



CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

SECTION 1	THE BUILDING
Building consent number ABA20110794	Issued by: Hastings District Council
Description of Work: Remove Garage	
Change of Use to Extend House for Child Care Centre &	
Street Address of Building: 14 Middle Road HAVELOCK NORTH 4130	
Legal Description of land where building is located: Part LOT 2 DP 6350	
Building Name: N/A	
Location of building within site/block number: PT LOT 2 DP 6350	
Level/unit number: One	
Current, lawfully established, use: Commercial	
Year first constructed: 1940's	
Intended Specified Life: Indefinite	

SECTION 2	THE OWNER
Name of owner: Adrian Neil Dempsey	
*Contact Person: Adrian Dempsey	
Owner's mailing address: Ellis Builders Limited PO Box 3181 Hawkes Bay Mail Centre NAPIER 4142	Street address/Registered office: 34 Tainui Drive

†Owner's contact details:

Landline: 8785513	Mobile:
After hours:	Facsimile Number:
Email: ad.ost@btinternet.com	Website:

SECTION 3	CODE COMPLIANCE
The building consent authority named below is satisfied, on reasonable grounds, that -	
(a) the building work complies with the building consent;	

 Signature
 Position Senior Business Support Officer
 On behalf of Hastings District Council
 31 October 2011

BUILDING MAINTENANCE INFORMATION SHEET



HASTINGS
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All aspects of the building work are to be maintained as per the manufacturers/suppliers specifications and/or technical information, and the relevant New Zealand standards.

The following extract from the Building Code, Acceptable Solution B2/AS1, clause 2.0 details the requirements.

Durability

2.0 Maintenance

2.1 Normal maintenance

2.1.1 Normal maintenance is that work generally recognised as necessary to achieve the expected durability for a given building element. The extent and nature of that maintenance will depend on the material, or system, its geographical location and position within the building, and can involve the replacement of components subject to accelerated wear.

2.1.2 It is the responsibility of the person specifying the building element to determine normal maintenance requirements. These may be based on the manufacturer's recommendations and may also include periodic inspections of elements not readily observable without a specific effort (eg access to roof or subfloor spaces).

2.1.3 Basic normal maintenance tasks shall include but not be limited to:

- a) Where applicable, following manufacturers maintenance recommendations,
- b) Washing down surfaces, particularly exterior building elements subject to wind driven salt spray,
- c) Re-coating interior and exterior protective finishes,
- d) Replacing sealant, seals and gaskets in joints,
- e) Replacing valves, washers and similar high wear components in easily accessed service equipment and other building elements,
- f) Cleaning and replacing filters in building services system,
- g) The regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment, and
- h) The maintenance of signs for access, escape routes, emergency equipment and hazardous areas.

Comment:

Maintenance does not include such things as upgrading building elements to meet the demands of new technology or the increases environmental expectations of users.