

BUILDING CONSENT NO: 98/0236

6512/625.00

Project Information Memorandum No:

ISSUED BY Section 35, Building Act 1991
ROTORUA DISTRICT COUNCIL**FILE**

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

APPLICANT	PROJECT
Name: D & J SUTHERLAND Mailing Address: C/O GERALD STOCK 19 PUKAKI STREET ROTORUA	All <input type="checkbox"/> Stage No ^X of an intended stages of: New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) (in detail): DWELLING ALTERATIONS/EXTEN Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/> Estimated Value: \$ 85,000.00
PROJECT LOCATION Street Address: 11 SOPHIA STR ROTORUA	
LEGAL DESCRIPTION Property Number: 02494 Valuation Roll Number: 06512/625.00 Lot: 1 DP: 15487 Section: Block: Survey District:	
COUNCIL CHARGES The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council: Name: <u>[Signature]</u> Position: <u>Admin Building</u> Date: <u>6/3/98</u>

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 or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached _____ pages, headed "Conditions of Building Consent No _____"

NAR

CODE COMPLIANCE CERTIFICATE NO.

98/0236

Section 43(3), Building Act 1991

ISSUED BY

ROTORUA DISTRICT COUNCIL

FILE

P02494

BUILDING CONSENT NO: 98/0236

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

PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Street Number:	980236
Stage No of: of an intended stages		D & J SUTHERLAND	
New or relocated building	<input type="checkbox"/>	11 SOPHIA STR	
Alteration	<input checked="" type="checkbox"/>	ROTORUA	
Intended use(s) (in detail): DWELLING ALTERATIONS/EXTEN 1ST FLOOR ADDITION		LEGAL DESCRIPTION	
Intended Life: Indefinite, but not less than 50 years		Property Number:	02494
Specified as years		Valuation Roll Number:	06512/625.00
Demolition	<input type="checkbox"/>	Lot:	1 DP: 15487
		Section:	Block:
		Survey District:	

This is:



A final code compliance certificate issued in respect of all of the building work under the above building consent



An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent



This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No " (being this certificate).

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

Receipt No: D/Deposit \$400
5327315 03/03/98
refunded \$400 2/7/98
Memo 10119

Signed for and on behalf of the Council:

Name: J. Knight

Position: Admin. Assistant, Building

Date: 02/07/98

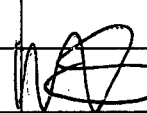
BUILDING SERVICES**FIELD INSPECTION COMPLIANCE**File No: P02494Appn No: 60.98.0236Contractor: R. Davis

Phone: _____

Owner: Sutherland

Phone: _____

Lot No: 1DPS: 15487Site Address: 11 Sophia StreetProposed Work: 1st Floor Addition

Initial Inspection	First		Second		Complies	
	Owner	RDC	Owner	RDC	Owner	RDC
1. Footings/Piles						
2. Concrete Floor 1						
3. Concrete Floor 2 P & D						
4. Bond beams						
5. Prelining 1						
6. Prelining 2						
7. Prelining P & D						
8. Linings						
9. Fittings P & D						
10. Drain test P & D						
11. Final						
12. Solid Fuel Heaters						
13. Vehicle Crossing/ Damage Deposit						
14. Other (please note)						

Issue of Code Compliance Certificate approved.

Date: 30/6/28Building Officer: 

IMPORTANT

**THIS CARD MUST BE PRODUCED
ON THE SITE AT EVERY INSPECTION
EITHER BY THE OWNER OR
HIS/HER AGENT**



ROTORUA
DISTRICT
COUNCIL

Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143

Address all
communications to:
District Manager
Rotorua District Council

As the holder of a building consent the **OWNER** or his/her **AGENT**
is required to:

(GIVE 24 HOURS NOTICE FOR ANY INSPECTION ON SITE)

1. Footings - reinforcing steel to be in place. Pile excavations complete.
No concrete to be poured.
2. Concrete Floor Slabs - two inspections; first for sub grade preparation,
second when moisture barrier and steel is in place and plumbing pipe work is fitted.
3. Prelining Inspection 1 - when the structure is completely closed in, plumbing pipework is
in place and before insulation is fitted.
- 3A. If applicable check for correct facilities for disabled persons.
- Prelining Inspection 2 - when the insulation is fitted.
4. Linings and fittings - when all linings are fixed, plumbing fittings in place and before any
decoration is done.
5. Water Supply - Back flow preventers in place.
6. Drains fully laid and ready to test - sewer and stormwater.
7. Final - when the building is ready for occupancy, but before occupancy takes place.

For all the above inspections, the **OWNER** or their **AGENT**, is required to be on site at the
time of the inspection and they shall have a set of the stamped, approved drawings for the job
on site.

PLEASE NOTE:

Additional charges may be made for the following if the Building Officers arrives and:

1. The work is not ready for the inspection.
2. Owner/agent/plans not on site.
3. Inspection not cancelled.
4. Boundaries not located or proved.

It is important to note that should the necessary inspections not be done, a **CODE
COMPLIANCE CERTIFICATE** will not be issued.

Owners should have regard to consequence of occupying or selling a non-complying building.

SISTER CITIES:
Klamath Falls, Oregon, U.S.A.
Beppu City, Oita, Japan.

BUILDING CONSENT PROCESSING SHEET

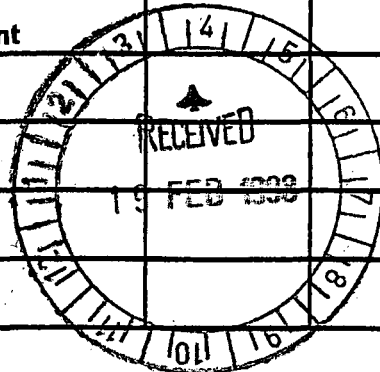
CONSENT NUMBER: 60/98/ 0236

DATE RECEIVED: 19/2/98

SITE ADDRESS 11 Sophia St

INV 3/3

ACTION / OFFICER	REVIEW	DATE	TIME TAKEN	APPRO	DATE
Check Appln - Bldg Officer	<i>[Signature]</i>	19/2	Hours ____ Min. ____		
Prepare File & Data Entry			Hours ____ Min. 15	LS	20.2.98
✓ C.P.C. Planning <i>Res B</i>	MAC	20.2.98	Hours ____ Min. ____	2H	24/2/98
Drafting			Hours ____ Min. 5	2H	24-2-98
Controlled Activity / Resource Consent			Hours ____ Min. ____		
✓ Building Officer	1/01	25/2	Hours ____ Min. 30	1/01	3-3-98
Plumbing & Drainage	WJ	25-2	Hours ____ Min. 10	1/01	25-2-98
Pollution Control Officer			Hours ____ Min. ____		
Dangerous Goods/Geoth			Hours ____ Min. ____		
✓ Resource Engineer			Hours ____ Min. ____	<i>[Signature]</i>	26.2.98
Environmental Health			Hours ____ Min. ____		
Recreation & Community			Hours ____ Min. ____		
Fees			Hours ____ Min. ____		
Disabled Facilities			Hours ____ Min. ____		
Update Date Entry			Hours ____ Min. ____		
Issue Tax Invoice			Hours ____ Min. ____		
Issue Building Consent			Hours ____ Min. ____		
Fax Costs			Hours ____ Min. ____		
Land Fill					
Flood Prone					
			Hours ____ Min. ____		



Resource Consent:

Activity: Controlled/Discretionary/Non-Complying

Requested:

Received: Waiting for further info/Donna:

Approval/John:

26 February 1998

Please Quote: P02494

Doc. No: 82250

D. & J. Sutherland
C/- G. Stock
19 Pukaki Street
ROTORUA

Dear Sir/Madam,

NOTICE TO SUSPEND PROCESSING OF CONSENT APPLICATION
PURSUANT TO THE BUILDING REGULATIONS 1992 SECTION 6(2)
APPL NO. 98/0236 - PROPOSED DWELLING ADDITION
STREET ADDRESS - 11 SOPHIA STREET

Receipt of your building consent application is acknowledged. You are hereby notified that the processing of this consent is suspended on the following grounds:

Building:

1. The upper level floor joists shall be specific design to support load bearing walls and heavy roof at mid-span.
2. On the upper level, the distance between internal bracing lines is excessive. Maximum distance is 5m for across the building.
3. Being a roof of more than 25°, the building length is 12.4m long with respect to bracing. 10 bracing units per metre are required. A Type 1, 2.4m will not achieve this.
4. The requirement for earthquake loadings is 348 bracing units for the top floor. (Roof area, 66.95 x 5.2). The submitted plan is therefore undervalued.

Receipt of your advice in respect of the above matters will enable your consent to be more fully considered.

PLEASE DIRECT ALL REPLIES/ENQUIRIES TO THE DUTY BUILDING OFFICER.

Yours faithfully

P. Lawrence
Building Control Manager



Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143
E-mail mail@rdc.govt.nz

ROTORUA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

Section 33, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER 98/0236

PART A : GENERAL

(Complete Part A in all cases)

1. OWNER

Name	<u>DAVID + JILL SUTHERLAND</u>
Postal Address	<u>11 SOPHIA ST</u> <u>ROTORUA</u>
Phone Number	<u>3485804</u>
Fax Number	<u>3485850</u>

2. CONTACT (If not owner)

Contact Name	<u>GEORGE STOKER</u>
Postal Address	<u>19 PUKARI ST.</u> <u>ROTORUA</u>
Phone Number	<u>3486746</u>
Fax Number	

3. PROJECT LOCATION

Address:	<u>11 SOPHIA ST</u> <u>ROTORUA</u>
----------	---------------------------------------

4. LEGAL DESCRIPTION

Valuation Number <u>06512/625-00</u>		OFFICE USE ONLY	
Property ID: <u>P02494</u>			
Lot(s) (Section)	DP/S (Block)	Lot Area(s) m ² /ha	No. of new toilets/urinals
<u>1</u>	<u>15487</u>	<u>946</u>	

5. PROJECT

5.1	5.2 Intended Life	5.3
New Building <input type="checkbox"/>	Indefinite but not less than 50 yrs <input type="checkbox"/>	Description of Work: <u>DWELLING ADDITION</u>
Alteration <input checked="" type="checkbox"/>	or	5.4 Intended Use(s) (in detail) <u>MORE SPACE</u>
Relocation <input type="checkbox"/>	Specified as <input type="checkbox"/> yrs	5.5 Estimated Value: \$ <u>85000</u> <u>85000.00</u> (GST INCL)
Demolition <input type="checkbox"/>		

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

Signed by the owner/owner's agent:

Signature: [Signature]

Name: DAVID SUTHERLAND Date: 18.2.98
(PLEASE PRINT)

Office Use Only
TARGET DATE
<u>6 1 3 1 9</u>

PART B : PROJECT DETAILS

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

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

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

PART C : PROJECT DETAILS

(Complete Part C in all cases)

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

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

PART D

(Complete as far as possible in all cases)
Give names, addresses, telephone numbers. Give relevant numbers if known.

13.

DESIGNER(S)

Name: GERALD STOK
Address: 19 PUKAKI ST ROTOMAHANA
Phone Number: 3486746 Fax Number: _____

BUILDER

Name: ROSS DAVIS
Address: 53 SOPHIA ST ROTOMAHANA
Phone Number: 3486035 Fax Number: _____

DRAINLAYER

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

PLUMBER

Name: FRED WINDRER Reg. No. _____
Address: 83 SPANGLER ROAD
Phone Number: 3478168 Fax Number: _____

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

Floor Area of Proposed Work	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq.m.
Floor	sq.m. -
Basement	sq.m. -
Ground Floor	sq.m. -
First Floor	sq.m. 50
Second Floor	sq.m. -
Additional Floors (Total)	sq.m. 50 TOTAL
Mezzanine	sq.m.
Decks	sq.m.
Total	sq.m.
Detached Accessory Buildings:	Area square metres
Garage	sq.m.
Carport	sq.m.
Other Buildings	sq.m.
Total	sq.m.

FOR OFFICE USE ONLY

FEES		
Fees paid on Application	\$	c
Plan Review <u>5318426</u> <u>19/2</u>	<u>375</u>	<u>00</u>
Project Information Mem.		
TOTAL FEE GST incl.		
Fees payable on approval	\$	c
Building Consent	<u>375</u>	
Footpath Damage Deposit	<u>400</u>	<u>—</u>
Crossing Deposit		
BRANZ Levy	<u>85</u>	
B.I.A. Levy	<u>55</u>	<u>25</u>
Water Connection		
Sewer Connection		
Disconnection of Services		
Controlled Activity Fee		
Controlled Activity Bond		
Reserve/ Development Contribution		
Photocopying		
Structural Check		
Resiting Bond		
Service Lane Information		
Other		
APPROVAL TOTAL	<u>915</u>	<u>25</u>

CONSENT ISSUE AUTHORITY	
Receipt No.	<u>5324314/5</u>
Date of Issue	<u>5-3-97</u>
Authorised By	<u>[Signature]</u>
Date authorised	<u>3-3-98</u>

REFERRALS	
SENT	RETURNED
Structural _____	

AMENDED DETAILS RECEIVED		
	DATE	SIGN
Planning _____		
Health _____		
P & D _____		
Trade Waste _____		
Rec & Com _____		
DG/GEO _____		
Res Eng _____		
Building _____		
Structural _____		

OSK
Consulting Engineers Limited

144 Hinemoa Street
PO Box 23
Rotorua
New Zealand
TELEPHONE
07 348 5394
FACSIMILE
07 348 2311

FACSIMILE MESSAGE

COMPANY Gerard Stock JOB NO: 10565
ATTENTION _____
DATE 3/3/98 FAX NO: 3486788
SENDER don K. No of pages incl header: 1
SUBJECT Summerville

Gerard.

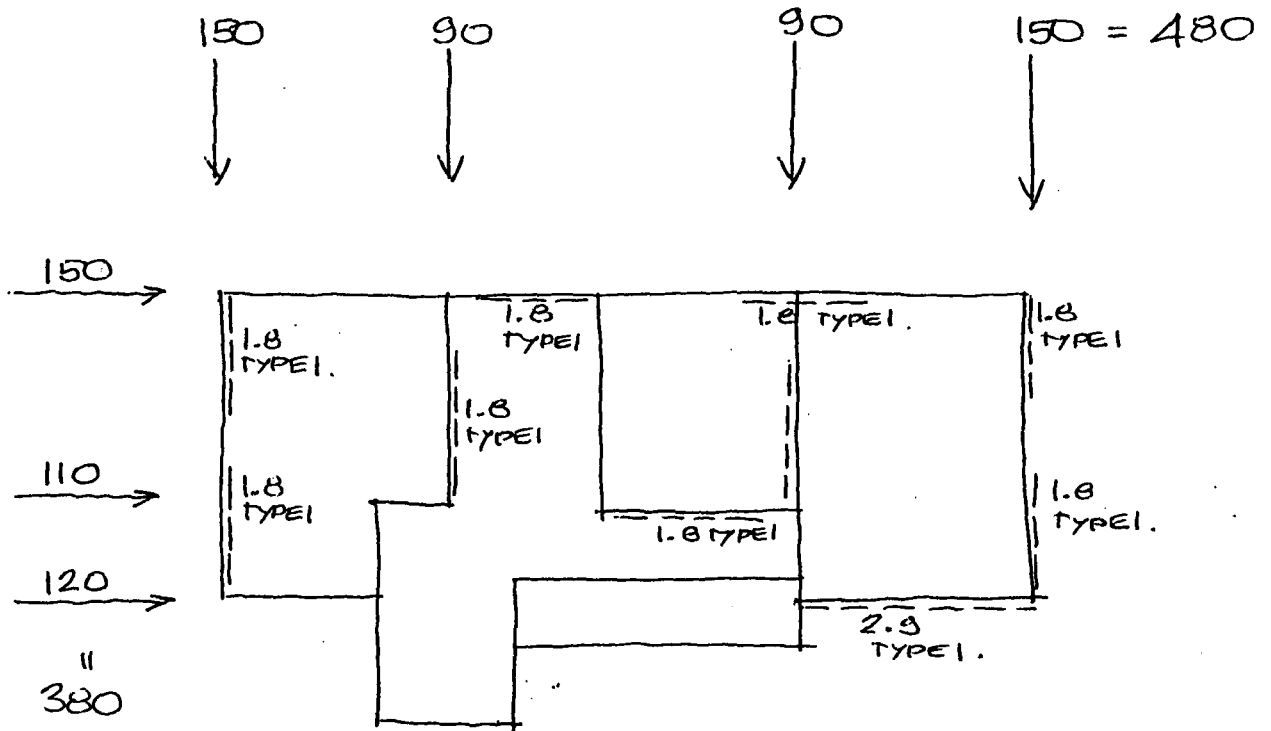
I have had a bit of the floor joists for the above spanning the upper floor over heavy roof rain water. Your 200-50 = 400 should sag approx 28 mm which is well over the limit.

I suggest you use 300-50 = 450 kN. You can cut the ends on the rake as shown in your section without any problems.

Regards

don K

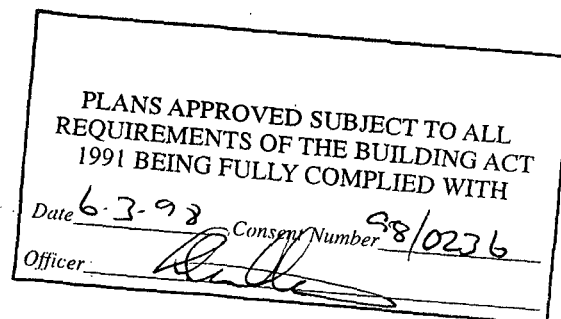
SUTHERLAND HOUSE



LOADINGS. 1ST. FLOOR.

$$11.5 \times 28 = 322 \text{ WIND.}$$
$$5.0 \times 20 = 140 \text{ WIND.}$$
$$66 \text{ S.M.} \times 5.2 = 343 \text{ E. Q.}$$
$$1.8 \text{ TYPE 1} = 42 \times 1.8 = 75.$$
$$2.9 \text{ TYPE I} = 42 \times 2.9 = 121.$$

1.8 TYPE 2 = $62 \times 1.8 = 111$.



18th. December 97

OUTLINE SPECIFICATION

ADDITIONS TO HOUSE SOPHIA STREET ROTORUA
FOR DAVID AND JILL SUTHERLAND

CONTRACT

Will be arranged by owners

SCOPE

This short form specification is to be read in conjunction with the standard specification clauses available for inspection at the architects office

FOUNDATIONS

As the building has no ring foundation build 8.5 metres long both ways 1.5 metres long 125 thick reinforced concrete foundation wall with D12 at top and at 400cc vertically on 300 x 150 pad with two D12 rods. If the walls are 3.0 metres long then the lengths can be reduced to 6.5 metres. See plans for details. Central bearing wall to be under framing above

FRAMING

200 x 50 joists at 400cc between existing ceiling rafters with solid blocking at 1800. Check there is adequate bearing at all walls. 100 x 50 framing to walls and type R42 gang nail trusses to new roof as shown with 70 x 30 battens at 400. Joists to be 18% kiln dried.

FLOORING

To be 21mm HD particleboard flooring.

WALLS EXTERIOR

To be approved 40mm thick insulclad system finished in approved texture with flashings round windows all to Plaster Systems specifications.

WALLS INTERIOR

To be 9mm gib to all rooms and ceilings with waterproof gib to bathroom and gib. brace line to all areas shown on plan. Stop for paint finish.

INSULATION

To be 100mm batt insulation to ceiling

SOFFITS

To match existing lined with 4.5mm hardieboard.

JOINERY EXTERIOR

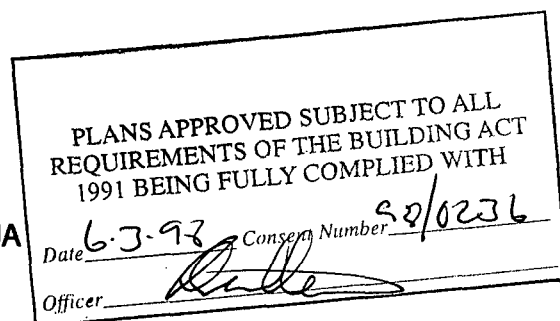
To be approved prepainted aluminium joinery with timber liners as shown and glazed frame over stair with double glazed laminated or toughened glass roof lights finished complete.

JOINERY INTERIOR

Build up stairs 800mm width as shown with 250 x 50 treads, 25 risers set in 250 x 50 strings and framed balustrades. supply and fit all new doors to match existing. Wardrobes to be decided later.

FIREPLACE

Allow to extend flue to 600mm above roofline.



ROOFING SPOUTING

To be approved concrete Monier Roscrete or other tiles laid on existing and new battens with building paper over new section finished complete with valleys, ridges hips etc. Lay spouting to match existing and down pipes and spreaders.

PLUMBING

Install new w.c. and cistern, vanity and shower and take wastes to existing system and extend h.w.c. vent as required.

ELECTRICAL

Take new leads for 12 lights and 12 power points and connect up.

PAINTING

exterior

walls

primer and three coats high build acrylic

soffits

primer and three coats high build acrylic

fascia trim

primer, undercoat top coat alkyd

interior

walls ceilings

primer two coats wash and wear Dulux vinyl

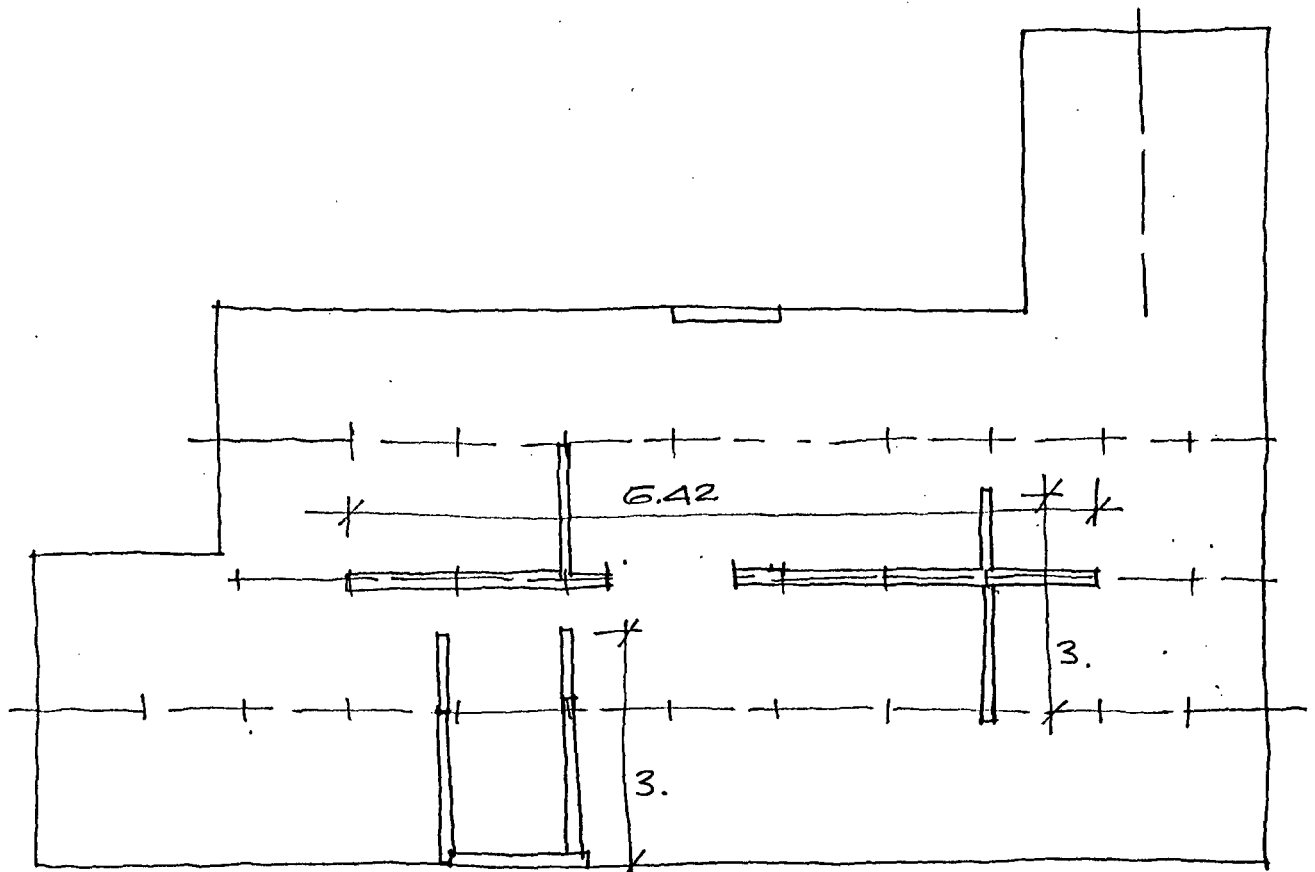
doors trim

primer, undercoat top coat alkyd

liners

" " " " "

SUTHERLAND HOUSE



LOADINGS FOUNDATION

THERE IS NO RING FOUNDATION ON EXISTING HOUSE.

E. & P 126 S.M.	X 10.2	=	1285	B. U. REQUIRED
WIND	16 X 68	=	1088	" "
WIND	11 X 68	=	748	" "

NEW FOUNDATIONS REINFORCED CONC. MASONRY.

3M	X	200	=	600
1.5M	X	150	=	225.
6.42	X	200	=	1285.

THERE MUST BE 8.5 LENGTH OF WALL OF 1.5 LENGTHS OR 6.5 LENGTH OF WALL OF 3.0 LENGTHS.

9

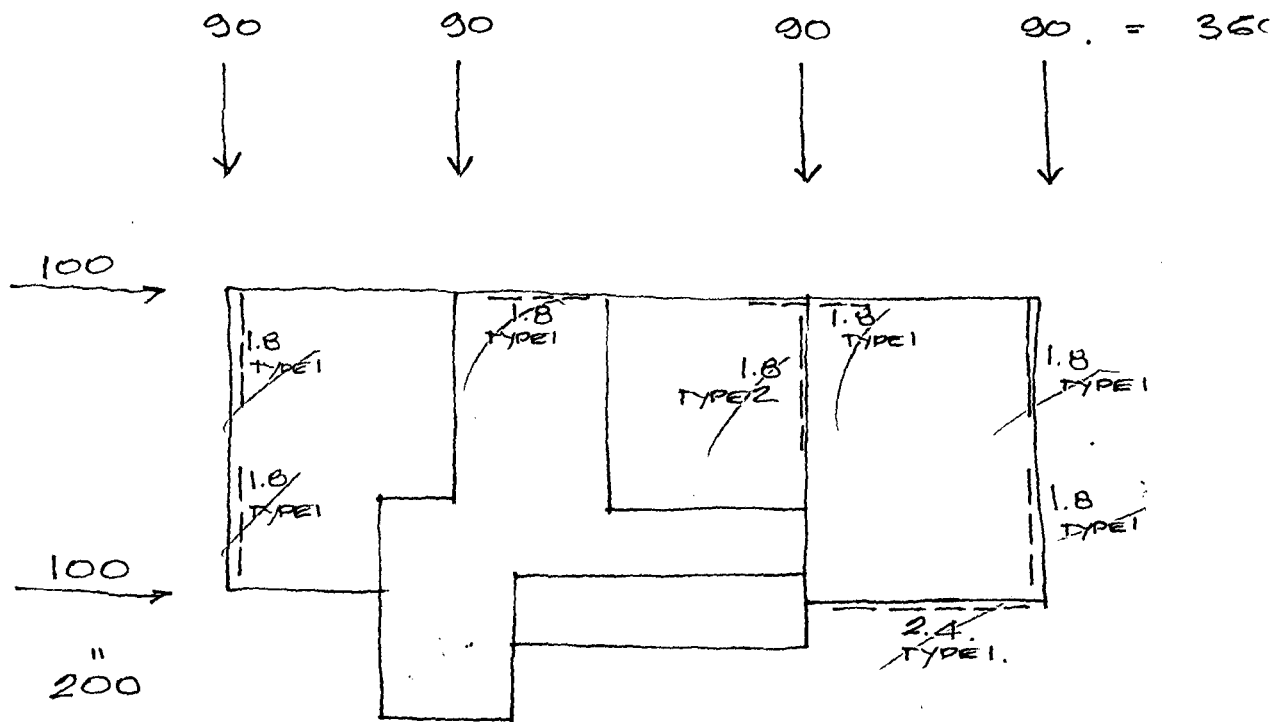
8

2

2

2.

SUTHERLAND HOUSE

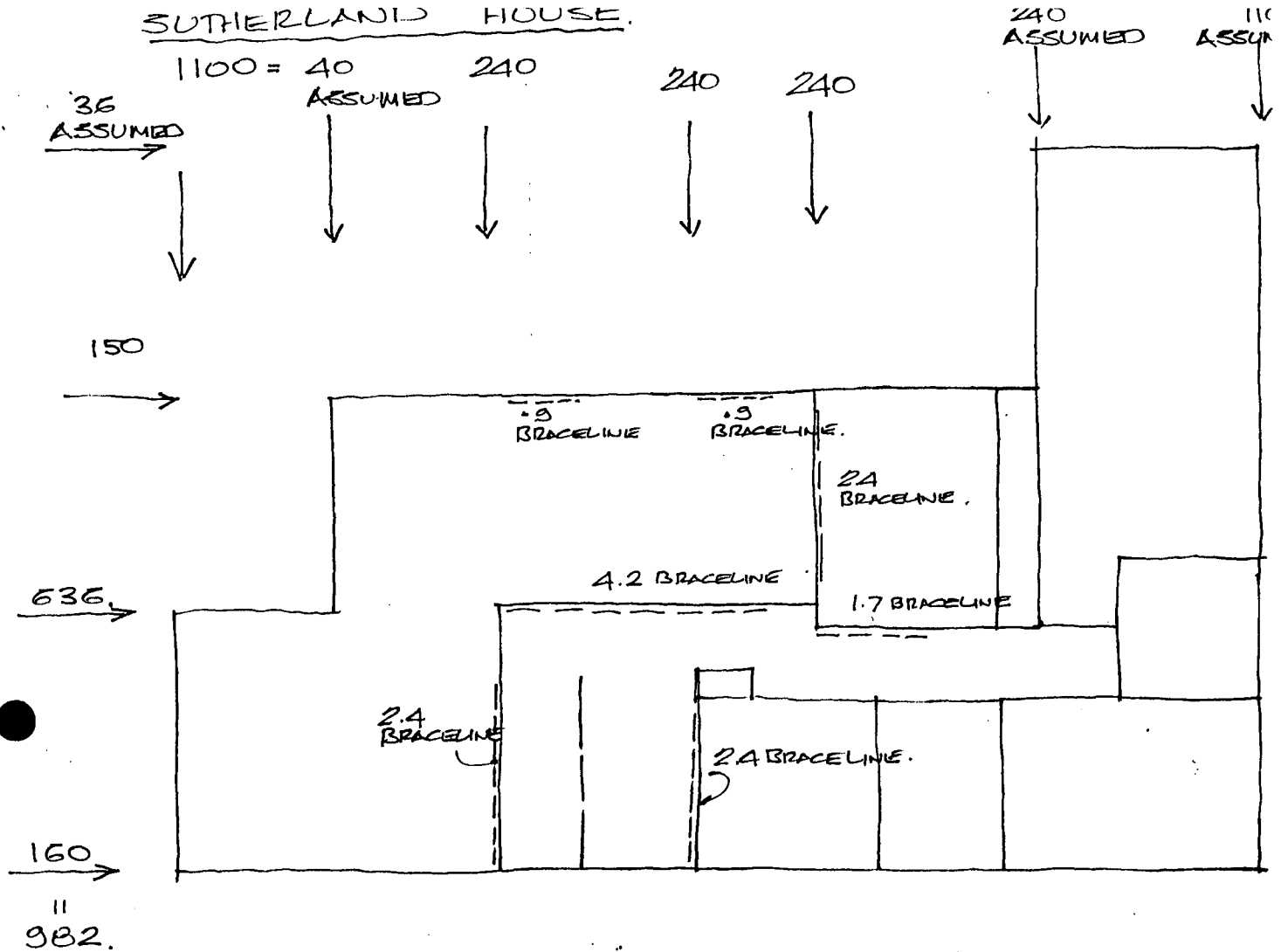


LOADINGS 1ST. FLOOR.

55 S. M. x 3.5	=	192	E. P.
11.5 x 28	=	322	WIND
5.0 x 28	=	140	WIND
1.8 TYPE 1 x 42	=	75.	
1.8 TYPE 2 x 62	=	111	

Gross real area = $66.95 \times 5.2 = 348$ b's.

SUTHERLAND HOUSE



LOADINGS GROUND FLOOR.

$$\begin{array}{rcll} 125 & \text{S.M.} & \times & 7.8 = 982. \quad \text{E. P.} \\ 16 \times 69 & & & = 1104 \quad \text{WIND.} \\ 11 \times 69 & & & = 760 \quad \text{"} \end{array}$$

• 9	BRACELINE	TYPE	BR4	$85 \times .9 = 76.$
2.4	"	TYPE	BRG	$110 \times 2.4 = 264.$
4.2	"	TYPE	BRG	$110 \times 4.2 = 462$
1.7	"	TYPE	BRG	$110 \times 1.7 = 187$