

FINAL CODE COMPLIANCE CERTIFICATE

Issued by
**BUILDING CONTROL INSPECTION SERVICES
CHRISTCHURCH CITY COUNCIL**

BUILDING CONSENT No. 10013756



Project Location

Street Address: 245 MADRAS STREET, CITY, CHRISTCHURCH 8001
Legal description: LOT 2 DP 796

Project Particulars

THIS CERTIFICATION IS FOR :

Additions & Alteration

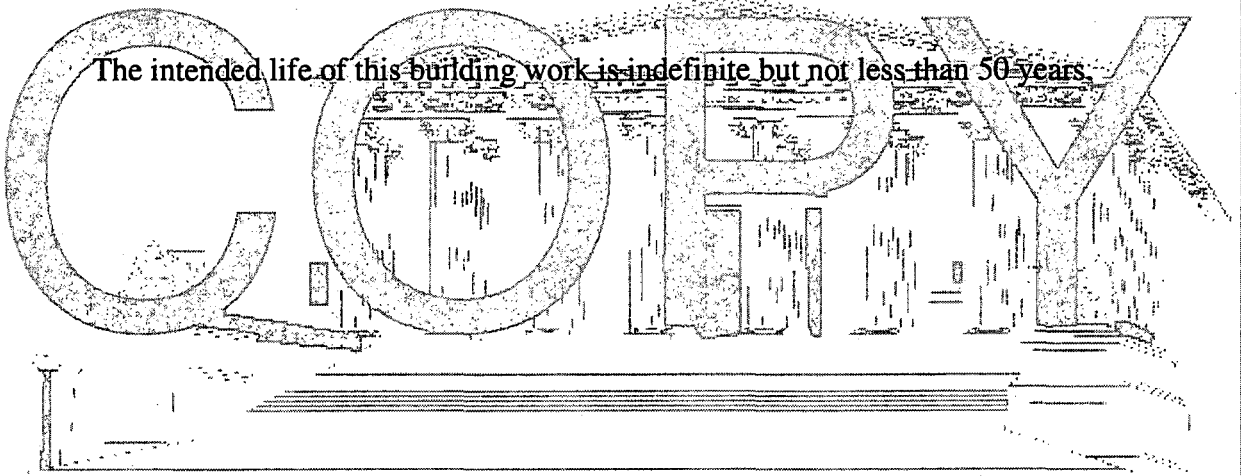
THE INTENDED USE(S) FOR THIS BUILDING WORK IS FOR:

Office & Administration

PROPOSED WORK DETAILS:

STAGE 1 OF 2 LANGUAGE SCHOOL FITOUT, LEVEL 2

The intended life of this building work is indefinite but not less than 50 years.



This certificate is issued under Section 43 clause (3) of the Building Act 1991 and is a Final Code Compliance issued in respect of all work under the above Building Consent.

Signed for and on behalf of the Christchurch City Council:

Date of Issue: 04/07/2001


Name:

Position: Building Inspection Coordinator



CHRISTCHURCH
CITY COUNCIL · ENVIRONMENT

Environmental Services Unit

 CHRISTCHURCH <small>CITY COUNCIL · ENVIRONMENT</small>	<h1 style="margin:0;">CHRISTCHURCH CITY COUNCIL</h1> <h2 style="margin:0;">BUILDING INSPECTION SERVICES</h2>	PROJECT NO: 1013756
Site Address: <u>245 Madras St</u>		
Description of Consent: <u>Fit Out</u>		

Prepour Foundation	M1	Preline Plumbing	M4B	Pre Stopping	M7	Final (Comm/Ind)	M8
Siting/Levels/Bearing		Pipe Type/Sizing		Brace Element Fixings		BA9 Received	
Ground Condition		Water Isolation Valve		Fire Lining Fixings		Car Parking Marked	
Reinforcing/Slab Ties		Lagging/Pressure Test		Final (Residential)	M8	Downpipe/Rainhead	
Eng./Soil Reports		Anti-scald, fitted		BA9 Received		Gully Trap/T.Vent	
Sub-floor Drainage	M1A	Soil Pipes/Vents		Wall Cladding/Cert.		Trade Waste	
A.S.3500/Drainage		Fire Resistant Lining	M5	Downpipes/Flashings		Glass/Safety/Visibility	
Overflow Relief		Penetration/Connection		Roof Tank/HWC Restrnt		Barriers/Stair/Rails	
Prepour Slab	M2	Concrete Construction	S1	Anti Scald Protection		Anti-scald, Provided	
Tailings/DPM		Reinforcing/Eng. Repts		Gully Dish /Waste Pipes		Ventilation (HVAC)	
Mesh		Blockwork Constn.	S2	Main Vent/AAV		Fire Resistant Rating	
Wastes		Reinforcing/cleanouts		Surface Water Sumps		Fire Alarm Type	
Sub Floor	M3	Steel Construction	S3	Submersed Outlets		Egress/Signage	
Pile Connections		Size/connections		HWC/Valves		Surface Water Sumps	
Bearers/Joists/Treatment		Solid Plaster System	S5	Barriers/Stair/Rails		Accessible Facilities	
Sub Ventilation		Substrate/Contrl/Flash		Stairs/Treads/Risers		" Route	
Sub Insulation		Brick / Shelf Angle	S6	Ventilation of Spaces		" Toilet	
Preline Building	M4A	Connections		Ceiling Insulation		" Grab Rails	
M/C - walls/ceilings %		½ High Brick Insp.	S8	Fire Resistant Rating		" Hardware	
Plate/Truss Fixings		Cavity/Expansion		Glazing/Safety		" Carpark/Signage	
Framing/Grade		Drainage	M6	Access Routes/Non-slip		Producer Statements	
Bracing/Roof and Walls		Bedding/Cover		Retaining Wall/Drainage		Structural ()	
Floor Joist Layout		Inspection/M.V.		Swimming Pool/Fence		As Built Drainage Plan	
Lintels		F/W→Approved Outfall		Solid Fuel Heater		HVAC	✓
Insulation Walls		S/W→Approved Outfall		Landscaping (Y/N)		Fire Alarm Installer	
Insulation Ceilings		Main Vent Position		Hard Standing levels		F.P.I.S.	
Roof Cladding		Grade/Water Test				Fire Engineer	
Eng. Verification		Pick-up Completed				Emergency Lighting	

<p>Comments</p> <p style="font-size: 1.5em; text-align: center;">Final All OK</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p style="text-align: center; margin:0;">PROJECT COMPLETE</p> <p style="text-align: center; margin:0;">SIGNED <i>[Signature]</i></p> <p style="text-align: center; margin:0;">DATE 02/07/01</p> </div>	Pressurisation/Extraction Sprinklers Back Flow Lift Electrical Certificate Gas Certificate <hr/> Reconciliation of Inspection Estimate Actual 2 Refund/Debit
---	---

Builder:	Plumber:	Drainlayer:	Gas Fitter:	
All work inspected is in accordance with the Building Consent. ✓			Inspection Type	Rectification time frame
Some work is not satisfactory as detailed above and rectification is required.			M8	
Signed: <i>[Signature]</i> Date: 02/07/01				
<h2 style="margin:0;">SITE INSPECTION REPORT</h2> <p style="margin:0;">This is not a Code Compliance Certificate</p>				Key R = Rectification Required ✓ = Approved



CHRISTCHURCH
CITY COUNCIL - ENVIRONMENT

CHRISTCHURCH CITY COUNCIL

BUILDING INSPECTION SERVICES

PROJECT NO:

Site Address: Level 2 - 245 Madras St

Description of Consent: Fit Out

10013756

Prepour Foundation	M1	Preline Plumbing	M4B	Pre Stopping	M7	Final (Comm/Ind)	M8
Siting/Levels/Bearing		Pipe Type/Sizing		Brace Element Fixings		BA9 Received	✓
Ground Condition		Water Isolation Valve		Fire Lining Fixings		Car Parking Marked	-
Reinforcing/Slab Ties		Lagging/Pressure Test		Final (Residential)	M8	Downpipe/Rainhead	-
Eng./Soil Reports		Anti-scald, fitted		BA9 Received		Gully Trap/T.Vent	-
Sub-floor Drainage	M1A	Soil Pipes/Vents		Wall Cladding/Cert.		Trade Waste	-
A.S.3500/Drainage		Fire Resistant Lining	M5	Downpipes/Flashings		Glass/Safety/Visibility	✓
Overflow Relief		Penetration/Connection		Roof Tank/HWC Restrnt		Barriers/Stair/Rails	✓
Prepour Slab	M2	Concrete Construction	S1	Anti Scald Protection		Anti-scald, Provided	✓
Tailings/DPM		Reinforcing/Eng. Repts		Gully Dish /Waste Pipes		Ventilation (HVAC)	✓
Mesh		Blockwork Constn.	S2	Main Vent/AAV		Fire Resistant Rating	✓
Wastes		Reinforcing/cleanouts		Surface Water Sumps		Fire Alarm Type	✓
Sub Floor	M3	Steel Construction	S3	Submersed Outlets		Egress/Signage	✓
Pile Connections		Size/connections		HWC/Valves		Surface Water Sumps	✓
Bearers/Joists/Treatment		Solid Plaster System	S5	Barriers/Stair/Rails		Accessible Facilities	
Sub Ventilation		Substrate/Contrl/Flash		Stairs/Treads/Risers		" Route	
Sub Insulation		Brick / Shelf Angle	S6	Ventilation of Spaces		" Toilet	
Preline Building	M4A	Connections		Ceiling Insulation		" Grab Rails	
M/C - walls/ceilings %		½ High Brick Insp.	S8	Fire Resistant Rating		" Hardware	
Plate/Truss Fixings		Cavity/Expansion		Glazing/Safety		" Carpark/Signage	
Framing/Grade		Drainage	M6	Access Routes/Non-slip		Producer Statements	
Bracing/Roof and Walls		Bedding/Cover		Retaining Wall/Drainage		Structural ()	-
Floor Joist Layout		Inspection/M.V.		Swimming Pool/Fence		As Built Drainage Plan	-
Lintels		F/W→Approved Outfall		Solid Fuel Heater		HVAC	R
Insulation Walls		S/W→Approved Outfall		Landscaping (Y/N)		Fire Alarm Installer	✓
Insulation Ceilings		Main Vent Position		Hard Standing levels		F.P.I.S.	✓
Roof Cladding		Grade/Water Test				Fire Engineer	-
Eng. Verification		Pick-up Completed				Emergency Lighting	-

Comments

- Producer Statement Read re H.V.A.C.
 - FPK Cert Read - Not Read - PSA OK.
 - All other items OK.

[Signature]
28.6.01.

Pressurisation/Extraction	-
Sprinklers	-
Back Flow	-
Lift	-
Electrical Certificate	-
Gas Certificate	-

Reconciliation of Inspection	
Estimate	
Actual	
Refund/Debit	

Builder: Comarc Plumber: A+B Drainlayer: _____ Gas Fitter: _____

All work inspected is in accordance with the Building Consent. **Inspection Type** Rectification time frame

Some work is not satisfactory as detailed above and rectification is required. M8

Signed: *[Signature]* Date: 27/6/01

SITE INSPECTION REPORT

This is not a Code Compliance Certificate

Key
 R = Rectification Required
 ✓ = Approved

Post CCC
to Architect.

~~For Copy to
Cena~~

~~Fx 365 4977~~

ESTIMATE OF CONSTRUCTION INSPECTIONS

Date: 20 June 2001

PROJECT NO.:

~~10013753~~ 10013756

DESCRIPTION OF CONSENT:

STAGE 1 OF 2:

LANGUAGE SCHOOL FITOUT, LEVEL 2

SITE ADDRESS:

245 MADRAS STREET

OWNER'S NAME:

MADRAS EQUITIES LIMITED

OWNER'S ADDRESS:

C/- DESIGN EDGE

PO BOX 515, QUEENSTOWN

SEE CONDITIONS

MANDATORY NOTICE INSPECTIONS	No.	Cost	Total
M4A Pre-line including Plumbing & Drainage	1	51.50	51.50
M8 Final Inspection	1	51.50	51.50
THESE INSPECTIONS ARE TO BE PRE-PAID		TOTAL	<u>\$103.00</u>

Notes:

1. The above mandatory notice inspections will be carried out by the Council for which one day notice shall be given as required by Regulation 7(1)(b)(i-v).
2. The number of supplementary inspections is dependant on the nature of the building work and the manner of construction. The Council may require prior notification of work proceeding before covering up or closing in, subject to arrangement with the Building Inspector.
3. Inspections which are necessary due to non-complying or incomplete work or that rise as a result of a rectification notice are additional, and will be charged at the rate of \$60.00/hour and invoiced separately.

For all inspection requests pertaining to this consent, please phone 3711904.

Inspections for the following day must be booked prior to 4pm.


BUILDING CONSENT CONDITIONS

As at : 20 June 2001

PROJECT NO.: 10013755
DESCRIPTION OF CONSENT: STAGE 1 OF 2:
LANGUAGE SCHOOL FITOUT, LEVEL 2
SITE ADDRESS: 245 MADRAS STREET
OWNER'S NAME: MADRAS EQUITIES LIMITED
OWNER'S ADDRESS: C/- DESIGN EDGE
PO BOX 515, QUEENSTOWN

The Building Consent is subject to the following conditions, which must be satisfied before the Code Compliance Certificate can be issued:

- The electrical subcontractor and if applicable, the gas subcontractor, is to provide certification of compliance with the Electrical Regulations and the Gas Regulations as applicable upon completion of the work.
- The HVAC subcontractor (AIRCO) is to provide details of the HVAC work for approval to Christchurch City Council before this area of the work commences.

 CHRISTCHURCH <small>CITY COUNCIL · ENVIRONMENT</small>	CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 BUILDING CONSENT	FORM: BA4
		PROJECT NO. 10013756

PROJECT LOCATION AND DESCRIPTION

Street Address: 245 MADRAS STREET, CITY, CHRISTCHURCH 8001
Description of Work: STAGE 1 OF 2: LANGUAGE SCHOOL FITOUT, LEVEL 2

Legal Description: LOT 2 DP 796

Valuation Roll:

OWNER/APPLICANT

Name: MADRAS EQUITIES LIMITED

Mailing Address: DESIGN EDGE
P.O. BOX 515
QUEENSTOWN

Contact:

PROJECT DETAILS

Type description:

Additions & Alteration

Intended life:

Indefinite, but not less than 50 years

Intended uses(s):

Office & Administration

Estimated value (inclusive of GST): \$ 80000.00

Application Received: 16/05/2001

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty nor permit any breach of any other Act.

Please note that your Building Consent will lapse if work has not commenced within six months of its date of issue or if reasonable progress has not been made within twelve months after work has commenced, unless an extension of time has been approved by the Council.

This Building Consent is issued subject to the conditions specified in the attached pages (if any) headed 'Conditions of Project No.: 10013756'

Signed for and on behalf of the Council:

Name:  H A VERBEEK

Position: Consent Officer Date: 20/06/2001



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

TAX INVOICE

BUILDING CONSENT FEES

INV 24406
GST NO 53-198-554
DATE 20/06/2001

MADRAS EQUITIES LIMITED

DESIGN EDGE
P.O.B OX 515
QUEENSTOWN

FILE COPY

CONSENT APPLICATION NO: ABA10013756

OWNERS NAME:

PROJECT STREET ADDRESS: 245 MADRAS STREET
CITY

CUSTOMER CODE: 3153958

INVOICED TO DATE: \$0.00

FEE CODE	DESCRIPTION	THIS INVOICE
B01	Project Information Memorandum	160.00
B02	Accept & Issue Consent	85.00
B03	Process and Grant	408.00
B04	Inspections	103.00
B05	Code Compliance Grant/Issue	30.00
B06	BRANZ Levy	80.00
B07	Building Industry Auth. Levy	52.00

FILE COPY

TOTAL (GST inclusive) \$918.00



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

CREDIT NOTE

BUILDING CONSENT FEES

INV 24405
GST NO 53-198-554
DATE 20/06/2001

MADRAS EQUITIES LIMITED

DESIGN EDGE
P.O.B OX 515
QUEENSTOWN

CONSENT
APPLICATION NO: ABA10013756

OWNERS NAME:

PROJECT STREET ADDRESS: 245 MADRAS STREET
CITY

CUSTOMER CODE: 3153958

INVOICED TO DATE: \$5418.00

FEE CODE	DESCRIPTION	THIS INVOICE
B01	Project Information Memorandum	160.00 CR
B02	Accept & Issue Consent	85.00 CR
B03	Process and Grant	408.00 CR
B04	Inspections	103.00 CR
B05	Code Compliance Grant/Issue	30.00 CR
B06	BRANZ Levy	80.00 CR
B07	Building Industry Auth. Levy	52.00 CR
RCC	Reserve Contribution Central	4500.00 CR

TOTAL (GST inclusive)

\$5418.00 CR

* credit note generated
as Reserve Contribution
was not meant to be invoiced

Hans V / Allison Tase



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

TAX INVOICE

BUILDING CONSENT FEES

INV 24364
GST NO 53-198-554
DATE 20/06/2001

MADRAS EQUITIES LIMITED

DESIGN EDGE
P.O.B OX 515
QUEENSTOWN

CONSENT
APPLICATION NO: ABA10013756

OWNERS NAME:

PROJECT STREET ADDRESS: 245 MADRAS STREET
CITY

CUSTOMER CODE: 3153958

INVOICED TO DATE: \$0.00

FEE CODE	DESCRIPTION	THIS INVOICE
B01	Project Information Memorandum	160.00
B02	Accept & Issue Consent	85.00
B03	Process and Grant	408.00
B04	Inspections	103.00
B05	Code Compliance Grant/Issue	30.00
B06	BRANZ Levy	80.00
B07	Building Industry Auth. Levy	52.00
RCC	Reserve Contribution Central	4500.00

TOTAL (GST inclusive) \$5418.00



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

TAX INVOICE

BUILDING CONSENT FEES

INV 24406
GST NO 53-198-554
DATE 20/06/2001

MADRAS EQUITIES LIMITED

DESIGN EDGE
P.O.B OX 515
QUEENSTOWN

COUNCIL CORP
RECEIVED
20 JUN 2001
BUILDING CONSENTS

CONSENT APPLICATION NO: ABA10013756

OWNERS NAME:

PROJECT STREET ADDRESS: 245 MADRAS STREET
CITY

CUSTOMER CODE: 3153958

INVOICED TO DATE: \$0.00

FEE CODE	DESCRIPTION	THIS INVOICE
B01	Project Information Memorandum	160.00
B02	Accept & Issue Consent	85.00
B03	Process and Grant	408.00
B04	Inspections	103.00
B05	Code Compliance Grant/Issue	30.00
B06	BRANZ Levy	80.00
B07	Building Industry Auth. Levy	52.00

TOTAL (GST inclusive) \$918.00



REC
28 JUN 2001

Project Number: 10013756

PRODUCER STATEMENT - MECHANICAL SERVICES

Issued by : AIRCO SERVICE LTD
(Contractor)

To: Cemac Commercial Interiors

In Respect of: Mechanical ventilation
(Description of Work)

At: Level 2, 245-9 Madras Street, Christchurch
(Address)

Cemac Commercial Interiors has contracted to Airco Service Ltd

to carry out and complete certain work in accordance with the New Zealand Building Code Section G4 Ventilation and the contract documentation.

Titled Mechanical ventilation, L2, 225-9 Madras Street, Christchurch
("the contract")

I Murray Dench a duly authorised representative of Airco Service

believe on reasonable grounds that AIRCO SERVICE has carried out and

completed All Part Only work as specified in the contract documentation .

(Signature)

Date: 27 June 2001

AIRCO SERVICE LTD (Contractor)
PO BOX 2863, CHRISTCHURCH

GUARDIAN ALARMS CHRISTCHURCH LIMITED



GUARDIAN HOUSE
100 Coleridge Street, Sydenham
Christchurch 8002, New Zealand
Tel: 64-3 366-9227
Fax: 64-3 366-9226
www.guardianalarms.co.nz
Email: guardian.ch@clear.net.nz

Building Consent No.....

PRODUCER STATEMENT - SUBCONTRACT FIRE ALARMS

ISSUED BY.....GUARDIAN ALARMS (CHCH) LTD.....
(subcontractor)

TO.....CEMAC COMMERCIAL INTERIORS.....
(main contractor)

IN RESPECT OF (PROJECT).....FIRE ALARM ALTERATION - LEVEL 2 (CIRCUIT 3)

AT.....MADRAS EQUITIES.....

.....245 MADRAS STREET, CHRISTCHURCH.....


LOT.....DP.....SO.....

GUARDIAN ALARMS (CHCH) LTD has completed the above contract to comply with the Building Code Fire Safety Annex B3.3 Type 3 and NZS4512:1997.

[Handwritten Signature]
.....
(Duly authorised Agent)

19-6-01
.....
(Date)

GUARDIAN ALARMS (CHCH) LTD
100 COLERIDGE ST
CHRISTCHURCH

 <p>CHRISTCHURCH CITY COUNCIL - ENVIRONMENT</p>	<p>CHRISTCHURCH CITY COUNCIL ENVIRONMENTAL SERVICES UNIT</p> <p>PO Box 237, Christchurch Fax 371-1920, Telephone 371-1904</p>	<p>FORM: BA9</p>
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Dear Building Owner

**COMPLETION OF YOUR BUILDING PROJECT
FINAL INSPECTION AND CODE COMPLIANCE CERTIFICATE**

Once your building project has been completed you are required to advise the City Council's Field Inspection Team so that they can carry out a final inspection.

Following this inspection you will receive a Code Compliance Certificate providing that the building work is correctly completed in accordance with the Building Code.

Therefore, to set this process in motion you need only complete and detach the lower part of this form labelled Form BA9 and return it to the City Council.

Note, that before completing Form BA9, please check that you have fulfilled the conditions of Building Consent, if any. This is important if you have been employing professional consultants to carry out inspection work during the course of construction, as a confirming "Producer Statement" may be required by the Council as part of the conditions.

FURTHER NOTE: Before the Council issues the Building Project's Code Compliance Certificate a copy of a Certificate of Compliance for any electrical work and/or certification certificate for any gas fitting work carried out with this project must be provided.

Yours faithfully
ENVIRONMENTAL SERVICES MANAGER

FORM BA9	APPLICANTS ADVICE NOTICE OF COMPLETED BUILDING WORK	
<p>To: Team Leader Field Inspections Christchurch City Council PO Box 237, Christchurch</p>	<p>PROJECT NO <u>18013756</u></p>	
<p>[Cross each applicable box and attach relevant documents]</p>		
<p>You are hereby advised that:</p> <p><input checked="" type="checkbox"/> All</p> <p><input type="checkbox"/> Part only as specified in the attached particulars</p> <p>of the building work under the above building consent is believed to have been completed to the extent required by that Building Consent.</p>	<p>You are requested to issue:</p> <p><input checked="" type="checkbox"/> A final Code Compliance Certificate</p> <p><input checked="" type="checkbox"/> An interim Code Compliance Certificate for <u>STAGE ONE</u> only</p> <p>The attached particulars include:</p> <p><input type="checkbox"/> Producer statements (if required)</p>	
<p>I _____ advise that the above building project is complete to the extent required by the building consent (including any conditions) and hereby request the Council to make a final inspection for the purposes of obtaining a Code Compliance Certificate:</p> <p>Date Inspection Required: <u>Wednesday June 27th</u> Time: AM <input type="checkbox"/> PM <input checked="" type="checkbox"/> ^{2:30} (please tick)</p> <p>Site Address: <u>245-9 Madras St; meet level 2 by lift</u></p> <p>Contact Name: <u>Mark Vryenhoek</u> Contact Phone: <u>025 2248226</u></p> <p>Postal Address for receipt of Code Compliance Certificate or any further correspondence: <u>DESIGN EDGE P.O. BOX 515 QUEENSTOWN</u></p> <p>Signed by or for and on behalf of the owner: <u>[Signature]</u> Date: <u>25/6/2001</u></p>		

SPECIFICATION

of work to be done and materials to be used in carrying out the works shown on the accompanying drawings

Going Places

COUNCIL COPY

Level 2
245-9 Madras Street
Christchurch

For Madras Equities

Date: 15th May 2001

CHRISTCHURCH CITY COUNCIL

[Signature]

.....

CONSENT DOCUMENT

19 JUN 2001

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

Design Edge

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
 Rec'd 16 MAY 2001
 Civic Offices
 PROJECT No. **10013756**

03 LIST OF CONTENTS

STANDARD FORMS

- 01 Cover sheet
- 03 List of contents

1. GENERAL

- 1201 Preliminaries and general

2. SITE

- 2101 Demolition

3. STRUCTURE

- 3801 Carpentry

4. ENCLOSURE

- 4501 Timber windows and doors
- 4601 Glazing

5. INTERIOR

- 5101 Lining
- 5301 Suspended ceilings
- 5501 Joinery fittings

6. FINISH

- 6401 Vinyl surfacing
- 6501 Carpeting
- 6701 Painting and paperhanging

7. SERVICES

- 7101 Water
- 7403 Drainage
- 7701 Electrical

1201 PRELIMINARIES AND GENERAL

1. THE PROJECT

1.1 THE WORKS

The works are as described in this specification and as shown on the drawings.

1.2 PERSONNEL

Owner: The person defined as “owner” in the New Zealand Building Code.

Contractor: The person contracted by the owner to carry out the contract.

1.3 PARTIES ASSOCIATED

Owner: ~Madras Equities Ltd
Address: ~C/- R W Ibbotson, PO Box 267, Alexandra
Telephone: ~03 448 7232

Designer: ~Design Edge
Address: ~PO Box 515 Queenstown
Telephone: ~03 441 1536
Facsimile: ~03 441 1537
E-mail: ~dsignedg@es.co.nz
Person: ~Mark Vryenhoek

Contractor: ~Cemac
Address: ~24 Bryon Street, Christchurch
Telephone: ~03 066 0571

1.4 SITE

The site of the works, the site address and the legal description are shown on the drawings. Confine access and work to the area of site indicated on the drawings.

2. DOCUMENTATION

2.2 SPECIFICATION SECTIONS

The designation and numbering of individual specification sections follows the CBI (Association for Co-ordinated Building Information in New Zealand) system for the co-ordination and classification of construction information. Sections are for reference and convenience only and do not constitute individual trade sections or work elements.

Read all sections together and read 1201 PRELIMINARIES AND GENERAL with all other sections.

2.3 INTERPRETATIONS

Required: Required by the documents, or by a statutory authority.
 Proprietary: Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
 Approval: Approval in writing.
 Direction: Direction in writing.
 Notified: Notified in writing

2.4 SUBSTITUTIONS

A substitution may be proposed where specified products are not available, or if substitute products are brought to the attention of and are considered by the owner as equivalent or superior to those specified. Except where a specified product is not available, the owner is not bound to accept any substitutions.

Notify proposed substitution of specified products. Include sufficient information to allow the owner to confirm that the substitution is equivalent or superior to that specified.

Approval of substitutions: In writing.

2.5 "PROVIDE", "SUPPLY" OR "FIX"

The words "provide", "supply" or "fix" if used separately mean "provide and fix" unless explicitly stated otherwise.

2.6 MANUFACTURERS AND SUPPLIERS

Manufacturers and suppliers requirements, instructions, specifications or details means those issued by them for their particular material, product or component and are the latest edition.

2.7 MANUFACTURERS AND SUPPLIERS DOCUMENTS

Refer to individual sections for a detailed list of manufacturers and suppliers documents relating to work on this project. Retain current copies of the documents listed, and other relevant manufacturers technical literature, on site. Make this information available to all personnel and ensure they are familiar with requirements for handling, storing, preparing for, fixing and finishing products before commencing work. Provide a copy of all manufacturers literature to the owner.

2.8 ABBREVIATIONS

The following abbreviations are used throughout the specification sections:

AS	Australian Standard
AS/NZS	Joint Australian/New Zealand Standard
BRANZ	Building Research Association of New Zealand

BS	British Standard
CSA	Canadian Standards Association
HERA	Heavy Engineering Research Association
NZBC	New Zealand Building Code
NZMP	New Zealand Miscellaneous Publication
NZS	New Zealand Standard
NZS/AS	Joint New Zealand/Australian Standard
OSH	Occupational Safety and Health
SAA	Standards Association of Australia
TNZ	Transit New Zealand

2.9 DEFINED WORDS

Words defined in the conditions of contract, New Zealand Standards, or other reference documents have the same interpretation and meaning when used in their lower case, title case or upper case form in the specification text.

2.10 REFERENCED DOCUMENTS

Throughout this specification, reference is made to various New Zealand Building Code (NZBC) acceptable solutions and verification methods for criteria and/or methods used to establish compliance with the Building Act 1991.

Reference is also made to various Standards produced by Standards New Zealand (NZS, NZMP, AS/NZS, NZS/AS), Transit New Zealand specifications, overseas standards (AS, BS, CSA) and to listed Acts, Regulations and various industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise.

It is the responsibility of the contractor to be familiar with the materials and expert in the techniques quoted in these publications, and to ensure that all those engaged in construction of the works to be similarly informed.

Documents cited both directly and within other cited publications are deemed to form part of this specification.

2.11 PRECEDENCE OF REFERENCED DOCUMENTS

This specification takes precedence in the event of it being at variance with and requiring a higher standard than, the cited documents.

Resolution of any variance must be confirmed in writing and where building consent approval is affected, the change notified to the territorial authority prior to any further work proceeding.

2.12 DOCUMENTS REFERRED TO

Documents referred to in this section are:

Building Act 1991
 Health and Safety in Employment Act 1992
 Smoke Free Environments Act 1990

- 2.13 **BUILDING CONSENT COMPLIANCE**
 It is an offence under the Building Act 1991 to carry out any work not in accordance with the building consent. Refer the resolution of matters concerning compliance to the owner for a direction. Where building consent approval is affected refer any change to the territorial authority.
- 2.14 **STATUTORY OBLIGATIONS**
 Comply with all statutory obligations and regulations of regulatory bodies controlling the execution of the works.
- 2.15 **BUILDING CONSENT**
 Obtain the original or copies of the building consent form and documents from the owner and keep on site. Liaise with the territorial authority and/or the building certifier for all notices to be given and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.
- 2.16 **PRODUCER STATEMENTS**
 When producer statements verifying construction are required, provide copies to both the territorial authority and the owner. Producer statements to be in the form required by the Building Act 1991.
- 2.17 **COMPLIANCE SCHEDULE**
 Obtain from the owner the list of all systems and features agreed as comprising the compliance schedule when application was made for building consent. Supply to the owner the inspection, maintenance and reporting procedure information for each system or feature of the building needed to complete the schedule for issue by the territorial authority.
- 2.18 **MONETARY ALLOWANCES**
 Monetary allowances are listed in the: ~
 Refer to individual work sections for particular requirements relating to monetary allowances.
- 2.20 **MASTER BUILD SERVICES LTD GUARANTEE**
 Provide a Master Build New Home and Alterations & Additions Guarantees at no cost to the owner including all costs in the contract price and covering completion, inspection, execution and material defects under the terms of the guarantee offered by Master Build Services Ltd. Execute with all three signatories: owner, registered master builder and Master Build Services Ltd, before commencing the contract works.
 Guarantee period: 3 Years from the date of issue of the Building Consent

- 2.21 GUARANTEES**
Provide executed guarantees in favour of the owner in respect of, but not limited to, materials, elements, service, application, installation and finishing called for in that specified section of work. The terms and conditions of the guarantee in no case negate the minimum remedies available under common law as if no guarantee had been offered.
- Failure to provide guarantees does not reduce liability under the terms of the guarantee called for in that specified section of the work.
- Deliver executed guarantees to the owner prior to ~
- 2.22 OVERALL WEATHERTIGHTNESS AND WATERTIGHTNESS**
Provide a guarantee for a minimum period of 2 years, covering the weathertightness of the complete building envelope and the watertightness of all liquid supply and disposal systems and fittings. This general guarantee is in addition to any specific guarantees required.
- 2.23 TRADE GUARANTEES AND WARRANTIES**
Where specific trade guarantees/warranties are offered covering materials and/or execution of proprietary products or complete installations, provide copies of all such guarantees/warranties to the owner.
- 2.24 FORM OF GUARANTEE**
Conform with the form of guarantee included in this specification. Commence all guarantees from the date of practical completion. Maintain their effectiveness for the times stated.
- 2.25 LIST OF GUARANTEES**
- 3. ESTABLISHMENT**
- 3.1 APPROVALS**
Attend on territorial authority officers, statutory and network utility inspectors, as necessary to obtain approvals (in addition to building consent approval) for and the satisfactory completion of, the works.
- 3.3 SITE SIGN**
Provide a site sign to a design supplied by the owner.
Size: ~ mm x ~ mm
- 4. TEMPORARY WORKS AND SERVICES**
- 4.1 SITE TELEPHONE**
Provide a site telephone for the duration of the works.

- 4.2 SITE ACCOMMODATION**
Provide, erect and maintain scaffolding, sheds, toilets, water, power, hoardings and access to the site. Allow for cartage, craneage, plant hire and storage. Arrange for temporary works and services necessary for the completion of the works. Pay fees and remove temporary works and services on completion of the works.
- 4.3 PROTECT**
Protect parts of the work liable to damage, including adjoining public or private property, existing buildings, existing roads, footpaths, fences, site services, trees, landscaping and existing retained site features, until completion of the works. Take all precautions necessary to protect the works from damage by unauthorised entry or inclement weather. Brace and support all parts of the works against damage during construction.
- Make good damage to existing property and site features arising from construction activities or failure to protect.
- 4.4 STORAGE**
Provide temporary storage areas and protective covers and screens. Fillet stack and protect all framing and structural members from moisture and contamination. Completely protect finishing materials from the weather and damage and store in accordance with the manufacturer's requirements. Protect fabricated elements from the weather and damage, and store in accordance with suppliers' requirements.
- 4.7 ANTIQUITIES AND ITEMS OF VALUE AND INTEREST**
Report immediately the finding of any fossils, antiquities, or objects of value. Ensure they remain undisturbed until direction is given for their removal.
- 5. PROJECT MANAGEMENT**
- 5.1 SITE MEETINGS**
Hold site meetings when required by the owner. The contractor's representative and site supervisor to attend such meetings. Inform subcontractors and others when their presence is required.
- Meetings will normally be held: ~as required
- 5.2 MEANS OF COMMUNICATION**
All directions and approvals to be in writing.
- 5.5 WORKING HOURS**
Work on site is restricted to hour in CCC by-laws.

Work outside these hours may be permitted, but 24 hours notice is required in writing to the owner before proceeding. Obtain any necessary permits and permission for such work.

5.7 HEALTH AND SAFETY

Refer to the requirements of the Health and Safety in Employment Act 1992. Comply with all relevant New Zealand safety legislation.

Take all necessary steps to make the site and the contract works safe and to provide and maintain a safe working environment. Ensure that all those working on or visiting the site are aware of the rules governing site safety, are properly supervised and are not unnecessarily exposed to hazards.

Maintain proper procedures for dealing with any emergencies that may arise. Immediately investigate accidents, identify their cause and maintain a register of accidents and serious harm. Provide copies of the register to the owner, together with copies of all reports supplied to a public authority.

5.8 SMOKING

Do not smoke on site except in a designated location in accordance with the Smoke Free Environments Act 1990. Location determined by the contractor, with the approval of the owner.

5.9 RESTRICTIONS

Do not:

- light rubbish fires on the site
- bring dogs on to or near the site
- bring radios/audio players on to the site.

6. CONSTRUCTION

6.1 QUALITY ASSURANCE

Carry out and record regular checks of material quality and accuracy, including:

- Concrete quality and finishes (refer to 3101 CONCRETE).
- Dimensional accuracy of structural columns (following completion of foundations).
- All perimeter columns and frames for plumb.
- Levels of all floors relative to the site datum.
- Framing timber moisture content (refer to 3801 CARPENTRY).

Where any material, quality or dimension exceeds specified or required tolerances, obtain written confirmation of remedial action from the owner. When building consent approval is affected, confirm with the territorial authority.

Provide all materials, equipment, plant, attendances, supervision, inspections and programming to ensure the required quality standards are met.

6.2 DAMAGE AND NUISANCE

Take all reasonable precautions to prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and all other causes resulting from the contract works. Comply with the requirements of the territorial authority and relevant Acts and Standards.

6.3 SET OUT AND DATUM

Set out the works to conform with the drawings. Establish a permanent site datum to confirm the proposed building ground floor level and its relationship to all other existing and new building levels.

6.4 OWNER TO SIGHT SETOUT

While it remains the contractor's responsibility to set out the works accurately and correctly and to confirm any changes from the approved location with the territorial authority, obtain the owner's written confirmation that they have sighted the proposed building location, site datum and profiles, before commencing any further work.

6.5 EXECUTION

Conform to the requirements of this specification. Ensure work is level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.

6.6 MATERIALS AND PRODUCTS

Use only new materials and products, unless stated otherwise, of the specified quality and complying with all cited documents.

Substitution of alternative materials, products, plant or equipment from those specified must first be confirmed by the owner in writing. If the building consent approval is affected, obtain the approval of the territorial authority for the substitution.

6.7 COMPATIBILITY

Ensure all parts of a construction or finish are compatible and their individual use approved by the manufacturers and suppliers of other parts of the system. Source all parts of a system from a single manufacturer or supplier.

6.9 COMPLETE ALL SERVICES

Ensure building services are operational, with temporary labelling removed, required labelling fixed and service instructions provided.

6.10 CLEAR AWAY

Regularly clear away trade debris, unused materials and elements from the site. On completion of the works leave the building clean and ready for

occupancy, with all services operating and mechanical parts in good working order. Remove temporary markings, coverings and protective wrappings. Ensure that any maintenance requirements listed on temporary markings are conveyed to the owner.

6.11 CLEAN

Clean and wash down external surfaces to remove dirt, debris and marking. Clean interior surfaces including cabinetwork, joinery, sanitary and hardware items. Vacuum or polish floor surfaces. Clean and polish glass, both sides.

6.12 COMMISSIONING

Air conditioning alterations

6.13 KEYING AND SECURITY

Provide locksets with temporary keying, or install with the cylinders removed. Complete final keying prior to handing over keys to the owner on completion of the works.

6.14 SPARES

Collect, protect and store safely spare materials required under the contract. Give the owner an inventory of spares.

ESTIMATE OF CONSTRUCTION INSPECTIONS:PROJECT NO: 10013756

CONSENT FORM 7

DESCRIPTION OF CONSENT: Fitout level 2 Stage 1 of 2 stages.SITE ADDRESS: 245 Madras Street

MANDATORY NOTICE INSPECTIONS		No	Notes
M1	Excavation/Foundation/Reinforcing		
M1A	Sub-Floor Drainage		
M2	Slab on Grade/DPC		
M3	Frame Construction Sub-Floor		
M4A	Pre-lining/including Plumbing	1	
M4B	Plumbing		
M5	Fire Resistant Linings		
M6	Drains		
M7	Pre-Stopping/Bracing		
M8	Final	1	
HH	Half High Brick Inspection		
SUPPLEMENTARY INSPECTIONS			
S1	Concrete Construction		
S2	Blockwork Construction		
S3	Steel Construction		
S4	Timber Construction		
S5	Solid Plaster		Condition 51
S6	Brick Shelf Angle		Condition 52
S7	Fire Safety Systems		
AUDIT INSPECTIONS			
A1	Concrete Construction		
A2	Blockwork Construction		
A3	Steel Construction		
A4	Timber Construction		
A5			
A6			
A7			
SUB TOTALS		2	
RECTIFICATION INSPECTIONS			
R1			
R2			
R3			
R4			
COMPLETED BY SBI'S		TOTALS	

NOTES FOR FIELD INSPECTION TEAM:

CONSENT PROCESSING REVIEW SHEET

PROJECT APPLICATION NO. 10013756

DATE: 16/5/10

245 Madras Street

Stage 1.

Fitout level 2

	Architectural	Fire Safety	Structural	Civil	Mechanical	Plumbing & Drainage	Health Safety	Electrical	
GENERAL PROVISIONS									
A1	Classified uses								
A2	Interpretation								
STABILITY									
B1	Structure								
B2	Durability								
FIRE SAFETY									
C1	Outbreak of fire								
C2	Means of escape								
C3	Spread of fire								
C4	Structural stability during fire								
ACCESS									
D1	Access routes								
D2	Mechanical installations for access								
MOISTURE									
E1	Surface water								
E2	External moisture								
E3	Internal moisture								
SAFETY OF USERS									
F1	Hazardous agents on site								
F2	Hazardous building materials								
F3	Hazardous substances and processes								
F4	Safety from falling								
F5	Construction and demolition hazards								
F6	Lighting for emergency								
F7	Warning systems								
F8	Signs								
SERVICES AND FACILITIES									
G1	Personal hygiene								
G2	Laundring								
G3	Food preparation and prevention of contamination								
G4	Ventilation								
G5	Interior environment								
G6	Airborne and impact sound								
G7	Natural light								
G8	Artificial light								
G9	Electricity								
G10	Pipes services								
G11	Gas as an energy source								
G12	Water supplies								
G13	Foul water								
G14	Industrial liquid waste								
G15	Solid waste								
ENERGY EFFICIENCY									
H1	Energy efficiency								

MA

Split

10013756



CHRISTCHURCH CITY COUNCIL APPLICATION FOR BUILDING CONSENT

FORM: BA3
PROJECT NO:
10013756

PLEASE COMPLETE ALL SECTIONS OF THIS FORM (IF APPLICABLE TO YOUR APPLICATION)

Has a Project Information Memorandum been issued by the Council for this project? Yes No
If YES, add the Project Information Memorandum number to the box above marked PROJECT NO.

APPLICATION DETAILS	PROJECT
<ul style="list-style-type: none"> OWNER (as defined by the Building Act 1991) Name: <u>MADRAS EQUITIES LTD</u> Mailing Address: <u>C/- RW IBBOTSON</u> Street Address: <u>60 TARBET ST ALEXANDRA</u> Phone: <u>03 448 7232</u> Fax: _____ 	<ul style="list-style-type: none"> LOCATION <u>LEVEL 2</u> Street Address: <u>245-9 MADRAS ST</u> <u>CHRISTCHURCH</u> Lot: <u>2</u> DP: <u>796</u> Other: <u>PT TOWN SECTION 805/806</u>
<ul style="list-style-type: none"> APPLICANT (Must be authorised by the owner to make this application) Name: <u>MARK VERENHOEK ANZIA</u> Company: <u>DESIGN EDGE</u> Mailing Address: <u>P.O. BOX 515 QUEENSTOWN</u> Street Address: <u>191 FRANKTON RD QUEENSTOWN</u> Phone: <u>03 4411536</u> Fax: <u>03 4411537</u> 	<ul style="list-style-type: none"> DESCRIPTION OF WORK: <u>NEW FITOUT LEVEL 2</u>
<ul style="list-style-type: none"> Estimated Value of proposed work (inclusive of GST) \$ <u>80,000</u> 	<ul style="list-style-type: none"> INTENDED USE: <u>CL?</u>
<ul style="list-style-type: none"> Building Consent to be uplifted from: <input type="checkbox"/> <u>Civic</u> Service Centre <input checked="" type="checkbox"/> If prepaid post to Owner Applicant (delete one) 	<ul style="list-style-type: none"> Will the building undergo a change of use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Water Supply Is a new supply required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Residential / Commercial (DELETE ONE) If commercial, has estimate been obtained from the Council? <input type="checkbox"/> Yes <input type="checkbox"/> No Distance from LH/RH boundary (looking from street) _____ metres Nominate street if a corner site: _____ 	<ul style="list-style-type: none"> FLOOR AREA Ground Floor: Existing _____ m² Add _____ m² Other Floor: Existing _____ m² Add _____ m² Accessory Building Area: Existing _____ m² Add _____ m²
<ul style="list-style-type: none"> Road Opening / Footpath Opening Is an opening required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Type of service: Sewer / Stormwater (DELETE AS NECESSARY) 	<ul style="list-style-type: none"> Vehicle Crossing (in connection with this Building Consent) Is a vehicle crossing required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No New / Extension / Residential / Commercial (DELETE AS NECESSARY)
<ul style="list-style-type: none"> Invalid Owner Recorded: <input type="checkbox"/> Date Received: <u>16.5.2009</u> Rec'd <u>16 MAY 2009</u> Prepaid Fee: \$ _____ Receipt No: _____ Receiving Officer's Name: <u>Shealagh</u> 	<ul style="list-style-type: none"> DRAINAGE INFORMATION Not Required <input checked="" type="checkbox"/> Block Plan Only <input type="checkbox"/> Date Requested: _____ Yes <input type="checkbox"/> No <input type="checkbox"/>

SECTION 1

Post

10013756

Have you provided the following information?

Please tick the appropriate box

SECTION 2	Yes	No	N/A
• Site Plan: Fully dimensioned, scaled, showing all buildings & easements (proposed/existing)			
• Certificate of Title: Recent search copy of (less than 6 months old)			
• Plans & specification of an acceptable standard	✓		
• Plans, elevations, cross sections of the proposal in triplicate (in duplicate if PIM issued)			
• Recession planes (including to internal boundaries) indicated			
• Site levels relating to top of roadside kerb, and finished floor level indicated			
• Hill sites: indicate contours, drive gradients and building heights			
• Site boundaries nominated			
• Shared access ways/other areas			
• Foulwater drains			
• Stormwater drains			
• Stormwater discharge for hardstanding areas detailed to an approved outfall			
• Water Service Details			
• Vehicle crossing position indicated on site plan			
• Vehicle access manoeuvre and parking area indicated			
• Street trees, poles, sumps, manholes, traffic islands affecting vehicle access			
• Site area per unit indicated			
• Site coverage: % details			
• Living and service courts indicated			
• Landscaped area indicated and planting plan produced			
• Demolition Details			
• Swimming pool: design, fence and discharge			
• Backflow prevention			
• Waterway setbacks indicated			
• Notable and protected site trees indicated			
• Heritage site or building affected?			
• Resource Consent Application			
• Development Application			
• Subdivision details			

SECTION 3	Yes	No	N/A
• Structural drawings			
• Foundation design and report on ground conditions			
• Blockwork: design including foundations			
• Retaining walls: design heights, position, sub soil drainage and safety barriers			
• Fire partitions: dividing walls, common walls			
• Window positions & opening windows indicated			
• Safety glass provisions specified			
• Thermal insulation and R value indicated			
• Sound insulation indicated			
• Stairs/steps/landings/balconies: dimensions, handrail and barrier details			
• Solid fuel heater: make, model and location			
• Accurate layout & details of plumbing systems			
• Alternative Solutions details			
• Access and facilities for people with disabilities			
• Access Route Details			
• Dangerous goods: storage and sign details			
• Gas bottle: storage location and capacity if over 10kg			
• Soakpit, septic tank and pumping station design details.			
• Earthworks: Identify proposed cut or fill where more than 10 m ³ of soil is being moved			
• Specifications in duplicate	✓		
• Pegging certificate for two or more units on site			
• Bracing calculations and layout			
• Roof truss design statement and layout			
• Producer statement: Specific design details for work outside the scope of NZS 3604 & NZS 4229			
• BA20 form (Producer Statement information)			
• Fire Safety Summary or Fire Design Statement			
• Compliance Schedule details			

The information offered in this section is to assist the Council in the review process, including the assessment of the number of inspections. Statements offered by the applicant will be used as a guide rather than a commitment.

- Is the project to be erected in stages? Yes No

If yes briefly describe your proposed programme: ~ 2 month duration
starting mid May

- Estimated start date: Mid May (please note building work must be started within 6 months of Consent issue date)

- Estimated finish date: Mid July

- Is a registered engineer involved?
 - For design Yes No
 - For inspection Yes No
- Is a Producer Statement to be offered?
 - Producer Statement: Design Yes No
 - Producer Statement: Inspection Yes No

- Is a registered master builder involved in the project? Yes No
- CENAC COMMERCIAL Name (optional)

SECTION 4

COMPLETE THIS SECTION FOR ALL NEW BUILDINGS AND ALTERATIONS, EXCEPT SINGLE RESIDENTIAL DWELLINGS

Please tick the relevant boxes to show which systems are included or to be included in the building project

	EXTG	NEW
(a) Automatic sprinkler systems or other systems of automatic fire protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire	<input type="checkbox"/>	<input type="checkbox"/>
(c) Emergency warning systems for fire or other dangers <i>Smoke detectors level 2</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Emergency lighting systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Escape route pressurisation systems <i>Add CL</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Riser mains for fire service use	<input type="checkbox"/>	<input type="checkbox"/>
(g) Any automatic backflow preventer connected to a potable water supply	<input type="checkbox"/>	<input type="checkbox"/>
(h) Lifts, escalators, or travelators or other similar systems	<input type="checkbox"/>	<input type="checkbox"/>
(i) Mechanical ventilation or air conditioning system serving all or a major part of the building	<input type="checkbox"/>	<input type="checkbox"/>
(j) Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code	<input type="checkbox"/>	<input type="checkbox"/>
(k) Building maintenance units for providing access to the exterior and interior walls of buildings	<input type="checkbox"/>	<input type="checkbox"/>
(l) Such signs as are required by the building code in respect of the above mentioned systems	<input type="checkbox"/>	<input type="checkbox"/>
NONE OF THE ABOVE	<input type="checkbox"/>	<input type="checkbox"/>

SECTION 5

COMPLETE THIS SECTION ONLY IF THE BUILDING CONTAINS OR WILL CONTAIN ANY OF THE SYSTEMS IN SECTION 5

	EXTG	NEW
(m) Means of escape from fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Safety barriers	<input type="checkbox"/>	<input type="checkbox"/>
(o) Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975	<input type="checkbox"/>	<input type="checkbox"/>
(p) Handheld hoses for fire fighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q) Such signs as are required by the building code or section 25 of the Disabled Persons Community Welfare Act 1975	<input type="checkbox"/>	<input type="checkbox"/>

SECTION 5A

SECTION 6

Builder's Name: UMAC Phone: 03 366 0571
Address: 24 BRYON ST CH. CH Fax: _____

Building Certifier's Name: _____ Phone: _____
Address: _____ Fax: _____

Plumber's Name: _____ Phone: _____
Address: _____ Fax: _____

Drainlayer's Name: _____ Phone: _____
Address: _____ Fax: _____

Engineer's Name: _____ Phone: _____
Address: _____ Fax: _____

Designer's Name: Design Edge Phone: 03 441 1536
Address: P.O. Box 519 Queerstown Fax: 03 441 1537

SECTION 7

	YES / NO / NA		YES / NO / NA		YES / NO / NA
Have you fully completed:	Section 1 <input type="checkbox"/>	Section 4 <input type="checkbox"/>	Section 6 <input type="checkbox"/>		
	Section 2 <input type="checkbox"/>	Section 5 <input type="checkbox"/>	Section 7 <input type="checkbox"/>		
	Section 3 <input type="checkbox"/>	Section 5A <input type="checkbox"/>			

- IF THIS PROJECT CONSTITUTES A DEVELOPMENT PURSUANT TO SECTION 409 OF THE RESOURCE MANAGEMENT ACT 1991, THEN THIS APPLICATION IS ALSO DEEMED TO BE A NOTIFICATION BY THE OWNER OF A RESOURCE CONSENT APPLICATION FOR A DEVELOPMENT.
- Please note this application may not be processed further until any outstanding items have been submitted. Completion of this check sheet is not approval to start work.
- No work is to commence until the Building Consent is uplifted.
- **Building Consent Fees**
 The charges incurred by the Council in processing this application are payable whether or not the project proceeds. Note: Fees for some minor works (eg drainage only works, detached accessory buildings with a value of less than \$5,000) are required to be paid at the time of application.
- I DECLARE I HAVE BEEN AUTHORISED BY THE OWNER TO MAKE THIS APPLICATION


Print Name: MARK VRIENHOEK **Date:** 15th MAY 2001
Signature: [Signature]
 SIGNED BY or FOR AND ON BEHALF OF THE OWNER

Project Information Memorandums (PIMs) and Building Consents can be lodged and uplifted at the following centres, where there are Building Information Officers available to assist you.

Civic Offices 163-173 Tuam Street PO Box 237 Telephone 379 1660 Fax 371 1792	Fendalton Service Centre Cnr Jeffreys & Clyde Roads PO Box 29 183 Telephone 351 7109 Fax 372 2747	Linwood Service Centre 180 Smith Street PO Box 24 214 Telephone 389 1477 Fax 372-2639	Sockburn Service Centre 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 372-2539
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Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.		
Beckenham Service Centre 66 Colombo Street PO Box 12-033 Telephone 332 3099 Fax 332-3443	Papanui Service Centre Cnr Langdons Road & Restell Street PO Box 5142 Telephone 352 8117 Fax 352 1308	Shirley Service Centre 36 Marshland Road PO Box 27 043 Telephone 385 3079 Fax 385 4224

All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

 <p>CHRISTCHURCH CITY COUNCIL · ENVIRONMENT</p>	<p>CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 Project Information Memorandum</p>	<p>FORM BA2 PROJECT NO: 10013756</p>
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Issue Date: 22/05/2001

Site Address: 245 Madras Street	Legal Desc: Lot No: 2	DP No: 796
Applicant: Mark Vryenhoek Anzia Design Edge PO Box 515, Queenstown	Owner: Madras Equities Ltd	Proposal: Fit Out Level 2 (Change of Use)

Please note that the previous Project Information Memorandum issued with this number on 22.05.01 is now cancelled and replaced with the following:

- No information relevant to this project has been found.

Total Project Information Memorandum fees	\$	230.00	
Paid	\$	0.00	Receipt No.:
Balance to pay	\$	230.00	<i>Fee is payable upon uplifting building consent</i>

Signed for and on behalf of the Council: _____ Date: **22/05/2001**

NAME: Sophie Mullins
POSITION: BUILDING CONSENT OFFICER
FOR: Brian Roff, Team Leader, Civic Building Team

This project may proceed subject to the issue of a Building Consent and any other necessary authorisations being obtained.

NB: This Project Information Memorandum will lapse and be of no effect if a Building Consent has not been issued by 22 May 2003.

COUNCIL COPY



Head Office:
AUCKLAND
Airco Service
Unit B/35 Maurice Rd
Penrose
PO Box 12-916
Telephone: 24 hrs
(09) 622 2144
Fax: (09) 622 2313

CHRISTCHURCH
Airco Service
6 Wordsworth St.
Sydenham
PO Box 2863
Telephone: 24 hrs
(03) 365 1827
Fax: (03) 365 1795

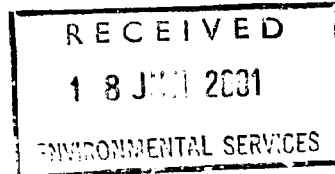
NELSON/MARLBOROUGH
Airco Service
368 Colemans Rd
Blenheim
Telephone/Fax
(03) 578 2922

OTAGO/SOUTHLAND
Airco Service
Telephone: 24 hrs
0800 AIRCO1

Originating Office: Christchurch. Our Ref 70590

15 June, 2001

Mr. Peter Harrow
Environmental Services
Christchurch City Council
P. O. Box 237
CHRISTCHURCH



Dear Sir,

Re: PROJECT NO. 10013756 – LEVEL TWO, 245-9 MADRAS STREET

Cemac Commercial Interiors has engaged Airco Service to provide additional mechanical ventilation to Level 2 to meet G4 Building Code requirements for the tenancy fitout. Our design producer statement is enclosed for this work.

If you have any questions or require additional information please do not hesitate to contact us.

Yours Faithfully
AIRCO SERVICE

Murray Dench
CONTRACTS MANAGER

cc Cemac
Design Edge

John Swallow
Mark Vryenhoek



Project Number: 10013756

PRODUCER STATEMENT - MECHANICAL SERVICES

Issued by : AIRCO SERVICE LTD
(Contractor)

To: Cemac Commercial Interiors

In Respect of: Mechanical ventilation
(Description of Work)

At: Level 2, 245-9 Madras Street, Christchurch
(Address)

Cemac Commercial Interiors has contracted to Airco Service Ltd

to carry out and complete certain work in accordance with the New Zealand Building Code Section G4 Ventilation and the contract documentation.

Titled Mechanical ventilation, L2, 225-9 Madras Street, Christchurch
("the contract")

I Murray Dench a duly authorised representative of Airco Service

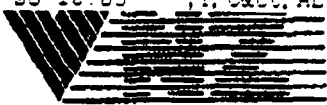
believe on reasonable grounds that AIRCO SERVICE will carry out and

complete All Part Only work as specified in the contract documentation.

(Signature)

Date: 15 June 2001

AIRCO SERVICE LTD (Contractor)
PO BOX 2863, CHRISTCHURCH



**VALUATION
NEW ZEALAND**

NOTICE OF VALUATION

Arising From a General Revaluation

VALUATION REFERENCE NUMBER: 22700 40600

(Please quote this number in all correspondence)

If you wish to contact Valuation New Zealand you may telephone: (03) 379-9766

or alternatively write to:

The Managing District Valuer
Valuation New Zealand

PO Box 13-443
CHRISTCHURCH 8031

The Valuer-General is responsible for providing you with information on the value of your property which in most cases will be used for the levying of local body rates. Please read this notice carefully.

Addressee

MADRAS EQUITIES LTD
C/- R W IBBOTSON
PO BOX 267
ALEXANDRA 9181

The Occupier (within the meaning of the Rating Powers Act 1981)

MADRAS EQUITIES LTD
C/- R W IBBOTSON
PO BOX 267
ALEXANDRA

PROPERTY VALUE

Effective date of this Valuation 1/09/95

	The valuation is
Capital Value	\$ 2,400,000
Land Value	\$ 400,000
Value of Improvements	\$ 2,000,000
	\$

Name and number
of Local Authority: CHRISTCHURCH CITY 60

Nature of Improvements
BLDG OI

KEY:	BLDG	OI
DWG		
OB - O/B		
FG		
OI - O/I		

Dwelling
Building
Other Building(s)
Fencing
Other Improvements

We assess the value of your property by considering local real estate market conditions. The Capital Value shown above is the Valuer General's assessment of the property's worth as at 1/09/95 which is the date of the latest General Revaluation. Importantly the Capital Value does not include chattels, and the value relates only to the market at the date shown. A plain language explanation of the Capital Value and the associated Land Value and Value of Improvements is provided on the back of this form.

PROPERTY DESCRIPTION

Address of Property/Situation: 245-249 MADRAS ST

Area of land: 1587 SQ METRES

Rateability of Property

RATEABLE

OTHER PROPERTY INFORMATION

Special Rating Authority Code	Scheme Name	Class
377 CRC-WAIMAK EYRE CUST		D
481 CCC-CHRISTCHURCH DGE		DIS

Legal Description

LOT 2 DP 796 TS 805-806 EASEMENT DPS 53029 54633

(Date printed 21/12/95)

DO YOU NEED MORE INFORMATION?

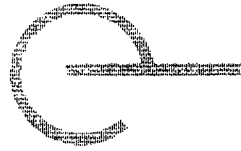
Please refer to the back of this form for explanation of terms and objection procedure. If you are in need of more assistance, contact the VNZ office shown at the top of this notice.

H.F. McDONALD (Valuer-General)

Please note that the last day for lodging an objection to this valuation is

16th February 1996

Document Transfer



Design Edge

Mark Vryenhoek ANZIA

(Pronounced, Fry-en-hoek)

EMAIL dsignedg@es.co.nz

CELL 025 22 48 226

FAX 03 441 1537

PH 03 441 1536

PO BOX 515

QUEENSTOWN

Date: Thursday, 7 June 2001

From: Mark Vryenhoek

Content: Specification for Going Places Fit out
Building Consent # 10013756

To **Name** Christchurch City Council: **Attention: Hans Verbeek**

Mail PO Box 237
 Christchurch

Hans,

LEVEL 3, 245-9 MADRAS STREET

Two copies of specification for your information.
Thankyou

Faithfully
Mark.

Correspondence

Fax**Design Edge****Mark Vryenhoek ANZIA***(Pronounced, Fry-en-hoek)*EMAIL dsignedg@es.co.nz

CELL 025 22 48 226

FAX 03 441 1537

PH 03 441 1536

PO BOX 515

QUEENSTOWN

Date: Tuesday, 5 June 2001
From: Mark Vryenhoek
Pages: Page 1 of 2 pages
To: **Name** Christchurch City Council: **Attention Hans Verbeek**
Fax 03 371 1920 **Phone** 03 371 1995

Hans,

BUILDING CONSENT # 10013756**SITE ADDRESS LEVEL 3 245 MADRAS STREET CHRISTCHURCH**

I have included a draft letter for your inspection in response to your request for extra information. I would appreciate if you would call me on my interpretation.

I would also like to do an inspection of the building with you on Tuesday 12th June in the afternoon as mentioned in the letter.

Thankyou

Faithfully
Mark



Mark Vryenhoek ANZIA

(Pronounced, Fry-en-hoek)

EMAIL dsignedg@es.co.nz

CELL 025 22 48 226

FAX 03 441 1537

PH 03 441 1536

PO BOX 516

QUEENSTOWN

5th June 2001

Building Consent Team
Christchurch City Council
PO Box 237
Christchurch

ATTENTION: Hans Verbeek

APPLICATION FOR BUILDING CONSENT PROJECT #10013756

**SITE ADDRESS: Level 3, 245-9 Madras Street Christchurch.
New fit out for 'Going Places'**

I have enclosed the further information for this project in the order requested. Please note that the floor level is level 3, as the ground floor is referred to level 1.

1. As discussed the details of the proposed occupant load to level 3 has been included with the fire summary, please note that these levels are maximum.
2. Sorry the total occupant load is 310. If you check the occupant load per floor – the number add to 310.
3. I have included this specification with this letter.
4. The new floor fit out will comply with NZS 4121, 2001, and NZBC G1/AS1, December 2001, or as near as practically possible. Accessible Facilities Check Sheet IS3 is essentially an Audit of Accessibility for, in this Building Consent, an existing building.
Thank you for your help in resolving the longer term ramification of up-grading this building with regard to accessible issues. It is for this reason that I request a meeting on Tuesday pm 12/6/2001, to check items on the IS3 Check sheet, and prepare a stage two Building Consent, in order to process this existing Consent.
5. Level one has its own toilet for disabled people, and removing this occupant load from the total building occupancy lower the number to below 300, ie 4.2.1 GS/AS1. The toilet for disabled people is located on the ground floor, and would cater for 40 people reducing the total occupant load on level three to below 100, note that the café, resource, interview and tutor rooms are used concurrently with the class numbers, ie maximum load 126. There are 2 male pans, 1 urinal and 2 whb's, and 2 female pans and whb's on level 3, see table 1, GS1/AS1, NZBC.

Faithfully,

PRELIMINARY

Mark Vryenhoek
Registered Architect

Fax**Design Edge****Mark Vryenhoek ANZIA***(Pronounced, Fry-en-hoek)*EMAIL dsignedg@es.co.nz

CELL 025 22 48 226

FAX 03 441 1537

PH 03 441 1536

PO BOX 515

QUEENSTOWN

Date: Friday, 25 May 2001
From: Mark Vryenhoek
Pages: Page 1 of 3 pages
To **Name** Christchurch City Council: **Attention John Taylor**
Fax 03 371 1920 **Phone** 03 371 1660

John,

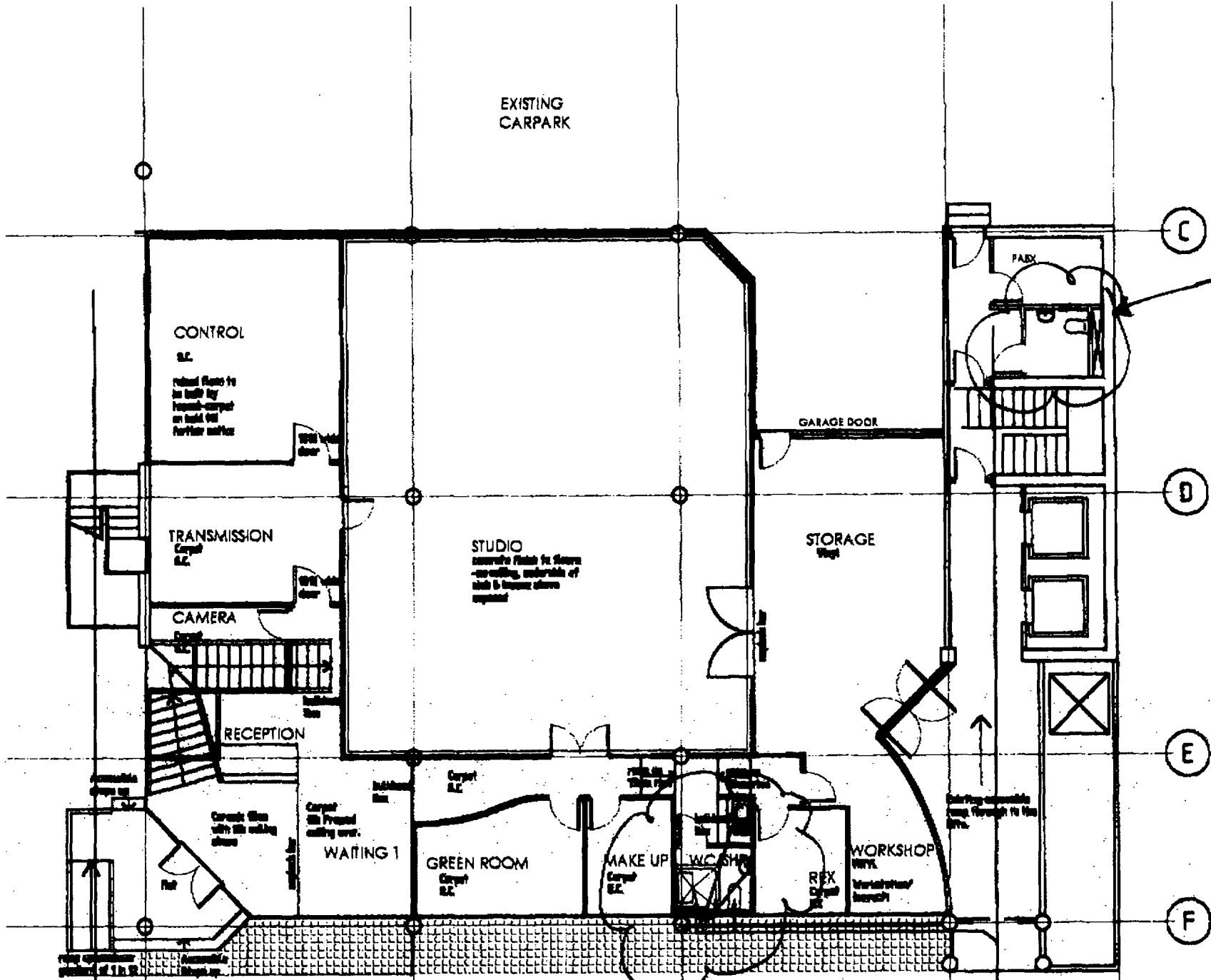
Thankyou for your assistance, and I have included an amended plan showing two altered doors, and the maximum number of people in each room.

Smoke detectors will be installed throughout the floor, ie extra smoke detectors will be installed in all rooms.

I have also included a plan indicating the position of toilets for the disabled in the building.

Thankyou

Faithfully
Mark



LEVEL ONE
FLOOR PLAN (M.T.S.)

TOILET FOR
DISABLED LEVEL ONE

TOILET
FOR
DISABLED
LEVELS
2-6



CHRISTCHURCH CITY COUNCIL

25/5/2001

Mark Vryenhoek
Design Edge
P.O Boxxx515
Queenstown.

Dear Mark

**APPLICATION FOR BUILDING CONSENT
PROJECT NO10013756
SITE ADDRESS LEVEL 2 245 MADRAS ST
CHRISTCHURCH.**

Processing of your application has shown the need for further information as detailed below:

- 1 Details of the proposed occupant load number to Level 2.
- 2 Please clarify the total load occupant number . Is it 310 or 410 people.
- 3 Please provide 2 copies of a Trade-by-Trade specification describing the proposed materials and standards used in order to achieve compliance with the NZBC.
- 4 Refer to the attached copy of our Information Sheet IS 3, and provide details of the items marked to show that compliance has been achieved. These items have been highlighted for your convenience. Note also that NZS 4121,1985 has been withdrawn and replaced with NZS4121, 2001, as well as NZBC G1/AS1,Dec,2000.
- 5 As a Change of Use is proposed ,please show how the sanitary facilities complies with NZBC G1/AS1 in relation to the required sanitary facility number based on the occupant load of Level2.

An early response will assist in completion of consent processing with minimum delays.

Yours faithfully

Hans Verbeek
**BUILDING CONSENT OFFICER
CIVIC BUILDING TEAM**



CHRISTCHURCH CITY COUNCIL

22 May ,2001

Design Edge
P.O. Box 515
QUEENSTOWN

Dear Sir/Madam

APPLICATION FOR BUILDING CONSENT
PROJECT NO. 10013756
SITE ADDRESS – 245 MADRAS ST.
CHANGE OF USE –FITOUT LEVEL 2

Processing of your application has shown the need for further information as detailed below:

1. Is the existing ventilation system sufficient for the increased number of occupants and equipment to be installed ?
2. **Calculations or a Producer Statement** (in the NZIA/ACENZ type format) from an appropriately qualified person for hvac design
 - The above matters result from partial processing of your project. Other officers may have queries relating to the balance of the work.

An early response will assist in completion of consent processing with minimum delays.

Yours faithfully

Peter Harrow
BUILDING CONSENT CO-ORDINATOR
BUILDING CONTROL TEAM

469228103441537

 <p>CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i></p>	<p align="center">CHRISTCHURCH CITY COUNCIL ENVIRONMENTAL SERVICES UNIT - BUILDING CONTROL</p> <p align="center">ACCESSIBLE FACILITIES CHECK SHEET</p>	<p align="center">INFORMATION SHEET IS3</p>
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The following are guidance notes for assessing compliance with the NZ Building Code and Approved Documents. They are subject to ongoing review, may not cover every requirement and they are offered on a "no liability" basis.

Refer also to Information Sheet IS4 to determine which buildings require accessible facilities.

PLEASE NOTE THAT NZS 4121, 1985 HAS BEEN REPLACED WITH NZS 4121
CAR PARKS (NZBC D1.3.5 & D1.3.6, D1/AS1/10, NZS 4121 203 & 303 AS2890.1) *2001*

- Provided at the ratio of 1 for up to 10, 2 for up to 100 plus 1 more for every additional 50 spaces
- Identified by the symbol of access (on ground or post)
- Carpark signage is visible from vehicle entrance
- Minimum 3000 mm width (NZS 4121) 3200 mm (AS2890.1 Fig 2.2)
- Located on an accessible route to the building accessible entry
- Located as close as possible to entrances and covered footpaths
- Located to avoid conflict between vehicles and people

RAMPS AND FOOTPATHS (NZBC D1, D1/AS1/2.3, 3.0 & 6.0, NZS 4121 204)

- Where accessible route surface is more than 25 mm above adjacent ground, either a 75 mm high kerb or a low barrier rail is required
- Accessible routes shall not have a cross fall of more than 1:50
- Footpaths and ramps have a minimum 1200 mm clear width (1000 mm between handrails)
- Non slip surface (refer Table 2 D1/AS1)
- Ramps have a maximum gradient of 1:12
- Handrails both sides (where slope is steeper than 1:20)
- Height of handrails is between 840 mm and 1000 mm vertically above "plane" surface of ramp
- Handrail diameter is between 32 mm and 50 mm (or to fig 26(b) D1/AS1)
- Handrails have clearance between 45 mm and 60 mm from wall
- Ramp landings (and rest areas) allow 1200 mm space clear of door swings
- Maximum rise between landings 750 mm

KERB RAMP (D1/AS1/3.4, NZS 4121 205)

- N/A* {
- Footpath segment of kerb ramp has gradient no steeper than 1:8
 - Road segment of kerb has gradient no steeper than 1:20
 - Kerb ramp has no lip at common surface (gutter channel)
 - Contrasting colour and texture to adjacent footpath

MAIN ENTRANCE INCLUDING CORRIDORS, DOORWAYS AND DOORS (NZBC 1.3.4(f), D1 AS1/7.0, FIG 27, NZS 4121 208)

- The "principal" entrance is on the accessible route
- If the principal entrance is not accessible, signage indicates location of accessible entrance
- Door thresholds max 20mm high
- Corridors have 1200 mm minimum width
- Doorways have 760 mm minimum clear opening (provided corridors are 1200 mm minimum) double door 1 leaf to be 760 mm minimum (BIA News No 64 p2)

- Doors with dual swing have visibility glazing panels
- Doors with full height glazing have visibility, markings 800-1500 mm above floor
- Clear space between successive doors is 1200 mm min (Fig 27 D1/AS1)
- Doors opening towards wheelchair, an unobstructed wall space not less than 300 required at side of door adjacent handle

PUBLIC (RECEPTION) COUNTERS AND DESKS (NZBC G5.3.4 NZS 4121 211)

- Where public counters or desks are provided at least one shall be "accessible"
- "Accessible" public reception counter has top of work surface 775 mm max above floor
- 675 mm minimum height clearance under
- 540 mm clear depth under

LIFTS (NZBC 1.3.4(c), D2.3.5, D2/AS1/71, NZS 4121 209 & 304)

- NA* {
- Lifts are required as follows:
 - in all buildings with four or more floors
 - in a three floor building when the total gross floor area of the two upper floors is greater than 500 sqm (5000 sq ft) or 50 person design occupancy
 - in a two floor building when the gross floor area of upper floor is greater than 400 sqm (4000 sq ft) or 40 person design occupancy
 - notwithstanding any of the above, a lift is required if an upper floor is used for: a place of assembly for 250 or more persons, public reception area for a bank, central and local government offices and facilities (such as a library), medical and dental rooms, health care centres.
 - at least one lift is on the accessible route
 - lobbies have 1800 mm minimum unobstructed depth in front of lift doors
 - car floor has 1400 mm x 1400 mm minimum internal dimensions
 - doors have 900 mm minimum clear opening
 - car to have handrails on walls to NZBC D1/6.0 or NZS 4121 Fig 12

STAIRS (NZBC D1.3.4(g)(h)(i), D1/AS1/4.0, 4.2, 4.4, 4.5 NZS 4121 206 & 305)

- All multi-storeyed buildings that are required to be accessible must have at least one accessible stair (see D1 Definitions)
- Stair has 900 mm minimum width between handrails
- Landings have 900 mm minimum depth (1200 mm recommended)
- Maximum total rise of 2500 mm between landings (2000 mm recommended)
- Risers are of uniform height over each flight
- No open risers, no winders, no spiral stairs
- Nosings to be rounded and colour contrasted with rest of tread
- Handrails are provided on both sides of the stair
- Stair tread 300 mm (NZS 4121), 310 mm (D1/AS1) minimum, Riser 180 mm max.

STAIR HANDRAILS (NZBC 1.3.4(i), D1/AS1/6.0, NZS 4121 207)

- Stair handrail has no obstruction to the passage of the hand along grip
- Continuous around landings (except doorways)
- Extend 300 mm past the extent of the pitch line
- Same slope as pitch line
- Between 900 mm and 1000 mm above pitch line
- Profiles to fig 26(b) of D1/AS1

TOILET FACILITIES (NZBC D1.3.2(c) & G1.1 & 1.3.4 G1/AS1, NZS 4121 210 & 306)

- "Accessible" toilets are on the accessible route
- If doors are "hinged" they must swing outwards unless the space is sufficiently large (sliding doors also acceptable)
- Door has 760 mm minimum clear opening (with 1200 mm clear approach space in any lobby)
- Horizontal leg of grabrail is fixed 700 mm above floor
- Vertical leg of grabrail is fixed between 150 mm and 250 mm from front of wc pan
- Top of wc pan seat is 460 mm above floor
- Paper holder is reachable from wc pan
- Washbasin has 675 mm minimum underside clearance from floor
- Taps on washbasin have capstan or lever handles (hot tap to left of cold tap)

SHOWERS (NZBC G1.3.4, G1/AS1/3.5, D1/AS1/TABLE 9, NZS 4121/210.7)

- If the building has any showers, at least one shall be accessible
- "Accessible" shower is on an accessible route
- Shower door has 760 mm minimum clear opening
- Shower has self draining floor (no threshold upstand) continuous with adjacent
- Floor covering is of impervious, non slip material
- Mixing valve fixed 1000 mm above floor
- "Hand held" rose on flexible hose
- Shower head can be fixed to slide rail between 1000 mm and 1900 mm above floor
- Shower seat should be 800 mm minimum length

CONTROLS (NZBC D1.3.4(F), G9/AS1, NZS 4121 213)

- Doors can be opened with one hand
- Door handles are fixed between 900 mm and 1200 mm (1000 optimum) above floor
- Door handles shall be lever action (knob handles are not permitted)
- Door closers have minimum tension required to bring door to closed position
- Light switches are horizontally aligned with door handles

VISIBILITY FACTORS (NZBC F2, G7 AND G8, NZS 4121 215, D1/AS1/1.5.4 & 1.8)

- All signs, information boards and all elements of accessible routes are well illuminated
- Check D1/AS1 1.5 "Obstructions"

ALERTING DEVICES (F7/AS1/2.1, NZS 4121 214 - SCHEDULE F)

- Alerting devices (where required) have both audible and visual signal

PLACES OF ASSEMBLY (D1/AS1/8.0, NZS 4121 216)

- Where a sound amplification system is installed it has a listening system (NZBC G5.3.5)
- 2 wheelchair spaces for up to 250 seats plus 1 for every additional 250
- Wheelchair spaces located immediately adjacent to other seating
- An accessible route shall be provided to podium or stage area

SIGNS (NZBC G5.3.5, 5.3.6 & F8.3.4, F8/AS1/5.0, NZS 4121 217)

- Access symbol on main information board(s) identifies location of "accessible" toilets
- "Accessible" toilets are identified with an access symbol on entrance door
- "Hearing" symbol on information board(s) identifies location of room(s) with listening system
- All symbols have correct proportional layout, lettering and colour contrast with background



Identify facilities:

- reserved car parking
- accessible entrance
- services available in building
- accessible routes
- toilet facilities

ACCESSIBLE ACCOMMODATION UNITS (D1/AS1/9.0, G3.1(c), G9/AS1)



In motel/hotel accommodation and old peoples homes etc "accessible" units (including kitchen, bedroom, shower/toilet arrangement, laundry and all other accessible route requirements) shall be provided as follows:

Total guest units	Accessible units required
0-9	1
10-25	2

For every additional 25 guest units, 1 "accessible" unit is required

N/A.



Bedrooms, sitting and dining areas to have 1500 dia wheelchair turning circle



If the unit has kitchen and/or laundry facilities these shall be accessible (BIA News No 67, Pg2, 3)



If a building has common laundry facilities at least one of these shall be accessible (BIA News No 67 Pg 2, 3)



Socket outlets shall be fixed between 500 mm and 1200 mm above the floor and at least 500 mm from corners



At least one room light shall have a bedside switch



CHRISTCHURCH CITY COUNCIL

FACSIMILE MESSAGE

TO: Mark Vrynhoek ORGANISATION: Design Edge
 FAX NO: 03 441 1537 LOCATION:
 SENDER: John Taylor DESIGNATION: Senior Building Control Engineer
 E-MAIL: John.Taylor@ccc.govt.nz
 DATE: 23 May 2001 NO. OF PAGES (including this page): 1

Dear Mark,

APPLICATION FOR BUILDING CONSENT
PROJECT NO. 10013756
SITE ADDRESS – 245 MADRAS STREET
FITOUT : LEVEL 2

Further to your fire safety summary, processing of your application has shown the need for further information as detailed below:

1. Smoke detectors are required throughout the fire cell if the bonus open path length is to be invoked. (refer C/AS1 3.5.4). Please confirm.
2. Doors on escape routes to open in the direction of travel where the number of persons using the door will exceed 20. Please amend as appropriate.
3. C/AS1 requires smoke control in the air handling system to prevent smoke being transmitted through the system. Please show how this will be achieved. *escape light < 4 m not reqd*

The above matters result from partial processing of your consent. Other officers may have questions relating to the balance of the work.

An early response would assist in completion of consent processing with minimum delays.

Yours faithfully


 John Taylor
 SENIOR BUILDING CONTROL ENGINEER
 BUILDING CONTROL

PLEASE ADVISE BY FAX IF ALL PAGES NOT RECEIVED

Fax No 03-371-1920 or International Fax No +64-3-371-1920 (Area Development Team Civic)

Civic Offices • 163-173 Tuam Street • PO Box 237 • Christchurch • New Zealand • Telephone (03) 379-1660



Mark Vryenhoek ANZIA
(Pronounced, Fry-en-book)

EMAIL dsignedg@es.co.nz
CELL 025 22 48 226
FAX 03 441 1537
PH 03 441 1536
PO BOX 515
QUEENSTOWN

15th May 2001
Building Consent Team
Christchurch City Council
PO Box 237
Christchurch

CLIENT COPY

ATTENTION: BUILDING CONSENT TEAM

FIRE REPORT: Level 3, 245-9 Madras Street Christchurch.
New fit out for 'Going Places'

1.0 Analysis Strategy

This analysis is based on the BIA Acceptable Solution framework as set out in C/AS1 December 2000.

2.0 Legal Environment.

As an existing building for change of use, comply as is reasonably practicable, Building Act 1991, section 46. The building is on the corner of Madras and Cashel Street. It is six levels, ground floor level 1, in single ownership, with separate tenancies.

3.0 Purpose group and occupant load

The building is all WL apart from level two, which will be the CL purpose group: There are five main fire cells.

- Level one 450m² and level two 670m² Television Studio and offices, WL, FHC 2, approximately 90 people in total.
- ~~Level 3 new education facility 670m², CL, FHC 2, approximately 100 people.~~
- Level 4 670m² two tenants approximately each half of floor, WL, FHC 1, 40 people.
- Level 5 670m² two tenants approximately each half of floor, WL, FHC 1, 40 people.
- Level 6 670m² two tenants approximately each half of floor, WL, FHC 1, 40 people.

refer to spec. letter re. 126 o.r.

90
100
120
310

Total number of people 410.

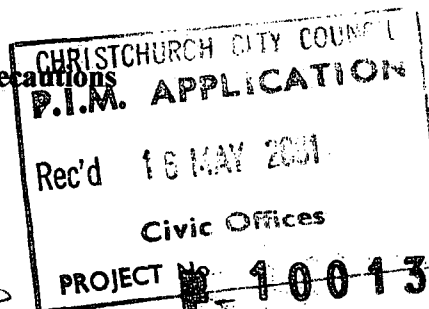
The ground floor level 1 has covered car parks for approximately 12 cars open to both sides.

4.0 Existing fire safety precautions

3, 5, 9, 13, 14, 15, 16, 18.

7

3b, 9, 13, 15, 16, 18



WL 3b, 15, 16, 18
CL 3b, 9, 16, 18c



Mark Vryenhoek ANZIA
(Pronounced, Fry-en-book)

EMAIL dsignedg@es.co.nz
CELL 025 22 48 226
FAX 03 441 1537
PH 03 441 1536
PO BOX 515
QUEENSTOWN

5.0 Fire safety precautions:

Level 3 second floor escape height, 2 floors, or less than 4 metres; 3f, 16, 18c.

6.0 Means of escape:

The maximum dead end open path is approximately 30 metres, and the allowable for CL is 18 metres. Therefore smoke detectors to open path exits enable 100% increase length to 36 metres.

Total open path less than 90 metres.

5.0 Specific requirements.

- Alter existing heat detectors layout on level 3 to comply with new layout.
- Install smoke detectors to open path exit ways
- Alter position of fire hose reel and ensure hose length complies.

Faithfully,

Mark Vryenhoek
Registered Architect

numbers



Mark Vryenhoek ANZIA
 (Pronounced, Fry-en-book)

EMAIL dsignedg@es.co.nz
 CELL 025 22 48 226
 FAX 03 441 1537
 PH 03 441 1536
 PO BOX 515
 QUEENSTOWN

15th May 2001
 Building Consent Team
 Christchurch City Council
 PO Box 237
 Christchurch



ATTENTION: BUILDING CONSENT TEAM

BUILDING CONSENT

**APPLICATION: Level 3, 245-9 Madras Street Christchurch.
 New fit out for 'Going Places'**

I have enclosed the Building Consent Application for this project.

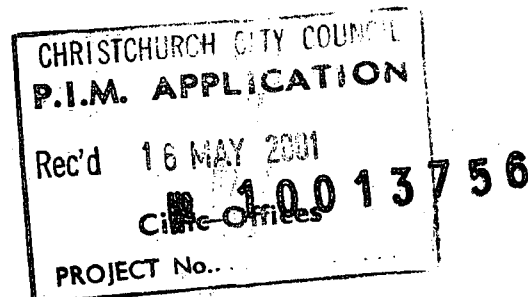
Please consider the change of use is for level two only, and I discussed the project with Robert McIntosh from planning, who indicated that there were no planning issues.

I have also included a Valuation Certificate in the absence of a CT. Please contact me if you need the CT.

Faithfully

A handwritten signature in black ink, appearing to read 'Mark Vryenhoek'.

Mark Vryenhoek
 Registered Architect





Project Number: 10013756

PRODUCER STATEMENT - MECHANICAL SERVICES

Issued by: **AIRCO SERVICE LTD**
(Contractor)
To: Cemac Commercial Interiors
In Respect of: Mechanical ventilation
(Description of Work)
At: Level 2, 245-9 Madras Street, Christchurch
(Address)

Cemac Commercial Interiors has contracted to Airco Service Ltd

to carry out and complete certain work in accordance with the New Zealand Building Code Section G4 Ventilation and the contract documentation.

Titled Mechanical ventilation, L2, 225-9 Madras Street, Christchurch
(“the contract”)

I Murray Dench a duly authorised representative of Airco Service

believe on reasonable grounds that AIRCO SERVICE will carry out and

complete All Part Only work as specified in the contract documentation.

(Signature)

Date: 15 June 2001

AIRCO SERVICE LTD (Contractor)
PO BOX 2163, CHRISTCHURCH

Fax



Design Edge

Mark Vryenhoek ANZIA

(Pronounced, Fry-en-hoek)

EMAIL dainedg@es.co.nz

CELL 025 22 48 226

FAX 03 441 1537

PH 03 441 1536

PO BOX 515

QUEENSTOWN

Date: Monday, 18 June 2001

From: Mark Vryenhoek

Pages: Page 1 of 2 pages

To **Name** Christchurch City Council: **Attention Hans Verbeek**

Fax 03 371 1920 **Phone** 03 371 1995

Hans,

BUILDING CONSENT # 10013756

SITE ADDRESS LEVEL 2, 245 MADRAS STREET CHRISTCHURCH

Copy of Producer Statement from Airco Service Ltd.

If you have any queries, and if I have missed any items please do not hesitate to contact me.

Thankyou

Faithfully

Mark.

Fax



Design Edge

Mark Vryenhoek ANZIA

(Pronounced, Fry-en-hoek)

EMAIL dsignedg@a.co.nz

CELL 025 22 48 228

FAX 03 441 1537

PH 03 441 1536

PO BOX 515

QUEENSTOWN

Page 2

I will be obtaining a letter from the building owner with regard to these compliance issues addressed to the Council, indicating their committed to the stage two Building Consent.

If you have any queries, and if I have missed any items please do not hesitate to contact me.

Thankyou

Faithfully
Mark

1. Details of occupant number to ~~proposed layout~~ ~~#~~
2. Level 2.
2. Please clarify the total occupant load for this building. Is it 310 or 410.
3. Please provide 2 copies of a Trade-by-Trade specification ^{Bldg.} nominating ~~specified~~ materials proposed and standards used in order to achieve compliance with the NZ Bldg. Code.
4. 170 - these required details have been highlighted for your convenience.
5. As a change of use has occurred please show how the sanitary facilities comply with NZBC G1/AS1 Dec 2000, in relation to required sanitary facility numbers based on the occupant load of level 2.

GENERAL CONSENT PROCESSING CHECK SHEET

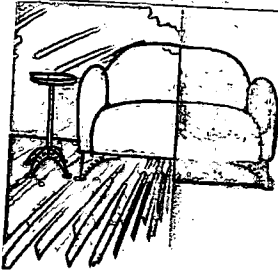
RFI No.

	Section 35: Resource Consent	—
100	36: Land Subject to erosion, etc C1	—
101	2+ Allotments: Sect37 / Amalgamation C53 C54	—
102, 103 104, 303	38: Building Alterations	✓
515	46: Changes of Use	✓
	66: Earthquake Prone	—
109, 110	PIM Problems <u>Resolved</u> / Not available	✓
111	Value	—
112	CT	—
114	Subdivision Conditions Certificate issued	—
	Reserve / Development Fee	—
115	Pegging Certificate (2+ Units on 1 title)	—
501/117	Producer Statements C2, 4	Q
116/118	Producer Statement Scope	Q
502	Inspection Procedures / Credits	—
503/504	Engineer signed set drawings / Confirmation	—
104	Structural check of existing building	—
	Compl Schedule & Fee	—
	Copy of Schedule and BA3 to Bldg Support	—
	Hill Site / Retaining walls / Hazards	—
120	Demolition C22	✓
121/122	Specifications / Plans	Q
123/124	Site Plan to scale / Internal boundary positions	—
125/126	Site levels kerb / Site levels datum	✓
127	Flood prone site MIN FFL.....	—
128	Floor Levels: Masonry 150 (FGL) 100 (Paving)	—
	Other 225 (FGL)150 (Paving)	—
505	Foundations: Soils OK / Request Report C49	—
	Copy Report to Hazard File	—
132	Wall and footing size / Reinf C24	—
133	Post foundations 3604 section 9	—
	Slab: Ties/DPC/Mesh/Joints	—
135	Tanking: Wall DPC: Top edge sealing	—
136	Blockwork: Steel & foundations 4229	—
	Subfloor: see Housing checksheet	—
	Durability:	
	Zone 1 exposed Bolts – Galv + Add protection	—
	Steel plates – Galv.+ paint	—
	Conc founds - 20 MPa	—
	Seaspray Zone Steel fixings - SS	—
	Brick veneer ties & lintels - SS	—
	Conc founds - 25 MPa	—
	Timber Species & Treatment / Window reveals	—
-/142/143	Walls: Sizes: Lintels / Beams / Studs	—
144	Cantilevers: Joists / Lintels	—
145/146	Offset Loadbearing Walls / 1st floor joists	—
147/-	Roof: Truss Design & Layout / Rafters C10	—
148	High Points Loads on Lintels 3604 C 8.6.1.4	—
	H3 ply to unventilated skillion roofs	—
150	Bracing –Wind zone _____	—
	Dragon Ties/Ceiling Diaphragms	—

151	Insulation: Floor/Wall/Clg	—
	Energy Efficiency H1	—
152	Sound Insulation G6 / City Plan Noise	—
153/154	Claddings - Brick C52	—
156	- Plaster systems, Cert / Type C50	—
158	- Solid plaster C51	—
	- Other	—
160	Window / cladding flashings / Sealants	—
161	Roofing type & pitch	—
162	Internal Gutters: Size and overflows	—
163	Snow boards E2.3.1 > 30m above sea level	—
164	Downpipes E1/AS1/Table 5	—
301	Fire Codes - SR - Refer to Fire Safety	
	- SH - Escape 24m dead end	
306	- FRR 1m off boundary	
	- Fire wall fixings / battens	
	Access Routes / Landings / Headroom	—
166	" " Anti-slip D1/AS1/Table 2	—
167	Stairs/Accessible: Tread 310+ Riser 180-	
	Common & Main Pvt: Tread 280+ Riser 190-	
	Sec Pvt: Tread 250+ Riser 200-	
	Minor Pvt: Tread 220+ Riser 220-	
168	Step details / all handrails	
169	Barriers B1/AS2 and F4 / Window sill heights	—
170	Accessible facilities checksheet – IS3	Q
171	Accessible Parking / External Routes / Entry	Q
172/173	Ramp entry / Internal routes	Q
174	Accessible Toilet / Shower Facilities G1	Q
175/-	Ventilation E3 and G4 / Natural light G7	Q
	Safety Glass F2 & NZS 4223: (non-residential)	12 Q
518/519	Electricity G9	—
177/178	Laundry Space / Kitchen Space	—
179	Sanitary Fixtures G1 - Numbers, Privacy,	
181	Security, WC space	Q
184	Woodburner / Flue height	—
	Gas storage over 100 kg	—
-/185	Water storage (OPH) G12/AS1/3.1 / Well water	—
186	Backflow prevention	—
	Easements: Drains in, Buildings Over	
187-189	Discharge: Septic tanks	
-/190	Wastes & Vents / Foul Drains	Q
191	Stormwater Drains / Outfalls C6	
193/194	Surface water / Channel C85	
	S W Sumps/ Subsoil drains-sump	
197	Common Drains	
490-498	Pools: fences, backflow, discharge C74	—
	Highlight sheet -Altn Sol, Sect 35, Unusual items	—
199	Partial Processing	—

✓ = OK A = Documents Amended
 Q = Queried - = Not Applicable

Refer to Amendments Sheet for those items that should be amended on plans.



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A Division of Cemac Southern Ltd.

SPECIFICATION

of work to be done and materials to be used in
carrying out the works shown on the accompanying
drawings

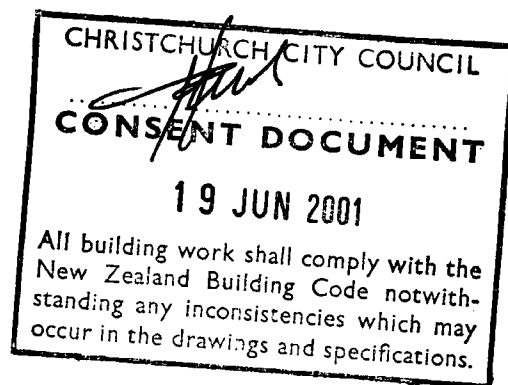
Going Places

COUNCIL COPY

Level 2
245-9 Madras Street
Christchurch

For Madras Equities

Date: 15th May 2001



03 LIST OF CONTENTS

STANDARD FORMS

- 01 Cover sheet
- 03 List of contents

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- 2101 Demolition

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4. ENCLOSURE

- 4501 Timber windows and doors
- 4601 Glazing

5. INTERIOR

- 5101 Lining
- 5301 Suspended ceilings
- 5501 Joinery fittings

6. FINISH

- 6401 Vinyl surfacing
- 6501 Carpeting
- 6701 Painting and paperhanging

7. SERVICES

- 7101 Water
- 7403 Drainage
- 7701 Electrical

1201 PRELIMINARIES AND GENERAL

1. THE PROJECT

1.1 THE WORKS

The works are as described in this specification and as shown on the drawings.

1.2 PERSONNEL

Owner: The person defined as "owner" in the New Zealand Building Code.

Contractor: The person contracted by the owner to carry out the contract.

1.3 PARTIES ASSOCIATED

Owner: ~Madras Equities Ltd
Address: ~C/- R W Ibbotson, PO Box 267, Alexandra
Telephone: ~03 448 7232

Designer: ~Design Edge
Address: ~PO Box 515 Queenstown
Telephone: ~03 441 1536
Facsimile: ~03 441 1537
E-mail: ~dsignedg@es.co.nz
Person: ~Mark Vryenhoek

Contractor: ~Cemac
Address: ~24 Bryon Street, Christchurch
Telephone: ~03 066 0571

1.4 SITE

The site of the works, the site address and the legal description are shown on the drawings. Confine access and work to the area of site indicated on the drawings.

2. DOCUMENTATION

2.2 SPECIFICATION SECTIONS

The designation and numbering of individual specification sections follows the CBI (Association for Co-ordinated Building Information in New Zealand) system for the co-ordination and classification of construction information. Sections are for reference and convenience only and do not constitute individual trade sections or work elements.

Read all sections together and read 1201 PRELIMINARIES AND GENERAL with all other sections.

2.3 INTERPRETATIONS

Required: Required by the documents, or by a statutory authority.
 Proprietary: Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
 Approval: Approval in writing.
 Direction: Direction in writing.
 Notified: Notified in writing

2.4 SUBSTITUTIONS

A substitution may be proposed where specified products are not available, or if substitute products are brought to the attention of and are considered by the owner as equivalent or superior to those specified. Except where a specified product is not available, the owner is not bound to accept any substitutions.

Notify proposed substitution of specified products. Include sufficient information to allow the owner to confirm that the substitution is equivalent or superior to that specified.

Approval of substitutions: In writing.

2.5 "PROVIDE", "SUPPLY" OR "FIX"

The words "provide", "supply" or "fix" if used separately mean "provide and fix" unless explicitly stated otherwise.

2.6 MANUFACTURERS AND SUPPLIERS

Manufacturers and suppliers requirements, instructions, specifications or details means those issued by them for their particular material, product or component and are the latest edition.

2.7 MANUFACTURERS AND SUPPLIERS DOCUMENTS

Refer to individual sections for a detailed list of manufacturers and suppliers documents relating to work on this project. Retain current copies of the documents listed, and other relevant manufacturers technical literature, on site. Make this information available to all personnel and ensure they are familiar with requirements for handling, storing, preparing for, fixing and finishing products before commencing work. Provide a copy of all manufacturers literature to the owner.

2.8 ABBREVIATIONS

The following abbreviations are used throughout the specification sections:

AS	Australian Standard
AS/NZS	Joint Australian/New Zealand Standard
BRANZ	Building Research Association of New Zealand

BS	British Standard
CSA	Canadian Standards Association
HERA	Heavy Engineering Research Association
NZBC	New Zealand Building Code
NZMP	New Zealand Miscellaneous Publication
NZS	New Zealand Standard
NZS/AS	Joint New Zealand/Australian Standard
OSH	Occupational Safety and Health
SAA	Standards Association of Australia
TNZ	Transit New Zealand

2.9. DEFINED WORDS

Words defined in the conditions of contract, New Zealand Standards, or other reference documents have the same interpretation and meaning when used in their lower case, title case or upper case form in the specification text.

2.10. REFERENCED DOCUMENTS

Throughout this specification, reference is made to various New Zealand Building Code (NZBC) acceptable solutions and verification methods for criteria and/or methods used to establish compliance with the Building Act 1991.

Reference is also made to various Standards produced by Standards New Zealand (NZS, NZMP, AS/NZS, NZS/AS), Transit New Zealand specifications, overseas standards (AS, BS, CSA) and to listed Acts, Regulations and various industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise.

It is the responsibility of the contractor to be familiar with the materials and expert in the techniques quoted in these publications, and to ensure that all those engaged in construction of the works to be similarly informed.

Documents cited both directly and within other cited publications are deemed to form part of this specification.

2.11. PRECEDENCE OF REFERENCED DOCUMENTS

This specification takes precedence in the event of it being at variance with and requiring a higher standard than, the cited documents.

Resolution of any variance must be confirmed in writing and where building consent approval is affected, the change notified to the territorial authority prior to any further work proceeding.

2.12. DOCUMENTS REFERRED TO

Documents referred to in this section are:

Building Act 1991
 Health and Safety in Employment Act 1992
 Smoke Free Environments Act 1990

- 2.13 **BUILDING CONSENT COMPLIANCE**
 It is an offence under the Building Act 1991 to carry out any work not in accordance with the building consent. Refer the resolution of matters concerning compliance to the owner for a direction. Where building consent approval is affected refer any change to the territorial authority.
- 2.14 **STATUTORY OBLIGATIONS**
 Comply with all statutory obligations and regulations of regulatory bodies controlling the execution of the works.
- 2.15 **BUILDING CONSENT**
 Obtain the original or copies of the building consent form and documents from the owner and keep on site. Liaise with the territorial authority and/or the building certifier for all notices to be given and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.
- 2.16 **PRODUCER STATEMENTS**
 When producer statements verifying construction are required, provide copies to both the territorial authority and the owner. Producer statements to be in the form required by the Building Act 1991.
- 2.17 **COMPLIANCE SCHEDULE**
 Obtain from the owner the list of all systems and features agreed as comprising the compliance schedule when application was made for building consent. Supply to the owner the inspection, maintenance and reporting procedure information for each system or feature of the building needed to complete the schedule for issue by the territorial authority.
- 2.18 **MONETARY ALLOWANCES**
 Monetary allowances are listed in the: ~
 Refer to individual work sections for particular requirements relating to monetary allowances.
- 2.20 **MASTER BUILD SERVICES LTD GUARANTEE**
 Provide a Master Build New Home and Alterations & Additions Guarantees at no cost to the owner including all costs in the contract price and covering completion, inspection, execution and material defects under the terms of the guarantee offered by Master Build Services Ltd. Execute with all three signatories: owner, registered master builder and Master Build Services Ltd, before commencing the contract works.
 Guarantee period: 3 Years from the date of issue of the Building Consent

- 2.21 **GUARANTEES**
Provide executed guarantees in favour of the owner in respect of, but not limited to, materials, elements, service, application, installation and finishing called for in that specified section of work. The terms and conditions of the guarantee in no case negate the minimum remedies available under common law as if no guarantee had been offered.

Failure to provide guarantees does not reduce liability under the terms of the guarantee called for in that specified section of the work.

Deliver executed guarantees to the owner prior to ~

- 2.22 **OVERALL WEATHERTIGHTNESS AND WATERTIGHTNESS**
Provide a guarantee for a minimum period of 2 years, covering the weathertightness of the complete building envelope and the watertightness of all liquid supply and disposal systems and fittings. This general guarantee is in addition to any specific guarantees required.

- 2.23 **TRADE GUARANTEES AND WARRANTIES**
Where specific trade guarantees/warranties are offered covering materials and/or execution of proprietary products or complete installations, provide copies of all such guarantees/warranties to the owner.

- 2.24 **FORM OF GUARANTEE**
Conform with the form of guarantee included in this specification.
Commence all guarantees from the date of practical completion. Maintain their effectiveness for the times stated.

- 2.25 **LIST OF GUARANTEES**

3. **ESTABLISHMENT**

- 3.1 **APPROVALS**
Attend on territorial authority officers, statutory and network utility inspectors, as necessary to obtain approvals (in addition to building consent approval) for and the satisfactory completion of, the works.

- 3.3 **SITE SIGN**
Provide a site sign to a design supplied by the owner.
Size: ~ mm x ~ mm

4. **TEMPORARY WORKS AND SERVICES**

- 4.1 **SITE TELEPHONE**
Provide a site telephone for the duration of the works.

- 4.2 SITE ACCOMMODATION**
Provide, erect and maintain scaffolding, sheds, toilets, water, power, hoardings and access to the site. Allow for cartage, craneage, plant hire and storage. Arrange for temporary works and services necessary for the completion of the works. Pay fees and remove temporary works and services on completion of the works.
- 4.3 PROTECT**
Protect parts of the work liable to damage, including adjoining public or private property, existing buildings, existing roads, footpaths, fences, site services, trees, landscaping and existing retained site features, until completion of the works. Take all precautions necessary to protect the works from damage by unauthorised entry or inclement weather. Brace and support all parts of the works against damage during construction.
- Make good damage to existing property and site features arising from construction activities or failure to protect.
- 4.4 STORAGE**
Provide temporary storage areas and protective covers and screens. Fillet stack and protect all framing and structural members from moisture and contamination. Completely protect finishing materials from the weather and damage and store in accordance with the manufacturer's requirements. Protect fabricated elements from the weather and damage, and store in accordance with suppliers' requirements.
- 4.7 ANTIQUITIES AND ITEMS OF VALUE AND INTEREST**
Report immediately the finding of any fossils, antiquities, or objects of value. Ensure they remain undisturbed until direction is given for their removal.
- 5. PROJECT MANAGEMENT**
- 5.1 SITE MEETINGS**
Hold site meetings when required by the owner. The contractor's representative and site supervisor to attend such meetings. Inform subcontractors and others when their presence is required.
- Meetings will normally be held: ~as required
- 5.2 MEANS OF COMMUNICATION**
All directions and approvals to be in writing.
- 5.5 WORKING HOURS**
Work on site is restricted to hour in CCC by-laws.

Work outside these hours may be permitted, but 24 hours notice is required in writing to the owner before proceeding. Obtain any necessary permits and permission for such work.

5.7 HEALTH AND SAFETY

Refer to the requirements of the Health and Safety in Employment Act 1992. Comply with all relevant New Zealand safety legislation.

Take all necessary steps to make the site and the contract works safe and to provide and maintain a safe working environment. Ensure that all those working on or visiting the site are aware of the rules governing site safety, are properly supervised and are not unnecessarily exposed to hazards.

Maintain proper procedures for dealing with any emergencies that may arise. Immediately investigate accidents, identify their cause and maintain a register of accidents and serious harm. Provide copies of the register to the owner, together with copies of all reports supplied to a public authority.

5.8 SMOKING

Do not smoke on site except in a designated location in accordance with the Smoke Free Environments Act 1990. Location determined by the contractor, with the approval of the owner.

5.9 RESTRICTIONS

Do not:

- light rubbish fires on the site
- bring dogs on to or near the site
- bring radios/audio players on to the site.

6. CONSTRUCTION

6.1 QUALITY ASSURANCE

Carry out and record regular checks of material quality and accuracy, including:

- Concrete quality and finishes (refer to 3101 CONCRETE).
- Dimensional accuracy of structural columns (following completion of foundations).
- All perimeter columns and frames for plumb.
- Levels of all floors relative to the site datum.
- Framing timber moisture content (refer to 3801 CARPENTRY).

Where any material, quality or dimension exceeds specified or required tolerances, obtain written confirmation of remedial action from the owner. When building consent approval is affected, confirm with the territorial authority.

Provide all materials, equipment, plant, attendances, supervision, inspections and programming to ensure the required quality standards are met.

6.2 DAMAGE AND NUISANCE

Take all reasonable precautions to prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and all other causes resulting from the contract works. Comply with the requirements of the territorial authority and relevant Acts and Standards.

6.3 SET OUT AND DATUM

Set out the works to conform with the drawings. Establish a permanent site datum to confirm the proposed building ground floor level and its relationship to all other existing and new building levels.

6.4 OWNER TO SIGHT SETOUT

While it remains the contractor's responsibility to set out the works accurately and correctly and to confirm any changes from the approved location with the territorial authority, obtain the owner's written confirmation that they have sighted the proposed building location, site datum and profiles, before commencing any further work.

6.5 EXECUTION

Conform to the requirements of this specification. Ensure work is level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.

6.6 MATERIALS AND PRODUCTS

Use only new materials and products, unless stated otherwise, of the specified quality and complying with all cited documents.

Substitution of alternative materials, products, plant or equipment from those specified must first be confirmed by the owner in writing. If the building consent approval is affected, obtain the approval of the territorial authority for the substitution.

6.7 COMPATIBILITY

Ensure all parts of a construction or finish are compatible and their individual use approved by the manufacturers and suppliers of other parts of the system. Source all parts of a system from a single manufacturer or supplier.

6.9 COMPLETE ALL SERVICES

Ensure building services are operational, with temporary labelling removed, required labelling fixed and service instructions provided.

6.10 CLEAR AWAY

Regularly clear away trade debris, unused materials and elements from the site. On completion of the works leave the building clean and ready for

occupancy, with all services operating and mechanical parts in good working order. Remove temporary markings, coverings and protective wrappings. Ensure that any maintenance requirements listed on temporary markings are conveyed to the owner.

- 6.11 **CLEAN**
Clean and wash down external surfaces to remove dirt, debris and marking. Clean interior surfaces including cabinetwork, joinery, sanitary and hardware items. Vacuum or polish floor surfaces. Clean and polish glass, both sides.
- 6.12 **COMMISSIONING**
Air conditioning alterations
- 6.13 **KEYING AND SECURITY**
Provide locksets with temporary keying, or install with the cylinders removed. Complete final keying prior to handing over keys to the owner on completion of the works.
- 6.14 **SPARES**
Collect, protect and store safely spare materials required under the contract. Give the owner an inventory of spares.

2101 DEMOLITION

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

NZS 6803 Acoustics - Construction Noise

Occupational Safety and Health Service (OSH) publication: Approved code of practice for demolition

Occupational Safety and Health Service (OSH) publication: Guidelines for the management and removal of asbestos

Health and Safety in Employment Act 1992

1.2 QUALIFICATION

Carry out demolition only under the supervision of a suitably experienced person and using only experienced operators and drivers. Use only experienced, certified, construction blasters for explosives demolition.

1.3 HEALTH AND SAFETY IN EMPLOYMENT

Comply with the Health and Safety in Employment Act 1992 in general and the OSH document: "Approved code of practice for demolition, section 1.2."

1.4 INSPECTIONS

Obtain and pay for any required inspections which are additional to the building consent.

1.5 NUISANCE

Take all precautions necessary to minimise nuisance caused by dust, dirt, rubbish and water.

1.6 NOISE

Refer to NZS 6803, tables 2 and 3 for the allowable upper limits of construction work noise in residential, commercial and industrial areas over the various time periods. Use silenced and noise insulated plant to ensure compliance with these requirements.

1.7 MATERIAL

Material from the demolition becomes the property of the contractor except where expressly provided otherwise. Remove redundant materials from the site as work proceeds.

1.8 SALVAGE

Designated items remain the property of the owner.

1.9 BURNING OF MATERIALS

Burning of materials is not permitted on site.

- 1.10 SURVEY**
Before commencing work, carry out a thorough survey and examination of all buildings or structures to be demolished in order to ensure the extent, sequence, technique and method of demolition proposed can be safely and efficiently carried out.
- 1.11 SERVICES**
Before commencing demolition, arrange with all utility network operators to disconnect services and remove fittings and equipment. Pay all fees and charges for this work.
- 2 PRODUCTS**
- 2.1 ITEMS FOR SALVAGE OR RE-USE**
Refer to 4. SCHEDULES.
- 3 EXECUTION**
- 3.1 DEMOLITION GENERALLY**
Comply with the requirements of the Occupational Safety and Health Service (OSH) publication: "Approved code of practice for demolition." Submit a written demolition plan to the requirements of clause 4.8.
- 3.2 ADJOINING PROPERTY**
Support and protect adjoining property. Survey adjoining properties and take all precautionary measures necessary to avoid damage or nuisance.
- 3.3 PROTECT**
Protect retained parts of existing buildings, the site and site structures, trees and shrubs. Take care in the cutting away and stripping out to reduce the amount of making good.
- 3.4 SUPPORT**
Support and brace the existing structure during the cutting of new openings or the replacement of structural parts. Prevent debris from overloading any part of the structure. Do not remove supports until the new work is strong enough to support the existing structure. Ensure all work remains structurally stable and sound.
- 3.5 TEMPORARY SCREENS**
Erect approved screens wherever penetration of weather, dust and dirt needs to be prevented. Adjust screens as work proceeds.
- 3.6 SITE SAFETY**
Prevent access by unauthorised persons. Illuminate and protect all holes, unsafe buildings and other hazards. Leave site and buildings safe at the close of each day's work.

- 3.7 **FLAMMABLE OR EXPLOSIVE CONDITIONS**
Prevent fire or explosion and arrange to alert the appropriate authority where any danger exists.
- 3.8 **DEMOLISH**
Demolish buildings and structures down to the existing finished ground level. Do not remove support to adjacent properties or buildings.
- 3.9 **HOUSE LIFTING**
Carry out house lifting for either excavating under, or for relocation, to the general requirements of the OSH document: "Approved code of practice for demolition, chapter 9", including the precautions required during jacking and "pigsty" construction.
- 3.10 **DEMOLITION, ASBESTOS**
Where demolition work includes contact with or removal of material containing asbestos, comply with the OSH document: "Guidelines for the management and removal of asbestos."
- 3.11 **DIG OUT**
Dig out foundations, footings, basements, floor slabs, paths, drains, cesspits and manholes that are part of or service the demolished building. Do not backfill the resulting voids.
- 3.12 **SALVAGE**
Carefully dismantle and store safely all salvage items where directed; for removal, use on the site, or until completion of the works.
- 3.13 **REINSTATE AND MAKE GOOD**
Reinstate and make good demolition damage to adjoining properties, existing work, services, or property.
- 3.14 **TAKE AWAY**
Take away from the site all plant and equipment, temporary access works and demolished materials and elements. Leave the site completely clean and tidy.

3801 CARPENTRY

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

AS/NZS 1748	Mechanically stress-graded timber
AS/NZS 1859	Reconstituted wood based panels 1859.1: Particleboard
AS/NZS 2269	Plywood - Structural
NZS 3602	Specifying timber and wood-based products for use in building
NZS 3604	Timber framed buildings
NZS 3606	Manufacture of glue-laminated timber
NZS 3631	New Zealand national timber grading rules
NZMP 3640	Minimum requirements of the NZ Timber Preservation Council Inc.
NZS 7421	Installation of solid fuel burning domestic appliances
BRANZ Bulletin 328:	Selection and use of fasteners
BRANZ Bulletin 357:	Thermal insulation of houses
BRANZ Bulletin 368:	Preventing moisture problems in timber framed skillion roofs

2. PRODUCTS

2.1 BUILDING PAPER

Breather type kraft paper laminates.

2.2 ALUMINIUM FOIL

Aluminium sheet, kraft paper fibre reinforced laminates.

2.3 TIMBER FRAMING GENERALLY

Species, grade and level of treatment as set out in NZS 3602. Grading to NZS 3631 and treated to NZMP 3640. Mechanical stress grading acceptable as an alternative to visual grading.

Moisture content at supply: ~

2.4 TIMBER FRAMING DRY, CHEMICAL FREE, MECHANICALLY STRESS GRADED

Species, grade and moisture content in service as set out in NZS 3602.

Machine stress graded to AS/NZS 1748, with an average moisture content at supply of 16% or less.

- 2.5 **TIMBER FRAMING DRY, TREATED**
Species, grade and moisture content in service as set out in NZS 3602. Treated H1 to NZMP 3640, with an average moisture content at supply of 16% or less. Either mechanically stress graded to AS/NZS 1748, or visual grading to NZS 3631.
- 2.19 **BOLTS AND SCREWS**
Steel, stainless steel and galvanised steel of pattern to suit the location and to BRANZ Bulletin 328 "Selection and use of fasteners".
- 2.20 **NAIL PLATES**
Stainless steel and/or galvanised steel toothed or nailed plates to the plate manufacturer's design for the particular locations as shown on the drawings.
- 2.21 **CONNECTORS**
Galvanised steel connectors and structural brackets to the connector manufacturer's design for particular locations shown on drawings.
- 3. EXECUTION**
- 3.1 **ATTENDANCE**
Provide and fix blocks, nogs, openings and other items as required by other trades.
- 3.2 **MOISTURE CONTENT**
Maximum allowable moisture content in accordance with NZS 3602 for framing supporting interior linings:
- | | |
|-------------------------|-------------------------|
| - Framing at erection | 24% |
| - Framing at enclosure | 20% |
| - Framing at lining | 16% |
| - Timber strip flooring | 10% (at time of laying) |
- 3.3 **EXECUTION GENERALLY**
To NZS 3603 and NZS 3604 except as varied in this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).
- 3.4 **DIMENSIONS**
All timber sizes are nominal sizes.
- 3.5 **SET OUT**
Set out framing in accordance with the requirements of NZS 3604 and as required to support sheet linings and claddings.
- 3.8 **FRAMING WALLS**
Frame to required loading and bracing complete with lintels, sills and nogs, all fabricated and fastened to NZS 3604, section 8.

- 3.10 INSTALLING WALL BATTENS**
Lay out, fabricate and fasten to suit the selected wall cladding or lining.
- 3.11 INSTALLING CEILING BATTENS**
Fabricate and fasten in accordance with NZS 3604, section 13.
- 3.14 INSTALLING INSULATION**
Lay and fit insulation as detailed, to the insulation manufacturer's requirements, and to the requirements of BRANZ Bulletin 357 "Thermal insulation of houses".
- 3.16 LAYING PARTICLE BOARD FLOORING**
Lay and fasten to the flooring manufacturer's requirements and NZS 3604, section 7.2.3. Punch nails, fill holes, then sand with one coarse and one fine paper, hand sanding into corners.

4501 TIMBER WINDOWS AND DOORS

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC	C3/AS1	Spread of fire 5.0 Closures in fire and smoke separations
AS/NZS 1905 walls		Components for the protection of openings in fire-resistant walls 1905.1: Fire-resistant doorsets
NZS 3602		Timber and wood-based products for use in building
NZS 3610		Profiles of mouldings and joinery
NZS 4211		Performance of windows
NZS 4232		Performance criteria for fire resisting closures Part 2: Fire resisting glazing systems

2. PRODUCTS

2.2 INTERIOR TIMBER

To NZS 3602.

2.4 ARCHITRAVES

To NZS 3610 or as detailed.

2.5 INTERIOR GLAZED DOORS

Solid timber framed and bead glazed.

2.7 INTERIOR CAVITY SLIDER

Hollow core door hung within a proprietary cavity slider frame and complete with brand-matched sliding door gear.

2.8 FIRE RESISTANT DOORSETS, TIMBER FRAME

To comply with AS/NZS 1905.1.

2.10 DOOR AND WINDOW HINGES

Size and gauge to carry door/sash size and weight. 3 hinges per door.
Minimum 2 hinges per sash.

2.11 INTERIOR SLIDING DOOR GEAR

To suit door size and weight and as detailed.

2.12 INTERIOR SLIDING-FOLDING DOOR GEAR

Bi-fold pattern to suit size and weight of doors and as detailed.

3. EXECUTION**3.1 CONFIRM**

Confirm all framing openings on site for dimension, plumb and straightness prior to fabrication or ordering of timber joinery. Confirm head/sill deflection for sliding door systems is within the manufacturers specified tolerances.

3.2 FIRE DOOR COMPLIANCE

Submit the specific approval of the SNZ Fire Ratings Committee to confirm the doorsets satisfy all the criteria laid down in AS/NZS 1905.1.

3.3 EXECUTION GENERALLY

Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

3.4 EXTERNAL DOOR AND WINDOW FRAMES AND SASHES

Profiles to NZS 3610 and fabrication as detailed; conforming with the performance requirements of NZS 4211. Jamb, head and sill liners as detailed. Wedge and rigidly fix in place without distortion, plumb, and true to line and face, complete with full length sill tray, jamb and cap flashings and with all doors and sashes operating freely. Fit hardware.

3.5 INTERNAL JOINERY FRAMES

Fabricate as detailed. Wedge and rigidly fix in place without distortion, plumb, and true to line and face.

3.6 INTERNAL DOOR FRAMES, SOLID REBATED

Fabricate as detailed. Hang doors to operate freely on hinges, sliding, or bi-fold gear and to the door manufacturer's requirements. Fit hardware.

3.7 INTERNAL DOOR LINERS

Heads and jambs finished minimum 18 mm, with 10 mm planted door stops. Width to match width of lined walls. Hang doors on hinges, sliding, or sliding-folding gear to the door manufacturer's requirements and to operate freely. Fit hardware.

3.8 INTERNAL DOOR LINERS, EXTENDED

Heads and jambs finished 30 mm, rebated for wall linings and extended a minimum of 10 mm. 10 mm planted door stops. Hang doors on hinges, sliding and bi-fold gear to the door manufacturer's requirements and to operate freely. Fit hardware.

3.9 INTERNAL CAVITY SLIDERS

Install in accordance with the door manufacturer's requirements.

- 3.10 PROVIDE AND FIX FIRE RESISTANT DOORSETS**
Provide and fix door sets of the required fire resistance rating, tested in accordance with AS/NZS 1905.1 and constructed in accordance with NZBC acceptable solution C3/AS1, 5.2, 5.3.
- 3.11 INSTALLER'S DECLARATION**
Complete the "installer's declaration" for each doorset and return to the door manufacturer within 60 days of the dispatch of the doorset, all to NZS 4232, part 1, section 111.
- 3.12 FIRE RESISTANT GLAZED SCREENS**
Glazing and glass installation to comply with NZS 4232, part 2.
- 3.13 CHECK**
Check and adjust operation of all doors sets, hardware and furniture.
- 3.14 TEMPORARY PROTECTION**
On completion remove any temporary protection and leave ready for following work.

4601 GLAZING

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC	B1/AS1	Structure 7.0 Glazing
	F2/AS1	Hazardous building materials 1.0 Glazing
	F4/AS1	Safety from falling 1.0 Barriers in buildings
AS/NZS 2208		Safety glazing materials in building
AS/NZS 4666		Insulating glass units
AS/NZS 4667		Quality requirements for cut-to-size and processed glass
NZS 4223		Glazing in buildings Part 1: The selection and installation of glass in buildings Part 3: Human impact safety requirements Part 4: Dead, wind and snow loading

2. PRODUCTS

2.1 GLAZING TAPE

Single/double sided pressure sensitive self-adhesive low/medium/high density foam tapes/butyl tapes selected to suit the glazing detail.

2.2 GLASS - PROCESSED

To AS/NZS 4667, thickness to NZS 4223.

Clear float glass:	Clear annealed transparent float glass
Patterned glass: decorative	Translucent, annealed, rolled glass with a pattern on one surface.
Wired glass: mesh in	With 13 mm square welded, treated steel wire the centre.
Laminated glass: 2208 with	Grade A safety glazing material to AS/NZS PVB or CIP resin interlayer.
Toughened glass: 2208.	Grade A safety glazing material to AS/NZS
Tinted float glass:	Body tinted float glass

2.3 GLASS - SPECIAL

Solar control float glass:	Reflective coated glass and low E glass
Insulating glass units:	To AS/NZS 4666

- 2.6 **SETTING BLOCKS**
Santoprene/Neoprene, 80-90 Shore A hardness, set at quarter points or to detail, to support the weight of glass panes.
- 2.7 **SPRIGS**
Diamond metal pieces to retain glass in timber sashes and frames.
- 3. **EXECUTION**
- 3.1 **GLAZING GENERALLY**
To NZS 4223, part 1, and for human impact safety glazing to NZS 4223, part 3.
To AS/NZS 4666 for insulating glass units
- 3.2 **GLASS THICKNESS**
To NZS 4223, parts 1, 3 and 4 unless specified elsewhere.
- 3.6 **INSTALL GLASS, INTERIOR JOINERY**
Remove temporarily pinned beads; fit tape, set glass on setting blocks and refit beads with or without tape to suit detail.
- 3.7 **INSTALL SAFETY GLASS**
To NZS 4223, part 3, as modified by NZBC acceptable solution F2/AS1.
- 3.14 **SAFETY**
Indicate the presence of transparent glasses, with whiting, tape or signs compatible with the glass type.
- 3.15 **MANIFESTATIONS**
To comply with NZS 4223, part 3, 303.1.
- 3.16 **TRADE CLEAN**
Clean off or remove indicators at completion of the building.

5101 LINING

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

- | | |
|-------------|---|
| AS/NZS 1859 | Reconstituted wood-based panels
1859.1 Particleboard
1859.2 Medium density fibreboard (MDF)
1859.4 Hardboard
1859.5 Fibre insulating board (insulation board) |
| AS/NZS 2269 | Plywood - Structural |
| AS/NZS 2589 | Gypsum linings in residential and light commercial construction - Application and finishing
2589.1: Gypsum plasterboard |
| AS/NZS 2908 | Cellulose-cement products
2908.2 Flat sheets |
| NZS 3602 | Timber and wood-based products for use in buildings |
| NZS 3604 | Timber framed buildings |
| NZS 3610 | Profiles of mouldings and joinery |
| NZS 4221 | Fibrous plaster sheet |
- New Zealand Fibrous Plaster Association: Code of recommended practice for the application and fixing of fibrous plaster
BRANZ Bulletin 328: Selection and use of fasteners

.3 STORAGE

Protect all joinery, fittings and finishes already in place from water staining or damage from lining installation.

2. PRODUCTS

Plasterboard

2.1 PLASTERBOARD

Gypsum plaster core encased in a durable face and backing paper formed for standard use, bracing use, water resistance, and for fire rated use.

2.2 EXTERNAL ANGLE

Slim type 0.5 mm galvanised steel.

2.3 CASING BEAD

Slim type 0.5 mm galvanised steel or PVC.

2.6 SCREWS

Zinc electro-plated bugle head gypsum drywall screws, length and gauge to suit application..

- 2.7 **JOINTING**
Compound and paper or fibreglass tape to the board manufacturer's requirements.
- 2.8 **ADHESIVE**
Multi-purpose water based wallboard adhesive.
3. **EXECUTION**
- 3.1 **MOISTURE CONTENT**
Maximum allowable moisture content in accordance with NZS 3602 for:
Framing at lining: 20% for timber-based linings
Framing at lining: 16% for plasterboard/fibrous linings
- 3.2 **SUBSTRATE**
To NZS 3604, sections 8, 10, 12, 13 and the standard required by the lining manufacturer's requirements. Ensure moisture content of timber framing is at or below specified levels. Starting work implies acceptance the substrate will allow work of the required standard.
- 3.3 **CONFIRM LEVELS OF FINISH**
Before commencing work, confirm the surface finish assessment procedures necessary to ensure the specified levels of finish will be obtained.
- Plasterboard**
- 3.4 **LEVELS OF FINISH**
Provide levels of finish to standards laid down by AS/NZS 2589.1 as follows:
Level 3: surfaces receiving heavy to medium texture finishes
Level 4: surfaces receiving light texture or wall covering finishes
Level 5: surfaces receiving thin coating finishes.
- 3.5 **LINE CEILINGS**
Line ceilings with plasterboard sheets, fastened to the plasterboard manufacturer's requirements.
- 3.6 **LINE WALLS**
Line walls that are up to 2400 mm high by the horizontal method and walls above 2400 mm high by the vertical method, with plasterboard sheets, fastened to the plasterboard manufacturer's requirements.
- 3.10 **FORM SOUND RATED PANELS AND SYSTEMS**
Form following the sheet manufacturer's specifications and details for the required sound rating.

- 3.11 FIX EXTERNAL ANGLES**
Fix full length to all external corners with clouts at 100 mm each side staggered.
- 3.12 FIX CORNICE**
Fix with adhesive and with all joints scribe-fitted to the plasterboard manufacturer's requirements.
- 3.13 FILL JOINTS**
Fill joint recess with bedding compound, centre the paper tape, apply second coat of bedding compound followed by a coat of finishing compound; allow to dry and lightly sand off, all to the plasterboard manufacturer's requirements.
- 3.14 STOPPING**
Fill nail holes and flush up external angles with two successive coats of bedding compound followed by a coat of finishing compound, allow to dry and lightly sand off, all to the plasterboard manufacturer's requirements.

Sundry linings and finishings

- 3.25 TIMBER BOARDING**
Selected profile timber boarding, secret nailed. Mix and match board grain before installation.
- 3.26 MANUFACTURED BOARD AND PANELLING**
Fix to timber framing to detail and to the board/panel manufacturer's requirements.
- 3.29 TRIM**
Scribe and fit reveal linings to exterior timber joinery, architraves to interior joinery, skirtings to walls and timber bead cornices as detailed and shown.
- 3.30 CLEAN**
Clean adjoining surfaces and fittings of spots, marks, dust and droppings.

5301 SUSPENDED CEILINGS

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

NZS 4203 General structural design and design loadings for buildings
 NZS 4219 Seismic resistance of engineering systems in buildings
 AS/NZS 2785 Suspended ceilings - Design and installation

ASTM C423 Test method for sound absorption and sound absorption coefficients by the reverberation room method

ASTM C635 Standard practice for installation of metal ceiling suspension systems for acoustical tile and lay-in panels

ASTM E1414 Standard test method for airborne sound attenuation between rooms sharing a common ceiling plenum (two room method)

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

1.3 INSTALLATION

To AS/NZS 2785. Installation by a manufacturer's accredited installer, using the manufacturer's technical services. Accredited installers must be members of the Interior Systems Association (ISA) of New Zealand. Provide evidence of experience, listing completed projects of similar size and complexity.

Installation to comply with the loadings code NZS 4203. Installation to comply with the requirements of NZS 4219; with related building services installations complying specifically with clauses 2.22, 2.25 and 2.29.

2. PRODUCTS

Materials - exposed grid system

2.1 SUSPENSION SYSTEM

Materials: Hot dipped galvanised steel
 Compliance: AS/NZS 2785, NZS 4203, ASTM C635

2.2 CEILING TILES

Edge profile: To suit grid
 Performance: ASTM C423, ASTM E1414

3. EXECUTION**3.1 CO-ORDINATE SERVICES**

Allow for co-ordination and co-operation with electrical and mechanical work to avoid conflict between suspension members and luminaires, diffusers, pipework and ducting. Confirm the provision of extra hangers and fixings.

Ensure co-operation with work in and above the ceiling, including the marking of specific ceiling tiles below major access points to above-ceiling services. Colour coded markings to follow the standards laid down by mechanical and electrical services.

3.3 INSTALL

Install the system to AS/NZS 2785 minimum standards and the ceiling manufacturer's requirements.

3.4 ACCESSIBILITY

Provide access to the ceiling system and the in-ceiling and above-ceiling services so that maintenance and removal of all parts can be carried out without damage to the ceiling system or panels.

3.7 PROTECT EXISTING WORK

Protect adjacent existing work from damage during the installation.

3.8 REPLACE AND CLEAN

Replace all damaged or marked elements. Clean all soiled or marked units.

3.9 REMOVE

Remove all debris, unused elements and elements from the site.

5501 JOINERY FITTINGS

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC	D1/AS1	Access routes 4.0 Stairways
AS/NZS 1859		Reconstituted wood based panels 1859.1: Particleboard 1859.2: Medium density fibreboard (MDF)
NZS 3602		Timber and wood-based products for use in buildings

2. PRODUCTS

2.1 TIMBER BOARDS AND FRAMES

Carefully sawn to minimise the inherent warping, twisting and bowing of the selected species and to give a finish suitable for clear finishing.

2.4 PARTICLE BOARD

Urea-formaldehyde resin bonded medium density particle board to AS/NZS 1859.1.

2.7 MEDIUM DENSITY FIBRE BOARD, MELAMINE

Urea-formaldehyde resin bonded wood fibre sheet to AS/NZS 1859.2 overlaid both sides with melamine resin impregnated sheet.

2.8 MEDIUM DENSITY FIBRE BOARD, WOOD VENEER

Urea-formaldehyde resin bonded wood fibre sheet to AS/NZS 1859.2 overlaid with natural wood veneer.

2.13 CARCASE FASTENERS

Knock down type centric sphere zinc alloy connectors with connecting bolts, sleeves and dowels, to suit each particular fastening location.

2.14 BUTT HINGES

Butt, broad butt, flush butt or overlay, steel, zinc-plated steel, stainless steel, or brass, to suit the location, or as detailed.

2.15 CONCEALED HINGES

All-metal zinc alloy with automatic spring and screw-fixed. Plastic button door stops.

2.16 DRAWER RUNNERS

Single action under mounted or side mounted powder coated runners or groove mounting type, precision running ball-mounted single-stage extension, bright steel finish system.

- 2.17 **GLUES AND ADHESIVES**
As approved by the manufacturer for the timber, timber product, or pre-finished timber product joint being used.
- 2.18 **SPECIALISED WOOD COATING**
Two component amino-alkyd primer and pigmented top-coat coatings based on low formaldehyde binders and low toxicity solvents and acid catalysed.
- 3. EXECUTION**
- 3.1 **JOINERY FITTINGS GENERALLY**
Execution to include those methods, practices and processes contained in the current syllabus for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).
- 3.2 **FABRICATION QUALITY**
Check site dimensions. Carry out machining within the practices required for the particular timber, wood product or pre-finished wood product being used. Machine drill and cut holes and recesses and form joints to the componentry manufacturer's requirements. Ensure work is accurate, square and true to line and face.
- 3.3 **FABRICATE JOINERY FITTINGS**
Carry out jointing, dowelling and other operations necessary for the proper assembly of the fittings as detailed, with fixings concealed unless otherwise detailed. Use glue joints where provision for shrinkage is not required, with contact surfaces, glueing and pressure all applied to the glue manufacturer's requirements. Locate and drive connectors and fasteners to the bolt manufacturer's requirements. Scribe fit adjustable shelves with 4 shelf pins and locate force fit pin holes at 50 mm maximum centres in solid cheeks. Hang doors on concealed hinges.
- 3.7 **INSTALL JOINERY FITTINGS**
Scribe fit on site and install level, square, plumb and true to line and face.

6401 VINYL SURFACING

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC	D1/AS1	Access Routes 2.1 Slip resistance
AS/NZS 1859		Reconstituted wood-based panels 1859.2 Medium density fibreboard (MDF) 1859.4 Hardboard
NZS/AS 1884		Floor coverings - resilient sheet and tiles - laying and maintenance practices.
AS/NZS 3661		Slip resistance of pedestrian surfaces 3661.1 Requirements
BRANZ Bulletin 330: Thin flooring materials - 2 preparation and laying		

1.3 QUALIFICATIONS

Carry out work using competent, experienced layers, familiar with the materials and techniques specified.

1.4 SAMPLES

Submit samples of sheet, tile and accessories to the owner, sufficient to show the pattern and the range of colour finish.

1.5 SLIP RESISTANCE

Slip resistance for all flooring to comply with NZBC acceptable solution D1/AS1, clause 2.1.

- When in place on a level access route, to have a mean coefficient of friction not less than 0.4 when tested in accordance with AS/NZS 3661.1, appendix A and B.

- When in place on a sloping access route, to have a coefficient of friction not less than $0.4 \times 0.0125S$ (S = slope of surface expressed as a percentage).

2. PRODUCTS

Floors

2.3 VINYL SHEET AND TILES

High vinyl content homogeneous monolayer flexible PVC sheet/tile flooring.

2.4 VINYL COVINGS

Commercial coving: pencil cove method, with butterfly mitres to all external and internal corners. Domestic coving: pencil cove or fillet cove method.

- 2.6 **THERMO-WELDING**
Manufacturer supplied colour matched weld rod.

3. **EXECUTION**

Preparing substrate

- 3.3 **EXISTING CONCRETE**
Strip off existing floor coverings, adhesive and surface contaminants. Ensure concrete is dry and if in doubt check for moisture content by hygrometer to BRANZ Bulletin 330. Do not commence laying vinyl until readings for the whole area show 75% relative humidity or less. Carry out minor repairs using a cement-based levelling compound, carefully feathered out at all perimeters of repaired areas. Grind level, then vacuum to remove all dust.

General

- 3.9 **HANDLING**
Avoid distortion, stretching, marking and damage to edges while shifting, unrolling and handling sheet, tiles and accessories. Inspect for any faulty material. Do not use faulty or damaged material.

- 3.10 **BEFORE COMMENCING WORK**
Ensure that the building is enclosed, wet work complete, doors hung and lockable, finishes and trim complete, and good lighting available, before starting work.

- 3.11 **INSPECT**
Inspect the substrate to ensure it is of the standard required for work in this section.

- 3.12 **LAYING**
Carry out the whole of the work to NZS/AS 1884, BRANZ Bulletin 330 "Thin flooring materials - 2 preparation and laying" and to the flooring manufacturer's requirements.

- 3.13 **LAYOUT**
Before beginning the installation confirm the proposed layout of material, location of seams and other visual considerations of the finished work.

Vinyl floor laying

- 3.14 **PREPARATION**
Check that each colour supplied is from the same batch. Follow the vinyl manufacturer's requirements for conditioning of rolls and the working temperatures and conditions before, during and after laying. Protect work from solar heat gain and switch off under-floor heating during and for 48 hours either side, of the work period.

- 3.15 ADHESIVE APPLICATION**
Apply approved adhesive as required by the vinyl manufacturer and without trowel marks after setting. Follow requirements for open time, taking note of substrate porosity, ambient temperature and relative humidity. Remove excess adhesive as the work proceeds using required techniques.
- 3.16 LAYING VINYL SHEET**
Roll out, cut, leave to condition and install sheet vinyl to the vinyl manufacturer's requirements. Ensure there are no air bubbles or twisting, that the seams are kept clear of adhesive, and immediately the sheet is adhered roll with a 68kg roller.
- 3.17 THERMO-WELDING VINYL SHEET**
Machine groove and thermo-weld all seams in specified areas, heating the sheet and weld rod to a sufficient temperature to melt and fuse them together into a single mass. Trim the weld to leave a smooth, flush surface with the sheet.
- 3.18 CROSS JOINS**
Plan and allow cuts to avoid cross joins. Obtain written approval of the owner before proceeding if cross joins are unavoidable. Cross joins are not acceptable in wet areas.
- 3.19 COVE VINYL**
Pencil cove flooring to the specified height and finish off as detailed.
- 3.20 MITRES**
Perform butterfly method to internal and external mitres. Thermo-weld mitres.
- 3.23 FIT VINYL SKIRTINGS**
Fit skirtings in accordance with the skirting manufacturer's requirements.
- 3.24 FIT VINYL EDGING**
Fit tapered vinyl edging to all borders, except where abutting carpet.
- 3.25 CLEAN**
Leave vinyl flooring surfaces free of adhesive, dirt and debris. Vacuum off, damp mop with a low foam neutral detergent, with a pH level of 7 to 8. Allow to dry and finally buff with a rotary machine using suitable pads at 300 rpm. Polymer polishes to be used only where approved by the vinyl manufacturer and accepted by the owner.

6501 CARPETING

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

The New Zealand Carpet Manufacturers' Association Conditions of Warranty and installation guide

1.4 QUALIFICATIONS

Use only competent, experienced layers, familiar with the New Zealand Carpet Manufacturers' Association (NZCMA) instructions for the specified carpet installation.

2. PRODUCTS

2.2 CARPET

Refer to 4. SCHEDULES.

2.3 EDGE GRIPPER, TAPES, FIXING BARS

To New Zealand Carpet Manufacturers' Association requirements.

2.4 BINDER BARS

Anodised aluminium section with a fluted face.

2.5 ADHESIVES

To New Zealand Carpet Manufacturers' Association requirements.

3. EXECUTION

3.1 COMPLY

Comply with the requirements of the carpet manufacturer including preparation of and procedures over the various substrates.

3.2 SUBSTRATE

Before starting work inspect the substrate to ensure it will allow work of the required standard and that all fittings and fixtures around which the carpet is to be scribed, are in place.

3.3 PROTECTION

Protect adjoining work surfaces and finishes during installation and make good any damage to same.

3.4 TAPE

Tape for binding and seaming to be the type and width required by the carpet manufacturer to suit the specified carpet and the standard of performance required.

- 3.5 LAYOUT**
Plan the carpet layout so that:
- seams run lengthways
 - traffic runs along the seam
 - light from windows is not across the seam
 - pile faces away from the main natural light source.
- 3.6 TEMPERATURE**
Acclimatise carpet to a room temperature above 15 degrees centigrade through the whole of the installation.
- 3.7 STORAGE**
Keep carpet dry and protected from damage, sharp bending or folding.
- 3.8 PREPARE FLOOR SURFACE**
Prepare floors for laying to New Zealand Carpet Manufacturers' Association requirements.
- 3.9 INSTALLATION, SEWN JOINTS**
Sew carpet joints, fix grippers to floor, install underlay and carpet, all to New Zealand Carpet Manufacturers' Association requirements.
- 3.10 INSTALLATION, TAPED JOINTS**
Tape carpet joints, fix grippers to floor, install underlay and carpet, all to New Zealand Carpet Manufacturers' Association requirements.
- 3.11 INSTALLATION, DIRECT STICK**
Installation to conform with the New Zealand Carpet Manufacturers' Association requirements. Apply adhesive evenly over the entire substrate surface to the carpet manufacturer's requirements and lay the carpet with all edges, selvages and joins tightly butted and all completely bonded to the floor surface. Roll the carpet with a clean 25kg roller and ensure complete contact with adhesive.
- 3.12 INSTALLATION, DOUBLE DIRECT STICK**
Installation to conform with the New Zealand Carpet Manufacturers' Association requirements. Apply adhesive on the underlay to the carpet manufacturer's requirements and lay the carpet with all edges, selvages and joins tightly butted and all completely bonded to the underlay surface.
- 3.13 FIT STAIR NOSINGS**
Fit stair nosings as detailed and to the nosing manufacturer's requirements.
- 3.14 FIX TRIMS**
Fix binder bars, carpet to carpet bars, and trims to all junctions with other materials and to carpet edges, all to the carpet manufacturer's requirements. Ensure that all junctions with other materials are neatly formed, with bars and

trims securely fastened to the substrate, 20 mm from each end and at maximum 100 mm centres

3.15 TAKE AWAY

Take away from the site all plant and all materials not used, leaving finished floor clean and without blemish.

3.16 CLEAN

On completion thoroughly vacuum the finished carpet.

6701 PAINTING AND PAPERHANGING

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

Occupational Safety and Health Service (OSH) publication: Guidelines for the management and removal of asbestos
Health and Safety in Employment Act 1992
BRANZ Bulletin 314: Removing paint coatings from houses

1.3 QUALIFICATIONS

Carry out work using competent and experienced painters and paperhangers.

1.4 HEALTH AND SAFETY

Refer to the requirements of the Health and Safety in Employment Act 1992 and if elimination or isolation is not possible, then minimise the hazards in this work.

Refer to BRANZ Bulletin 314 "Removing paint coatings from houses" for the required procedures and precautions when:

- Treating or removing lead based paint.
- Burning off paint.
- Sanding off paint.
- Using solvent based paint removers.

2. PRODUCTS

2.1 PAINT

To the paint manufacturer's standards for exterior and/or interior primers, undercoats, sealers, stains, clear coatings, solvent-borne and water-borne paints.

2.2 GAP FILLERS

Linseed oil, putty, plastic wood, wood filler or plastic filler, to suit and to match the surface being prepared.

3. EXECUTION

3.1 INSPECT

Inspect surfaces for painting and report to the owner any that will not, after the preparatory work laid down by the paint manufacturer, allow work of the required standard. Confirm that all areas have adequate lighting and are sufficiently free of other construction activities to enable painting and/or paperhanging work to proceed.

- 3.2 PROTECT**
Cover up adjoining surfaces and areas liable to damage or over-painting.
- 3.3 REMOVE HARDWARE**
Remove hardware and door/window furniture and replace on completion. Do not paint over permanently attached hinges, or any hardware items which cannot be removed.
- 3.4 PRIMING AND SEALING**
Ensure that priming and sealing work needed before or during construction is carried out when required.
- 3.5 ENVIRONMENTAL CONDITIONS**
Carry out work within acceptable temperature and humidity limits, with timber dry, all to the requirements of the paint manufacturer.
- 3.6 SELECTIONS**
Confirm all selections, colours and finishes for both paint and wallpaper with the owner, before commencing work.
- 3.7 LEAD**
Lead-based paint: treat as set out in BRANZ Bulletin 314 "Removing paint coatings from houses".
- 3.8 ASBESTOS**
Removal of coatings containing asbestos: conform with the requirements set out in the OSH publication: "Guidelines for the management and removal of asbestos".
- Preparation and painting of surface materials containing asbestos: conform with the recommendations and requirements of the paint manufacturer.
- 3.9 SHARP EDGES, CRACKS AND HOLES**
Repair as required by the paint manufacturer.
- 3.10 PREPARE SURFACES**
Prepare surfaces to be coated as required by the paint manufacturer. Make good all damage and defects.
- 3.11 PAINT APPLICATION**
Apply paint by brush and/or roller to suit the location of the coating and to the paint manufacturer's requirements. Do not spray on site without express permission.
- 3.12 MANUFACTURER'S MANUALS**
Refer to the paint manufacturer's manuals and follow their preparation, sequence and application requirements applying to each system. Ensure all paint coats in any system are supplied by the same manufacturer.

- 3.13 DEFECTIVE WORK**
Correct defective work immediately. Recoating to follow the selected paint system's requirements.
- 3.14 SCUFF BETWEEN COATS**
Scuff between all coats to remove any dust pick-up, protruding fibres and coarse particles.
- 3.15 FINISHED PAINT SURFACES**
Finished paint surfaces to show uniformity of gloss and colour, with the correct thickness for each coat, and freedom from painting defects. Ensure finished work is clean and free of any disfigurement.
- 3.16 CONFIRM WALLPAPER**
Confirm that all rolls of each pattern are from the same batch.
- 3.18 CLEAN**
Clean adjoining surfaces, glass and fittings of any paint contamination.
- 3.19 REPLACE**
Replace hardware without damage to the hardware or the adjoining surfaces.
- 3.20 TAKE AWAY**
Take away from the site unused painting materials and equipment.

7101 WATER

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC	G12/AS1 Water supplies
AS 2642	Polybutylene pipe fittings 2642.2: Polybutylene (PB) pipe for hot and cold water applications 2642.3: Mechanical jointing fittings for use with polybutylene (PB) pipes for hot and cold water applications
NZS 4602	Low pressure copper thermal storage electric water heaters
NZS 4603	Installation of low pressure thermal storage electric water heaters with copper cylinders (open-vented systems)
NZS 4606	Storage water heaters 4606.3: Specific requirements for water heaters with composite shells
NZS 4607	Installation of thermal storage electric water heaters: valve-vented systems
DIN 8077	Polypropylene (PP) Pipe dimensions
DIN 8078	Polypropylene (PP) Pipes Types 1, 2 & 3, General Quality Requirements and Testing.
	Plumbers, Gasfitters and Drainlayers Act 1976

1.3 QUALIFICATIONS

Plumbers to be experienced competent craftsman plumbers, or registered plumbers working under the direction of a craftsman plumber, familiar with the materials and techniques specified.

2. PRODUCTS

2.1 WATER MAIN POLYETHYLENE

High density polyethylene 32 mm OD (minimum 25 mm internal diameter) pipe complete with rubber ring compression type fittings.

2.2 POLYBUTYLENE WATER PIPE

Polybutylene tubing to AS 2642.2 and AS 2642.3 complete with fittings and accessories brand-matched.

2.3 POLYETHYLENE WATER PIPE

Proprietary high-density cross-linked polyethylene composite pipe and fittings to BS 7291.3.

2.4 POLYPROPYLENE WATER PIPE

Polypropylene pipes to DIN 8077 and DIN 8078 complete with fusion welded fittings and accessories brand-matched.

- 2.5 EXPOSED PIPES**
Chrome plated copper pipe with chrome plated brass nuts and fittings.
Faucet hoses covered with stainless steel braid and fitted with stainless steel nuts.
White polyethylene composite pipe with white nuts and accessories.
- Selected pipework finish to include escutcheon plates and bends and elbows protruding from walls or fittings.
- 2.6 GATE VALVES**
De-zincified brass with screwed ends.
- 2.13 FIRE HOSE REEL**
Proprietary wall mounted/wall cabinet/recessed cabinet model hydraulic hose reel.
- 3. EXECUTION**
- 3.1 ELECTROLYTIC ACTION**
Avoid electrolytic action by eliminating contact or continuity of water between dissimilar metals.
- 3.2 EXECUTION GENERALLY**
Generally carry out the whole of this work and tests to NZBC acceptable solution G12/AS1.
- 3.6 POLYBUTYLENE/POLYETHYLENE WATER SUPPLY**
Size the piping layout to eliminate loss of pressure at any point by simultaneous draw-off. Run pipes complete with all fittings, support and fixing, and jointed to the pipe manufacturer's specifications, all to NZBC acceptable solution G12/AS1. Conceal pipework and pressure test before the wall linings are fixed.
- 3.7 POLYPROPYLENE WATER SUPPLY**
Size the piping layout to eliminate loss of pressure at any point by simultaneous draw-off. Run pipes complete with all fittings, support and fixing, fusion weld joints and install to manufacturers specifications, all to NZBC acceptable solution G12/AS1. Conceal pipework and pressure test before the wall linings are fixed.
- 3.8 OUTLET LOCATIONS**
Ensure wall outlets for exposed pipes are level and centred on the fixture to ensure the neat installation of exposed pipework.

- 3.9 INSTALLING HOT WATER PIPE INSULATION**
Insulate all hot water pipes in accordance with the insulation manufacturer's instructions. Cut insulation sections tight between timber framing and tight between the webs of steel studs. Where hair felt is used, wrap around pipes in two layers in opposite directions and secure with galvanised steel wire ties.
- 3.13 INSTALL FIRE HOSE REEL**
Install where shown, complete with all fittings, to the hose reel manufacturer's requirements.
- 3.14 PENETRATIONS**
Provide and fit collars and escutcheon plates to match the pipework at all penetrations through constructions.
- 3.15 INSTALL TAPS AND FAUCETS**
Install taps and faucets in accordance with the tap manufacturer's requirements. Flush out on completion. Check that washers or ceramic discs are operating correctly.
- 3.16 LEAVE**
Leave water services in proper working order. Pressure test to ensure no leakage and leave in proper working order.
- 3.17 CLEAN**
Clean tapware and fittings. Remove unused materials from the site.

7402 SANITARY PLUMBING

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC	G1/AS1	Personal hygiene 2.0 Fixture construction and installation 3.0 Location of sanitary fixtures
NZBC AS/NZS 1260 applications	G13/AS1	Foul water - sanitary plumbing PVC pipes and fittings for drain, waste and vent
AS/NZS 3500		National plumbing and drainage code 3500.2: Sanitary plumbing and drainage 3500.2.2: Acceptable solutions
NZS 7641		Unplasticized PVC waste and ventilating pipe, fittings and accessories, 32 mm, 40 mm and 50 mm

Plumbers, Gasfitters and Drainlayers Act 1976

1.3 QUALIFICATIONS

Carry out work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 1976.

2. PRODUCTS

2.1 UPVC WASTE, SOIL AND VENT PIPES

UPVC pipe to NZS 7641 and AS/NZS 1260 complete with fittings brand-matched to the pipe manufacturer's requirements.

2.2 EXPOSED PIPES AND TRAPS

Chrome plate on copper pipes and associated copper and brass fittings.
White polybutylene or PVC, including all associated fittings.

2.3 SEALANT, SANITARY FIXTURES

For between sanitary fixtures and accessories and adjacent floor or wall surfaces.

1-part, silicone, containing mildew resistant agents.

Colour: White

3. EXECUTION

3.1 EXECUTION GENERALLY

Carry out this work and complete all tests to AS/NZS 3500.2.2.

Carry out this work and complete all tests to NZBC acceptable solutions G1/AS1, 2.0, 3.0 and G13/AS1.

- 3.2 ELECTROLYTIC ACTION**
Avoid electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.
- 3.3 INSTALL SANITARY FIXTURES**
Fit and install sanitary fixtures and associated screens, elements and hardware, plumb, true to line and rigid, to the fixture manufacturer's requirements. Supply standard chrome plated brass wastes and plastic plugs on chrome plated chains with all basins, tubs and baths.
- 3.4 INSTALL TRAPS, WASTE AND VENT PIPES**
Connect waste outlets to traps and run waste pipes and back vents concealed, sized and fixed to AS/NZS 3500.2.2/NZBC acceptable solution G13/AS1. Discharge wastes into the drainage system stack, soil pipe, or gully trap as shown. Bird proof mesh to all roof vents and vermin proof mesh to all untrapped waste pipes.
- 3.5 PENETRATIONS**
At penetrations through constructions provide and fit collars and escutcheon plates to match pipework.
- 3.6 INSTALL SANITARY ACCESSORIES**
Install sanitary accessories as selected.
- 3.7 TEST**
Test soil and waste disposal systems to ensure no leakage exists and leave in proper working order.
- 3.8 CLEAN UP**
Remove labels and clean fittings. Remove unused materials from the site.

7701 ELECTRICAL

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC	F6/AS1	Lighting for emergency
NZBC	F8/AS1	Signs
AS/NZS 2293		Emergency evacuation lighting for buildings
NZS 3000		Electrical regulations - Buildings, structures and premises
AS/NZS 3008		Electrical installations - Selection of cables 3008.1.2: Typical New Zealand installation conditions
NZS 6401		PVC-insulated cables for electric power and lighting
		Electricity Regulations 1997
		New Zealand electrical codes of practice (ECP)

1.2 COMPLY

Comply with the Electricity Regulations 1997, NZS 3000, AS/NZS 3008.1.2 and the New Zealand electrical codes of practice for listed and prescribed work and with the utility network operator's requirements. Apply for the service connection. Arrange for the required inspections of listed work. Pay all fees.

1.3 QUALIFICATIONS

Carry out work by or under the direct supervision of a holder of a practising certificate under the Electricity Regulations 1997.

1.4 CERTIFICATE OF COMPLIANCE

Supply a certificate of compliance to the owner, as required by the Electricity Regulations 1997, and in particular, clauses 16, 34 and 35. Allow the network utility operator to view before the meter installation, listed work inspection, polarity check and livening of supply.

2. PRODUCTS

2.1 MAINS SUPPLY, SINGLE PHASE

Tough plastic sheathed neutral screened cable to NZS 6401 and AS/NZS 3008.1.2, with a minimum rating of 60 amps per phase. Include pilot cable where required by network utility company.

2.2 CABLES

Tough plastic sheathed copper conductors to NZS 6401, stranded above 1.0 mm², and to AS/NZS 3008.1.2. Minimum sizes as below. Increase sizes if the method of installation, thermal insulation, cable length or load will reduce the cable rating below that of the connected load, or produce an excessive voltage drop.

Lighting circuits - domestic: 1.0 mm² on 10 amp MCBs,
 Lighting circuits - commercial: 1.5 mm² on 16 amp MCBs
 Power circuits: 1.5 mm² on 16 amp MCBs for domestic and
 unenclosed or unfilled cavity construction
 2.5 mm² on 16 amp MCBs for domestic
 insulated construction, or filled cavity
 2.5 mm² on 20 amp MCBs for unenclosed or
 unfilled cavity construction
 2.5 mm² on 16 amp MCBs for insulated
 construction, or filled cavity, or lengths over 30 metres
 Range circuits - single phase: 6 mm² on 32 amp MCBs

Heat resistant cable for final connections to all heated appliances, and high temperature cable in ambient conditions may be above 35 degrees C.

- 2.5 **WALL BOXES**
 Standard size in plastic, with 2 or more gang size in metal, all screw fixed.
- 2.6 **SWITCH UNITS**
 16 amp minimum rated, 230 volt polycarbonate flushplate units. Refer to drawings/schedules for number of switches per unit, dimmer units, neon (indicator or toggle) units, locator units and 2 way units.
- 2.7 **HOT WATER SYSTEM SWITCH**
 One way 20 amp switch complete with cable clamp for flexible PVC conduit to element enclosure.
- 2.8 **SWITCHED SOCKET UNITS**
 10 amp, 230 volt polycarbonate flushplate 3 pin flat NZS combination switch units, single or multi gang as detailed.
- 2.9 **SHAVER AND EARTH LEAKAGE PROTECTED SOCKET OUTLETS**
 110/230 volt shaver socket outlets with integral isolating transformer. Earth leakage, residual current protected socket outlets in wet/damp/outdoor locations. RCCB tripping at 30 mA, mounted on distribution board.
- 2.10 **CEILING ROSES**
 White plastic mounting base with screwed cover. Terminal type.
- 2.11 **BATTEN HOLDERS**
 Standard white plastic bayonet cap, with cap angled where wall mounted. Brass liners.
- 2.12 **BELL SYSTEM**
 Complete with transformer for mounting on distribution board.

- 2.15 **LIGHT FITTINGS**
Fluorescent and High Intensity Discharge fittings with low loss control gear and power factor corrected to 0.85 minimum. Control gear suitable for dimming if this is required. All fittings complete with lamps; Incandescent GLS lamps pearl, coiled-coil 240v rated, bayonet cap; Fluorescent triphosphor 2700K; ELV 12v dichroic reflector with cover glass unless detailed otherwise.
- 2.16 **SELECTIONS**
Confirm selections of all outlet fittings and hardware with the owner in writing before ordering.
3. **EXECUTION**
- 3.4 **SET OUT**
Unless specifically detailed, the position of outlets and equipment shown on drawings is indicative of requirements. Study documents and site conditions to ensure no conflict with other services or features will arise. Resolve conflicts and discrepancies before proceeding with work affected. Confirm on site the exact location, disposition and mounting heights of all outlets, fittings, equipment, penetrations, and use of exposed wiring. Fix outlet items level, plumb and in line.
- 3.5 **CABLING**
Install with a maximum of 8 light outlet units or 4 switched socket units on any circuit. Minimum 2 lighting circuits per installation. Separate circuits for all electric heating appliances. All cabling run concealed. No TPS cable laid directly in concrete. Locate holes in timber framing for the passage of cables at the centre line of the timber member. Install cable in conduits where required to pass through concrete or underground.
- 3.6 **WALL BOXES**
Flush mounted in cavity construction.
- 3.7 **SWITCH AND SOCKET UNITS**
Fit all single and double switch units and socket at the following heights (to the centre of the unit) unless shown otherwise on the drawings.
Switch Units: 1000 mm
Socket Units: 150 mm above work benches
400 mm elsewhere
- Mount switches vertically and socket units horizontally. Label all switch units that control electrical equipment by colour filled engraving on the switch plate.
- 3.8 **LIGHT FITTINGS**
Install light fittings in locations and at heights detailed, and in accordance with the fitting manufacturer's requirements.

- 3.9 EXTRA LOW VOLTAGE LIGHTING**
Where remote transformers are used for ELV lamps, connect from transformer to lamp with minimum 2.5 mm² conductor, to ensure voltage drop in transformer and conductor does not exceed 0.8 volts. Connect lamps 50 watt or greater matched to no more than one per transformer, located as close as practicable to the lamp. Ensure transformers and rear of light fittings are adequately ventilated and clear of any thermal insulation.
- 3.10 EMERGENCY AND EXIT LIGHT FITTINGS**
Install fittings in the locations and heights shown on the drawings and in accordance with NZBC acceptable solutions F6/AS1 and F8/AS1, AS/NZS 2293, including test facilities.
- 3.11 ELECTRIC HOT WATER SYSTEM**
Wire as a separate circuit through a wall-mounted isolating switch, with the cable from switch to element encased in flexible PVC conduit, clamp fixed at each end. Hot water cylinders, thermostats and 3000 watt element supplied and fitted under 7101 WATER.
- 3.12 EARTH BONDS**
Bond together and to earth all plumbing fittings not adequately isolated, to the Electricity Regulations 1997 and to the fitting manufacturer's requirements.
- 3.13 TELEPHONE WIRING**
Install telephone cable to telephone outlet positions shown on the drawings. Install in conduit for outlets on masonry surface. Fix and connect BT jack point outlets to NZ Telecom requirements and terminate wiring at incoming terminal block.
- 3.14 TELEPHONE DRAW WIRES**
Supply draw wires from accessible positions for the telephone outlets shown on the drawings. Install in conduit for outlets on masonry surface.
- 3.15 TV AERIAL**
Fit antenna, run cabling concealed below the roof and fit outlets where shown on the electrical drawings. Ensure the system is suitable for high quality reception of all VHF and UHF channels - Sky TV installation practices minimum.
- 3.16 SPACE HEATERS**
Install to the heater manufacturer's requirements, fitted neatly and without damage to surrounding finishes. Ensure control thermostats are fitted to appliance or otherwise connect to a remote thermostat.

- 3.17 CENTRAL VACUUM SYSTEM**
Install central system, ducting and outlets to the system manufacturer's requirements, with room outlets fitted neatly and without damaging surrounding finishes. Connect and terminate controls to mains wiring standards.
- 3.18 SECURITY SYSTEM**
Install to the system manufacturer's requirements, with control panel, detectors and associated equipment fitted neatly and without damage to surrounding finishes.
- 3.19 MANUAL FIRE ALARM SYSTEM**
Install to the system manufacturer's requirements, with outlets fitted neatly and without damage to surrounding finishes.
- 3.20 SMOKE DETECTORS**
Install detectors to the detector manufacturer's requirements, fitted neatly and without damage to the surrounding finish.
- 3.21 ELECTRIC POWERED FITTINGS AND EQUIPMENT**
Install and wire fittings and equipment to individual fittings and equipment manufacturer's requirements. Refer to the drawings for required layouts and locations for equipment.
- 3.24 LABELLING**
Complete all labelling in clear machine printed permanent manner. Include label under each controller, switch and circuit breaker on distribution boards. Include a warning notice if light dimmers are used in the installation. List the rating of each circuit.
- 3.25 COMPLETION**
Leave work operating correctly, with equipment clean and all lamps operational.

RECEIVED
22 JUN 2001
ENVIRONMENTAL SERVICES



CHRISTCHURCH CITY COUNCIL
ENVIRONMENTAL SERVICES UNIT

TAX INVOICE

BUILDING CONSENT FEES

INV 24406
GST NO 53-198-554
DATE 20/06/2001

MADRAS EQUITIES LIMITED

DESIGN EDGE
P.O.B OX 515
QUEENSTOWN


CONSENT APPLICATION NO: ABA10013756
OWNERS NAME:
PROJECT STREET ADDRESS: 245 MADRAS STREET CITY
CUSTOMER CODE: 3153958
INVOICED TO DATE: \$0.00

FEE CODE	DESCRIPTION	THIS INVOICE
B01	Project Information Memorandum	160.00
B02	Accept & Issue Consent	85.00
B03	Process and Grant	408.00
B04	Inspections	103.00
B05	Code Compliance Grant/Issue	30.00
B06	BRANZ Levy	80.00
B07	Building Industry Auth. Levy	52.00

TOTAL (GST inclusive) \$918.00

P. 22-06/01

579822

 <p>CHRISTCHURCH CITY COUNCIL ENVIRONMENT</p>	<p align="center">CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991</p> <p align="center">Project Information Memorandum</p>	<p align="center">FORM BA2 PROJECT NO: 10013756</p>
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Issue Date: 22/05/2001

Site Address: 245 Madras Street	Legal Desc: Lot No: 2	DP No: 796
Applicant: Mark Vryenhoek Anzia Design Edge PO Box 515, Queenstown	Owner: Madras Equities Ltd	Proposal: Fit Out Level 2 (Change of Use)

Please note that the previous Project Information Memorandum issued with this number on 22.05.01 is now cancelled and replaced with the following:

- No information relevant to this project has been found.

Total Project Information Memorandum fees	\$	230.00	
Paid	\$	0.00	Receipt No.:
Balance to pay	\$	230.00	<i>Fee is payable upon uplifting building consent</i>


Signed for and on behalf of the Council:  Date: **22/05/2001**

NAME: Sophie Mullins
POSITION: BUILDING CONSENT OFFICER
FOR: Brian Roff, Team Leader, Civic Building Team

This project may proceed subject to the issue of a Building Consent and any other necessary authorisations being obtained.

NB: This Project Information Memorandum will lapse and be of no effect if a Building Consent has not been issued by 22 May 2003.

FILE COPY

 <p>CHRISTCHURCH CITY COUNCIL · ENVIRONMENT</p>	<p>CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 Project Information Memorandum</p>	<p>FORM BA2 PROJECT NO: 10013756</p>
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Issue Date: 22/05/2001

Site Address: 245 Madras Street	Legal Desc:	Lot No: 2	DP No: 796
Applicant: Mark Vryenhoek Anzia Design Edge PO Box 515, Queenstown	Owner:	Madras Equities Ltd	
	Proposal:	Fit Out Level 2 (Change of Use)	

The following matters have been identified in respect of the above Building Project.

PLANNING / TRAFFIC

- The project constitutes a **Development** under Section 409 Resource Management Act 1991.
 - i. The Building Consent application has been deemed to be a notification by the owner of a Resource Consent application for a Development
 - ii. The Financial Contribution (Development Levy - Central) for this project has been assessed at \$ \$4500 based on the estimated value of \$ 90,000. This is required to be paid on uplift of the Building Consent.

80,000 .

Total Project Information Memorandum fees	\$	230.00	
Paid	\$	0.00	Receipt No.:
Balance to pay	\$	230.00	<i>Fee is payable upon uplifting building consent</i>

Signed for and on behalf of the Council:  Date: **22/05/2001**

NAME: Sophie Mullins
POSITION: BUILDING CONSENT OFFICER
FOR: Brian Roff, Team Leader, Civic Building Team

This project may proceed subject to the issue of a Building Consent and any other necessary authorisations being obtained.

NB: This Project Information Memorandum will lapse and be of no effect if a Building Consent has not been issued by 22 May 2003.

FILE COPY

RESIDENTIAL/LIVING

PIM APPLICATION CHECK SHEET

Project Number: 10013756

Location: 245 Madras Street

Proposal: Fitout level 2

Checked	Comment	Officer	Date	Time
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>[Signature]</i>	21/5/09	
<input type="checkbox"/> Planning	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>[Signature]</i>	22/5/09	
<input checked="" type="checkbox"/> Traffic	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>[Signature]</i>		
<input type="checkbox"/> Envir. Health	<input type="checkbox"/> Yes <input type="checkbox"/> No			

Transitional District Plan		Proposed City Plan	
Zoning	<u>C/L</u>	Zoning	<u>CC East Ridge</u>
Designations	<input checked="" type="checkbox"/>	Designations	<input checked="" type="checkbox"/>
Road widening	<input checked="" type="checkbox"/>	Footprint/Sam	<input checked="" type="checkbox"/>
Protected Item	<input checked="" type="checkbox"/>	Protected Item	<input checked="" type="checkbox"/>
Airport Noise	<input checked="" type="checkbox"/>	Airport Noise	<input checked="" type="checkbox"/>
Site area		Site area	
Shape factor		Character group <u>(Cashel frontage)</u>	
Res. Site Density/Plot Ratio		Net site area	
Site coverage		Res. Site Density/Plot Ratio	
Height		Site coverage*	
Recession Planes		Height	
Street scene		Recession Planes	
Garage setback		Street scene	
Internal boundary setback		Garage setback	
Waterway setback		Internal boundary setback	
Separation distance/windows/balcony		Waterway setback	
Outdoor living/service area		Window/balcony setback	
Landscaping		Outdoor living/service area	
Storage space		Landscaping	
Accessory building length		Storage space	
Accessory building area		Accessory building length	
Design and appearance		Cont. building length	
Other		External appearance	
		Other	

Traffic	
Car parking/garageable spaces	Car parking/garageable space <input checked="" type="checkbox"/>
Visitor Park	Visitor Park <input checked="" type="checkbox"/>
Access/gradients	Access/gradients
Manoeuvring	Manoeuvring
Crossing separation	Crossing separation
Crossing distance	Crossing distance
Crossing width	Crossing width
Other	Other <u>Major Arterial</u>

Traffic OK

14 req. total delg - 36 provided

Other	Activity
Relocated buildings	Permitted
Family Flat	Controlled
Reserve Contrib/Dev Levy(Central)	Discretionary
(Suburbs)	Non-complying
Subdivision/Title issued	
*Cross-lease Owners consent	
Resource Consents recorded	<u>Flags</u> <input checked="" type="checkbox"/>
Other	

9200890 Declined 6/8/85

To reduce loading & on site turning requirements from a 90% truck to a 99% car

Le Devl lev \$4,500

Roadworks Contribution	\$	_____	Vehicle Crossing (App fee only)	\$	_____
Waste Water Upgrade Cont	\$	_____	Reserve Contribution (Devl Levy)	\$	4,500
Water Supply	\$	_____	Footpath Opening	\$	_____
Water Supply details..		_____)	Road Opening	\$	_____

2(a)

- the recession plane on the _____
- the maximum permitted height of _____
- the boundary setback distance of _____ on the _____ boundary.

2(b)

- boundary setback distance of _____ on the _____ boundary.
- maximum height of _____
- recession planes(s) on the _____ boundary.



CHRISTCHURCH CITY COUNCIL APPLICATION FOR BUILDING CONSENT

FORM: BA3
PROJECT NO:
10013756

PLEASE COMPLETE ALL SECTIONS OF THIS FORM (IF APPLICABLE TO YOUR APPLICATION)

Has a Project Information Memorandum been issued by the Council for this project? Yes No
If YES, add the Project Information Memorandum number to the box above marked PROJECT NO.

APPLICATION DETAILS 3/5 3958	PROJECT 8 1143
<ul style="list-style-type: none"> OWNER (as defined by the Building Act 1991) Name: <u>MADRAS EQUITIES LTD</u> Mailing Address: <u>C/- RW IBBOTSON</u> Street Address: <u>60 TARBET ST ALEXANDRA</u> Phone: <u>03 448 7232</u> Fax: _____ 	<ul style="list-style-type: none"> LOCATION <u>LEVEL 2</u> Street Address: <u>245-9 MADRAS ST</u> <u>CHRISTCHURCH</u> Lot: <u>2</u> DP: <u>796</u> Other: <u>PT TOWN SECTION 805/806</u>
<ul style="list-style-type: none"> APPLICANT (Must be authorised by the owner to make this application) Name: <u>MARK VRIENHOEK ANZIA</u> Company: <u>DESIGN EDGE</u> Mailing Address: <u>P.O. BOX 55 QUEENSTOWN</u> Street Address: <u>191 FRANKTON RD QUEENSTOWN</u> Phone: <u>03 4411336</u> Fax: <u>03 4411537</u> 	<ul style="list-style-type: none"> DESCRIPTION OF WORK: _____ <u>NEW FITOUT LEVEL 2</u>
Estimated Value of proposed work (inclusive of GST) \$ <u>80000</u>	<ul style="list-style-type: none"> INTENDED USE: <u>CL</u>
Building Consent to be uplifted from: <input type="checkbox"/> _____ Service Centre <input checked="" type="checkbox"/> If prepaid post to Owner Applicant (delete one)	<ul style="list-style-type: none"> Will the building undergo a change of use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Water Supply Is a new supply required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Residential / Commercial (DELETE ONE) If commercial, has estimate been obtained from the Council? <input type="checkbox"/> Yes <input type="checkbox"/> No Distance from LH/RH boundary (looking from street) _____ metres Nominate street if a corner site: _____ 	<ul style="list-style-type: none"> FLOOR AREA Ground Floor: Existing _____ m² Add _____ m² Other Floor: Existing _____ m² Add _____ m² Accessory Building Area: Existing _____ m² Add _____ m²
<ul style="list-style-type: none"> Road Opening / Footpath Opening Is an opening required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Type of service: Sewer / Stormwater (DELETE AS NECESSARY) 	<ul style="list-style-type: none"> Vehicle Crossing (in connection with this Building Consent) Is a vehicle crossing required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No New / Extension / Residential / Commercial
FOR COUNCIL USE ONLY CHRISTCHURCH COUNCIL P.I.M. At	
Invalid Owner Recorded: <input type="checkbox"/> Date Received: <u>16.5.2007</u> Prepaid Fee: \$ _____ Receipt No: _____ Receiving Officer's Name: <u>Shealagh</u>	DRAINAGE INFORMATION Not Required <input checked="" type="checkbox"/> Block Plan Only <input type="checkbox"/> Offices <input type="checkbox"/> Date Requested: ____/____/____ Hazard <input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 1

Post 874

Have you provided the following information?

Please tick the appropriate box

SECTION 2	Yes	No	N/A
• Site Plan: Fully dimensioned, scaled, showing all buildings & easements (proposed/existing)			
• Certificate of Title: Recent search copy of (less than 6 months old)			
• Plans & specification of an acceptable standard	✓		
• Plans, elevations, cross sections of the proposal in triplicate (in duplicate if PIM issued)			
• Recession planes (including to internal boundaries) indicated			
• Site levels relating to top of roadside kerb, and finished floor level indicated			
• Hill sites: indicate contours, drive gradients and building heights			
• Site boundaries nominated			
• Shared access ways/other areas			
• Foulwater drains			
• Stormwater drains			
• Stormwater discharge for hardstanding areas detailed to an approved outfall			
• Water Service Details			
• Vehicle crossing position indicated on site plan			
• Vehicle access manoeuvre and parking area indicated			
• Street trees, poles, sumps, manholes, traffic islands affecting vehicle access			
• Site area per unit indicated			
• Site coverage: % details			
• Living and service courts indicated			
• Landscaped area indicated and planting plan produced			
• Demolition Details			
• Swimming pool: design, fence and discharge			
• Backflow prevention			
• Waterway setbacks indicated			
• Notable and protected site trees indicated			
• Heritage site or building affected?			
• Resource Consent Application			
• Development Application			
• Subdivision details			

SECTION 3	Yes	No	N/A
• Structural drawings			
• Foundation design and report on ground conditions			
• Blockwork: design including foundations			
• Retaining walls: design heights, position, sub soil drainage and safety barriers			
• Fire partitions: dividing walls, common walls			
• Window positions & opening windows indicated			
• Safety glass provisions specified			
• Thermal insulation and R value indicated			
• Sound insulation indicated			
• Stairs/steps/landings/balconies: dimensions, handrail and barrier details			
• Solid fuel heater: make, model and location			
• Accurate layout & details of plumbing systems			
• Alternative Solutions details			
• Access and facilities for people with disabilities			
• Access Route Details			
• Dangerous goods: storage and sign details			
• Gas bottle: storage location and capacity if over 10kg			
• Soakpit, septic tank and pumping station design details.			
• Earthworks: Identify proposed cut or fill where more than 10 m ³ of soil is being moved			
• Specifications in duplicate	✓		
• Pegging certificate for two or more units on site			
• Bracing calculations and layout			
• Roof truss design statement and layout			
• Producer statement: Specific design details for work outside the scope of NZS 3604 & NZS 4229			
• BA20 form (Producer Statement information)			
• Fire Safety Summary or Fire Design Statement			
• Compliance Schedule details			

The information offered in this section is to assist the Council in the review process, including the assessment of the number of inspections. Statements offered by the applicant will be used as a guide rather than a commitment.

- Is the project to be erected in stages? Yes No

If yes briefly describe your proposed programme: ~ 2 month duration
Starting Mid May

- Estimated start date: Mid May (please note building work must be started within 6 months of Consent issue date)

- Estimated finish date: Mid July

- Is a registered engineer involved?
 - For design Yes No
 - For Inspection Yes No
- Is a Producer Statement to be offered?
 - Producer Statement: Design Yes No
 - Producer Statement: Inspection Yes No

- Is a registered master builder involved in the project? Yes No
- CENAC COMMERCIAL Name (optional)

SECTION 4

COMPLETE THIS SECTION FOR ALL NEW BUILDINGS AND ALTERATIONS, EXCEPT SINGLE RESIDENTIAL DWELLINGS

Please tick the relevant boxes to show which systems are included or to be included in the building project

	EXTG	NEW
(a) Automatic sprinkler systems or other systems of automatic fire protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire	<input type="checkbox"/>	<input type="checkbox"/>
(c) Emergency warning systems for fire or other dangers	<input type="checkbox"/>	<input type="checkbox"/>
(d) Emergency lighting systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Escape route pressurisation systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Riser mains for fire service use	<input type="checkbox"/>	<input type="checkbox"/>
(g) Any automatic backflow preventer connected to a potable water supply	<input type="checkbox"/>	<input type="checkbox"/>
(h) Lifts, escalators, or travelators or other similar systems	<input type="checkbox"/>	<input type="checkbox"/>
(i) Mechanical ventilation or air conditioning system serving all or a major part of the building	<input type="checkbox"/>	<input type="checkbox"/>
(j) Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code	<input type="checkbox"/>	<input type="checkbox"/>
(k) Building maintenance units for providing access to the exterior and interior walls of buildings	<input type="checkbox"/>	<input type="checkbox"/>
(l) Such signs as are required by the building code in respect of the above mentioned systems	<input type="checkbox"/>	<input type="checkbox"/>
NONE OF THE ABOVE		<input type="checkbox"/>

SECTION 5

COMPLETE THIS SECTION ONLY IF THE BUILDING CONTAINS OR WILL CONTAIN ANY OF THE SYSTEMS IN SECTION 5

	EXTG	NEW
(m) Means of escape from fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Safety barriers	<input type="checkbox"/>	<input type="checkbox"/>
(o) Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975	<input type="checkbox"/>	<input type="checkbox"/>
(p) Handheld hoses for fire fighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q) Such signs as are required by the building code or section 25 of the Disabled Persons Community Welfare Act 1975	<input type="checkbox"/>	<input type="checkbox"/>

SECTION 5A

SECTION 6

Builder's Name: UMAC Phone: 027444 03 3660971
Address: 24 BRYON ST. CH. CH Fax: _____

Building Certifier's Name: _____ Phone: _____
Address: _____ Fax: _____

Plumber's Name: _____ Phone: _____
Address: _____ Fax: _____

Drainlayer's Name: _____ Phone: _____
Address: _____ Fax: _____

Engineer's Name: _____ Phone: _____
Address: _____ Fax: _____

Designer's Name: Design Edge Phone: 03 441 1536
Address: P.O. Box 519 Queanstown Fax: 63 441 1537

SECTION 7

	YES / NO / NA		YES / NO / NA		YES / NO / NA
Have you fully completed:	Section 1 <input type="checkbox"/>	Section 4 <input type="checkbox"/>	Section 6 <input type="checkbox"/>		
	Section 2 <input type="checkbox"/>	Section 5 <input type="checkbox"/>	Section 7 <input type="checkbox"/>		
	Section 3 <input type="checkbox"/>	Section 5A <input type="checkbox"/>			

- IF THIS PROJECT CONSTITUTES A DEVELOPMENT PURSUANT TO SECTION 409 OF THE RESOURCE MANAGEMENT ACT 1991, THEN THIS APPLICATION IS ALSO DEEMED TO BE A NOTIFICATION BY THE OWNER OF A RESOURCE CONSENT APPLICATION FOR A DEVELOPMENT.
- Please note this application may not be processed further until any outstanding items have been submitted. Completion of this check sheet is not approval to start work.
- No work is to commence until the Building Consent is uplifted.
- **Building Consent Fees**
 The charges incurred by the Council in processing this application are payable whether or not the project proceeds. Note: Fees for some minor works (eg drainage only works, detached accessory buildings with a value of less than \$5,000) are required to be paid at the time of application.
- I DECLARE I HAVE BEEN AUTHORISED BY THE OWNER TO MAKE THIS APPLICATION

Print Name: MARCO VRIENHOEK **Date:** 15th MAY 2001

Signature: [Signature]

SIGNED BY or FOR AND ON BEHALF OF THE OWNER

Project Information Memorandums (PIMs) and Building Consents can be lodged and uplifted at the following centres, where there are Building Information Officers available to assist you.			
Civic Offices 163-173 Tuam Street PO Box 237 Telephone 379 1660 Fax 371 1792	Fendalton Service Centre Cnr Jeffreys & Clyde Roads PO Box 29 183 Telephone 351 7109 Fax 372 2747	Linwood Service Centre 180 Smith Street PO Box 24 214. Telephone 389 1477 Fax 372-2639	Sockburn Service Centre 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 372-2539

Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.		
Beckenham Service Centre 66 Colombo Street PO Box 12-033 Telephone 332 3099 Fax 332-3443	Papanui Service Centre Cnr Langdons Road & Restell Street PO Box 5142 Telephone 352 8117 Fax 352 1308	Shirley Service Centre 36 Marshland Road PO Box 27 043 Telephone 385 3079 Fax 385 4224

All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.



VALUATION
NEW ZEALAND

NOTICE OF VALUATION

Arising From a General Revaluation

VALUATION REFERENCE NUMBER: 22700 40600

(Please quote this number in all correspondence)

If you wish to contact Valuation New Zealand
you may telephone: (03) 379-9766
or alternatively write to:

The Managing District Valuer
Valuation New Zealand
PO Box 13-443
CHRISTCHURCH 8031

The Valuer-General is responsible for
providing you with information on the value
of your property which in most cases will be
used for the levying of local body rates.
Please read this notice carefully.

Addressee

MADRAS EQUITIES LTD
C/- R W IBBOTSON
PO BOX 267
ALEXANDRA 9181

The Occupier (within the meaning of the Rating Powers Act 1981)

MADRAS EQUITIES LTD
C/- R W IBBOTSON
PO BOX 267
ALEXANDRA

PROPERTY VALUE

Effective date of this Valuation 1/09/95

The valuation is

Capital Value	\$	2,400,000
Land Value	\$	400,000
Value of Improvements	\$	2,000,000
	\$	

Name and number
of Local Authority:

CHRISTCHURCH CITY 60

Nature of Improvements
BLDG OI

KEY: DWG Dwelling
BLDG Building
OB - O/B Other Building(s)
FG Fencing
OI - O/I Other Improvements

We assess the value of your property by considering local real estate market conditions. The Capital Value shown above is the Valuer General's assessment of the property's worth as at 1/09/95 which is the date of the latest General Revaluation. Importantly the Capital Value does not include chattels, and the value relates only to the market at the date shown. A plain language explanation of the Capital Value and the associated Land Value and Value of Improvements is provided on the back of this form.

PROPERTY DESCRIPTION

Rateability of Property

Address of Property/Situation: 245-249 MADRAS ST

RATEABLE

Area of land: 1587 SQ METRES

OTHER PROPERTY INFORMATION

Special Rating Authority Code	Scheme Name	Class
377 CRC-WAIMAK EYRE CUST		D
481 CCC-CHRISTCHURCH DGE		DIS

Legal Description

LOT 2 DP 796 TS 805-806 EASEMENT DPS 53029 54633

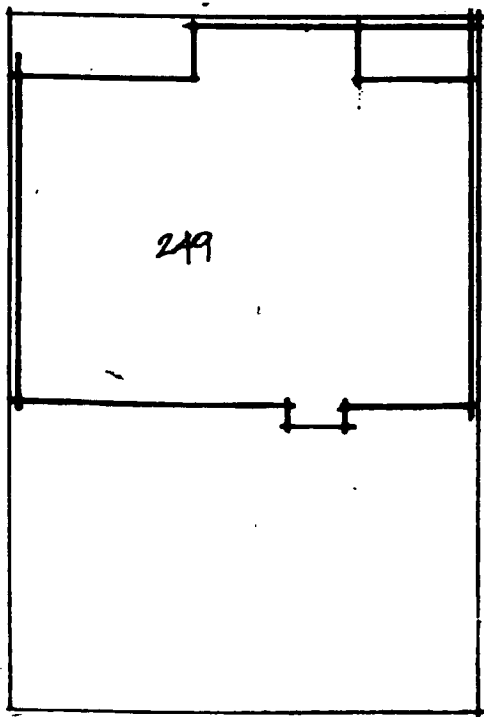
(Date printed 21/12/95)

DO YOU NEED MORE INFORMATION?

Please refer to the back of this form for explanation of terms and objection procedure. If you are in need of more assistance, contact the VNZ office shown at the top of this notice.

H.F. McDONALD (Valuer-General)

Please note that the last day for lodging an objection to this valuation is
16th February 1996



249

45m

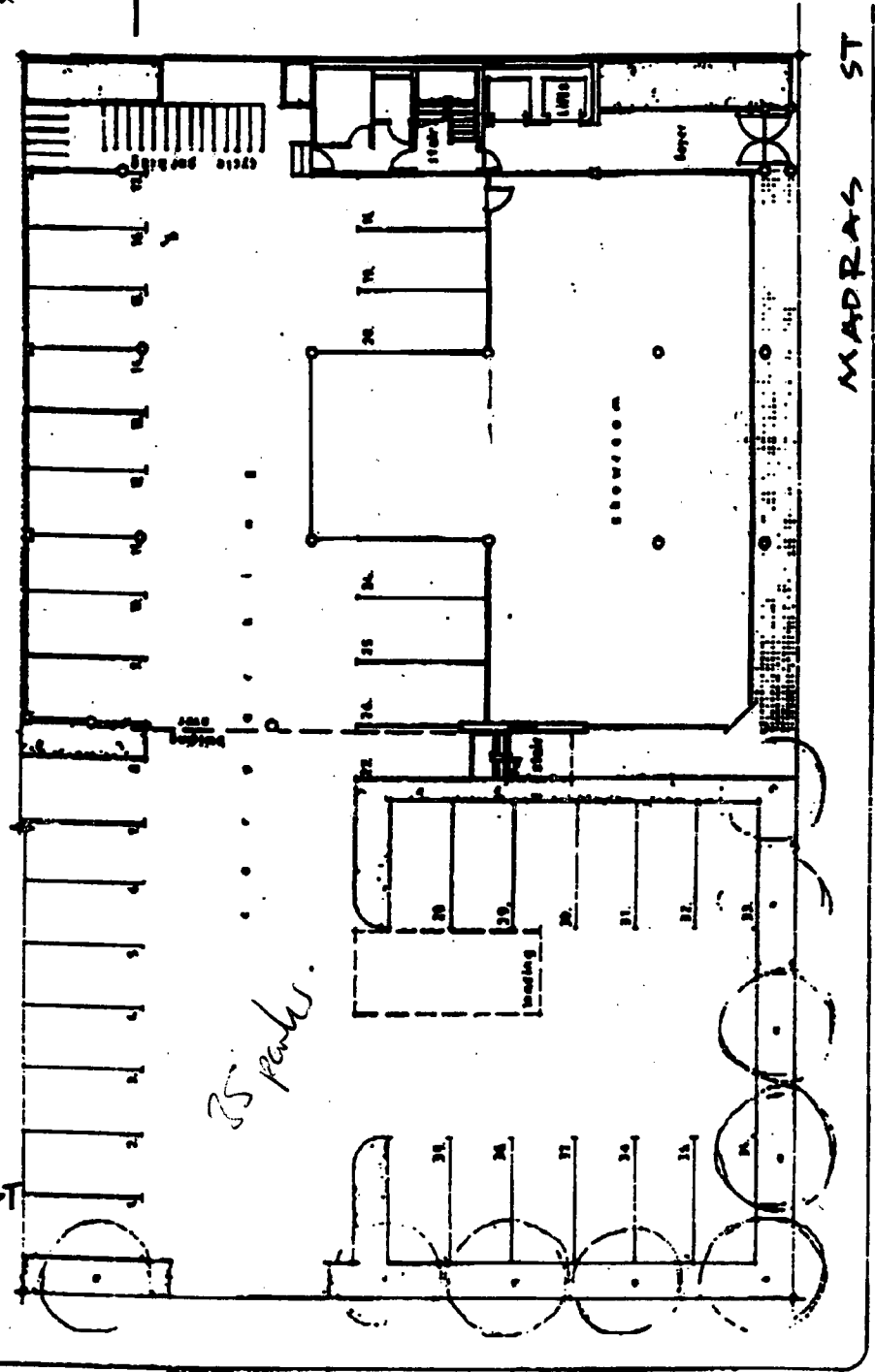
Madras

75m Frontage
8 metres neg (OK)



Cashel 30m

BLOCK PLAN
 SCALE 1:500 (APPROX)
 LOT 2 DP 796
 Pt Town Section
 805/806



MADRAS ST

35 parking

SITE PLAN
 245-9 MADRAS ST

Cashel St