.

Dear Sir,

30 TOOP STREET - PROPOSED ADDITION TO DWELLING:

This is to confirm that I have investigated the foundation conditions at the above site.

The area occupied by the proposed addition is naturally sloping hillside built up by materials excavated from the main house site.

The natural materials below the fill and the original topsoil have safe bearing values determined by Scala Penetrometer tests as being greater than 100 kPa. Standard foundation details to N.Z.S. 3604 will therefore be suitable.

Foundation materials and depths of fill will vary over the site and should be confirmed as suitable when pile holes have been excavated.

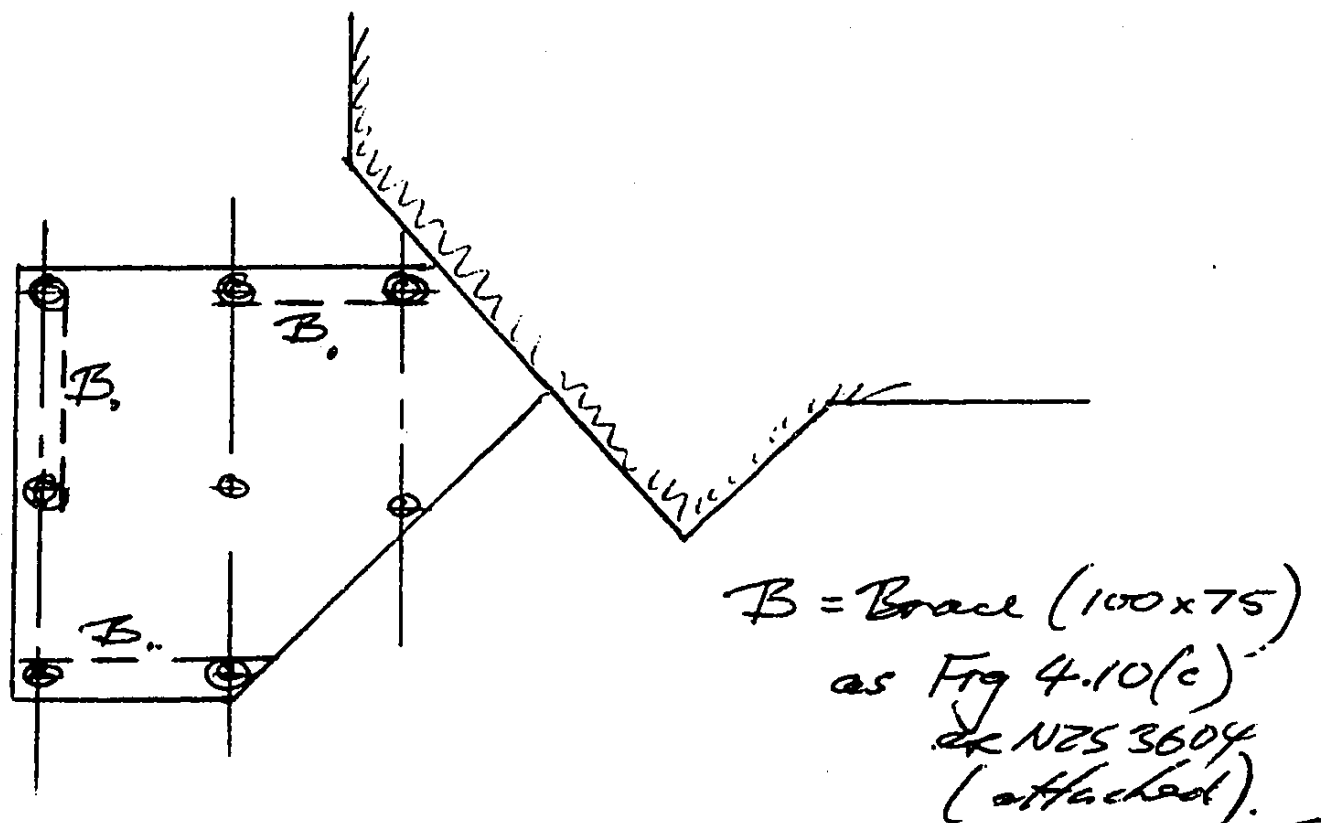
Sub-floor braces should be 3 diagonal braces to N.Z.S. 3604 as attached details.

Yours faithfully,

B.H. WILLIAMS CONSULTING ENGINEERS LTD.



B.H. WILLIAMS.



30 Toop St - Sub-Floor Bracing

Building Area = $4.2 \times 5.0 = \frac{3.0^2}{2}$
 = 16.5 m²

∴ Seismic Requirement = 6.5 br/m²

∴ $6.5 \times 16.5 = 107$ br

both ways
(54/each)

Wind: Outer zone / Moderate ⇒ T3. (Max)

T3 / R1 / Urban (alt) ⇒ Mod.

∴ Required = 61 br/m² max.
 (Supplement)

(4 to top / 1 m above zone)

⇒ 61 x 5.0 = 305 br

Total

= 152 each side

