

12 June 2005



30 Laings Road  
Private Bag 31912  
Lower Hutt  
New Zealand  
Phone 570-6666  
<http://www.huttcity.info>

**ROCKGAS LTD  
PO BOX 38721  
PETONE**

**BUILDING CONSENT NUMBER: ABA 250976**

This **Building Consent** is to be kept on site and available to the Building Inspection Staff, on request.

Work must not proceed past any of the inspection steps that are ticked on the attached Inspection Schedule, until the Building Inspection Staff have inspected that step.

Please make an appointment at least **24 hours in advance** when requesting the next required inspection. Please quote the Building Consent Number.

Yours faithfully

**SANJAY DUTT  
HUTT CITY APPROVALS**

Handling Officer

## BUILDING CONSENT

Environmental Policy & Approvals Division  
Customer Services Group

In Accordance with Section 51 of the Building Act 2004



30 Laings Road  
Private Bag 31912  
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New Zealand  
Phone 570-6666  
<http://www.huttcity.info>

Building Consent Number: **ABA 250976**

### THE APPLICANT

Name: **ROCKGAS LTD**  
Postal Address: **PO BOX 38721**  
**PETONE**

### THE OWNER

Owner.: **UNITEDNETWORKS LIMITED**  
Mailing Address : **P O BOX 99-882**  
**NEW MARKET**  
**AUCKLAND 1031**

### THE BUILDING

Building name :  
Street Address: **38 BOUVERIE STREET, PETONE 6008**  
Property No.: **9002141**  
Valuation No.: **16590 12500**  
Legal Description: **LOT 1 DP 87775**

### THE BUILDING WORK

The following building work is authorised by this Building Consent.

Project Type: **Alteration, Repair**  
Intended Uses: **House, Dwelling**  
Intended Life: **Indefinite, but not less than 50 years**  
Estimated Value: **6000**

If the "Intended Life" specified above is for any period other than "Indefinite", then the building must be altered, removed, or demolished on or before expiry of the defined intended life, timed from the date of issue of this consent.

### COUNCIL CHARGES

The Council's charges in respect of this consent are shown on the attached invoice and are payable prior to uplifting of this consent.

1 ) BUILDING CONSENT

2 ) BUILDING COMMENTS AND CONDITIONS

- 3 ) Electricity and gas permits shall be obtained when required for this project, and copies should be attached to 'Advice of Completion' form when this is returned on completion of work.
- 4 ) Plans stamped and approved by Council must be on site at all times, for reference by Building, Plumbing, and Drainage Inspectors.
- 5 ) Fixings of exterior claddings, brackets, fixings, and flashing, that can be affected by corrosion, shall comply with their manufacturer's specifications and recommendations, particularly in the corrosive zone within 500m of the sea. Refer Section 4, NZS 3604 1999 Timber Framed Buildings.
- 6 ) Provide adequate steel strap ties on bracing panels, as specified by the product manufacturer for sheet bracing, to achieve the bracing units required, as shown on the bracing plan and schedule.
- 7 ) Buildings shall be constructed to provide adequate resistance to penetration by, and the accumulation of, moisture from the outside. All buildings must meet the requirements of the current Section E2 NZ Building Code.
- 8 ) Building inspection audits - notification of inspection audits. Refer to enclosed inspection sheet for all required inspection audits by Council Officers.
- 9 ) Refer to Application for Code Compliance Certificate form which must be filled out and returned to Inspections and Enforcements when work is completed.  
A Code of Compliance cannot be issued until this form has been filled out with appropriate certificates and documents attached.
- 10 ) The developer will be held responsible for any damage to the kerb, footpath or berm during the building work. All damaged areas to be repaired or replaced to the satisfaction of Hutt City Council's Utility Services.
- 11 ) This consent is issued based on understanding that this is not a habitable space and even moisture is trapped inside, the ventilation provided for gas filling will minimise the moisture accumulation.
- 12 ) ENVIRONMENTAL HEALTH COMMENTS AND CONDITIONS
- 13 ) APPROVED: Based on letter of confirmation of compliance with Hazardous Substances (Classes 1-5) Regulations from Test Certifier.
- 14 ) Building Inspector to ensure gaps of 50mm + at top and bottom of Zincalume sheets.

Hutt City Council - LIVE  
Conditions in respect of the Building Act 1991  
Section 34(4), Building Act 1991  
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Conditions of Building ConsentNo: ABA 250976

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Date: 12/ 6/05

Signed:

Hutt City Council - LIVE

### Inspections Required for ABA ABA 250976



Inspections must be carried out prior to commencement of work, concrete being poured, work being covered or closed in, and as detailed below.

2. All work is to comply with the requirements of the Building Act 2004.
3. The official stamped copy of the plans and specifications, as approved for consent purposes, are to be held on site at all times during the period of the work.
4. Please note that if required inspections are not undertaken, you may experience difficulty in obtaining a Code Compliance Certificate for the project.  
It is suggested that at the time of the first inspection, you discuss the inspection requirements with the Building Officer.
5. This Building Consent does not give, or imply, any rights to transgress beyond your legal boundaries. Any work that is required beyond your legal boundaries can only be undertaken with the permission of the affected owner/s.

Please phone 570 6666 to book a Building Officer. The inspections which are ticked **are required audits** under this consent.

**AT LEAST 24 HOURS NOTICE IS REQUIRED FOR AN AUDIT.**

## Inspections Required for ABA

- ☐ **Site:**  
A surveyor's report, or visible boundary markers provided, so that the set out of the project can be clearly identified.
- ☐ **Engineer Civil/Structural/Fire/Geotechnical required:**  
An appropriate engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A construction statement (PS4) is required to be supplied to Council for a Code Compliance Certificate. Failing to do so will make it difficult to obtain a Code Compliance Certificate.
- ☐ **Foundation:**  
When all formwork has been completed, footings have been excavated and reinforcement is in place.
- ☐ **Sub-floor (timber suspended floor):**  
When all sub-floor connections, joists and required blocking, and any suspended plumbing pipe work have been completed, but before any flooring or base boards have been fitted. Relocated dwellings require a sub-floor inspection prior to the base boards being fitted.
- ☐ **Pre-slab plumbing (concrete slab):**  
When all plumbing and drainage pipes have been installed, prior to backfilling.
- ☐ **Pre-slab building (concrete slab):**  
When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.
- ☐ **Pre-block-fill:**  
When all masonry block work including block foundations for slab floors, is completed, reinforcing in place and washout openings in place.
- ☐ **Block Retaining Wall waterproof membrane:**  
Pre application of waterproof membrane system.  
Post application of waterproof membrane system.  
Protection installed for membrane system and installation of perforated drainage system before back filling.
- ☐ **Wet area membranes, decks, roofs and shower areas:**  
Pre application of wet area membrane, when all outlets and flashings have been installed, ready for membrane installation.  
Post application of wet area membrane.
- ☐ **Pre-clad:**  
When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
- ☐ **Post-wrap:**  
When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity system), cavity closers and all flashing systems are in place, but before joinery has been installed.

- ☐ **Post-clad:**  
When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
- ☐ **Pre-stucco:**  
After the post-wrap inspection and when all the reinforcing and flashings are in place.
- ☐ **Brick veneer:**  
When veneer is at half-height and all flashings are in place.
- ☐ **Pre-line (plumbing):**  
When all internal plumbing is complete and plumbing pipe work is under test pressure.
- ☐ **Pre-line (building):**  
When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.
- ☐ **Post-line:**  
When all interior linings have been installed, but before skirting, scotia or plaster stopping. Installation detail of screws check of wall bracing element.
- ☐ **Free Standing Fire Place:**  
Final Inspection required only.
- ☐ **In Built Fire Place:**  
Inspection required before installation and after installation.
- ☐ **Sewer and Stormwater Drains:**  
When all drainage work is complete and is under test, before backfilling occurs.  
As Laid drainage plan is required at time of inspection.
- ☐ **Residential/Commercial Crossing:**  
Inspection of the base of crossing required before concrete is poured. Phone 570 6666 and ask for Utility Services to arrange an inspection.
- ☒ **Code Compliance Certificate:**  
Final inspections are carried out at the completion of the project and may include entire project, plumbing, drainage and storm water. The Code Compliance Certificate is issued if the building work complies with the approved building consent

Please note that if any inspection has been asked for, and the work is not complete, another inspection must be made and there will be an additional charge.

## **APPLICATION FOR CODE COMPLIANCE CERTIFICATE**

When applying for a Code Compliance Certificate the following documents will be required where applicable:

- Application for code compliance certificate
- A copy of the energy work certificates
- An As-Built Drainage Plan
- A Structural Review PS4 Statement
- A certificate from fire alarm installer
- A certificate from sprinkler installer
- A construction statement from the monolithic wall cladding substrate installer
- A copy of the lift/cable car certificate
- Ventilation Certificate
- Mechanical systems / stair pressurisation certificate and system manual
- Membrane Applicator Certificates
- Texture Coating Certificates
- Confirmation of draft compliance schedule



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.

**Compliance Schedule**

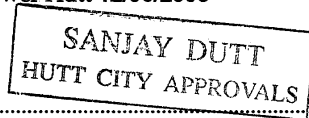
See attached "Conditions of Building Consent" for areas and systems required on a compliance schedule. Specified systems must comply with the performance standards for those as required by the building code.

**Attachments**

Copies of the following documents are attached to this building consent:  
Project Information Memoranda number **ABA250976**

This consent is issued subject to the conditions attached and headed-  
"Conditions of Building Consent"

Dated at Lower Hutt **12/06/2005**



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Handling Officer