

INSPECTIONS



005

FINAL INSPECTION SHEET



Far North District Council

Date **21-4-2016**

Action **305**

BC# **2015-1225**

Time of inspection **9:30 AM/PM**

Applicant/Builder **MA OHANOMAN**

Inspection Description **FINAL RE-CHECK ①**

Property Address **3 STATE HIGHWAY 12
OPONONI**

OK to proceed with CCC application Yes/No
Is a reinspection required Yes/No
Is paperwork required Yes/No

Travelling Time (from previous job/office) **1:42**

Officer **RICHARD WOODMAN**

Inspection Time **9:30**

Signature **RWL Woodman**

FINAL Inspection	OK	Not	N/A	Comments
1 Peer Review required (over 4yrs)			<input checked="" type="checkbox"/>	
2 Is the final pack on site	<input checked="" type="checkbox"/>			
3 Owners Application for CCC / Contractors list	<input checked="" type="checkbox"/>			
4 Is the building completed as per plans and specs	<input checked="" type="checkbox"/>			
5 Photos Taken	<input checked="" type="checkbox"/>			
6 Have conditions on BC been met (Form 5)	<input checked="" type="checkbox"/>			
7 Have amended plans been approved			<input checked="" type="checkbox"/>	
8 Have all inspections been completed	<input checked="" type="checkbox"/>			

CHECKED 7 ITEM TO ADDRESS FROM THE LETTER DATED 5-2-2016

1. THE TWO GARAGE DOORS NOW INSTALLED

FINAL Fireplaces Inspection	OK	Not	N/A	Comments
1 Smoke Alarms with Hush				
2 Hearth size & secured				
3 Fire Place clearances				
4 Fire Place secured (seismic restraint)				
5 Flue Shield				
6 Flashings / Flue height				
7 Wet back circulators correct size & fall				
8 Wet back system open vented only				

2/3 ALL SPROUTING INSTALLED CORRECTLY & DOWN PIPE CLIP @ 1.2 MAX

4/5 A WATER TANK HAS BEEN INSTALLED THE OVERFLOW IS TO AN APPROVED SW DRAIN

6. ALL PAINTING HAS BEEN COMPLETED

PLUMBING	OK	Not	N/A	Comments
1 Washing machine separate waste				
2 Gas water heaters - (Califont) - Is gas certificate required?				
3 Hotwater cylinder				
4 1 metre minimum of copper outlet of HWC				
5 Seismic Restraint				
6 Hot water tempering value set at 45/55 degrees				
7 Hot water drain OK (falls to outside of building)				
8 Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves				
9 Notches & holes in joists & bearers (Subfloor)				
10 Waste pipes sizing / fall / support / to gully trap				
11 Soil pipe sizing / fall / support				
12 Adequate support to water pipes				
13 Water supply pressure tested - is PS3 required				
14 Water supply Tank / bore / supply				
15 Water Filtration system installed				
16 Back flow prevention where required				

7. FORM 6 COMPLETED SIGNED DATED A LIFT OF CONSTRUCTION

FINAL Internal Inspection	OK	Not	N/A	Comments
1 Smoke alarms with Hush - 3m sleeping areas	<input checked="" type="checkbox"/>			
2 Sink insert secured correctly				
3 Service rooms Impervious walls				
4 Service rooms Impervious floors				
5 Producer statement membrane in wet areas				
6 Ceiling Insulation				
7 Safety glass where required				
8 Ventilation				
9 Stairs gap / tread / rise / handrails				
10 Barrier height 900 / 1mtr / 1.1mtr / 100mm gaps				
11 Safety from Falling eg. 100mm balustrade gaps				
12 Access for disabled - Commercial only				
13 Facilities for disabled - Commercial only				
14 All surfaces Completed				

SIGHTED A SMOKE DETECTOR IN THIS HOUSE & OPERATIONAL

FINAL EXTERIOR Inspection		OK	Not	N/A	Comments
1	Landscaping Complete	✓			
2	Joints in bearers supported				} CONCRETE STAIRS
3	Ground clearance to w/side of floor				
4	Subfloor ventilation				
5	Subfloor bracing				
6	U/floor Insulation				
7	Finished ground level	✓			
8	Cladding - joints, corner, scribes window flashing etc	✓			
9	High Risk Junctions - Deflection, Drainage, Drying, Durability - Check H20 % around openings				
10	Cladding- painted / penetrations sealed	✓			
11	Brick veneer weep holes cleared				
12	Roof & post fixings				
13	Roof, ridding & flashings fixed correctly	✓			
14	Roof penetrations flashed correctly	✓			
15	Spouting fixed correctly	✓			
16	Down pipe clips at 1.2	✓			
17	Vent pipe clips at 1.2				
18	Vent Discharge/Vermin Cage				
19	Stairs gap / tread / rise/ handrails				
20	Barriers 1.0m /1.1m /Stairs 900mm				
21	Safe from Falling Balustrades				
22	RAMPS grade / slip resistance				
23	Safety Glass (Glass Visible-commercial)				
DRAINAGE		OK	Not	N/A	Comments
1	Asbuilt drainage plan s/water and sewer				
2	Gully dish 25 mm above sealed surface "A"				
3	Gully dish 75mm above unsealed surface "B"				
4	Relief gully installed - (ORG)				
5	Ventilation to drains e.g. TV & or valves				
6	Stormwater drain finished as per approved plan	✓			SEE PHOTO
7	Overflow from water tank to approved outlet	✓			
8	Retaining wall drainage connected into stormwater drain				
9	Effluent disposal installed to TP58				
10	Access for septic tank maintenance				
11	Commissioning Statements/ Maintenance Contract - AWTs Systems				
12	Effluent Completed Barking Planting/Fencing				
Producer Statements		OK	Not	N/A	Comments
1	Engineer / Licenced Building Practitioner				
2	Plumbing / Drainage pressure tests				
3	Membranes - Roof/ Decks / Gutters				
FINAL POOL Inspection		OK	Not	N/A	Comments
1	Pool Fencing Compliance. (Sheet completed)				
2	Back flow prevention where required				
ENERGY CERTIFICATES		OK	Not	N/A	Comments
1	Electrical				NO POWER IN GARAGE
2	Gas				
ROAD DAMAGE		OK	Not	N/A	Comments
1	Footpath & kerb damage				
2	Crossing installed				
COMMERCIAL		OK	Not	N/A	Comments
1	Check draft Compliance Schedule				
2	Fire Design Compliance				
3	FPIS Report (All Type 2 to 7 systems)				
4	Is a Certificate of Public Use required				
5	Producer Statements for Specified Systems				
6	Accessible Facilities (Carpark, Access, WC etc)				
7	ISO Signage for accessible facilities				
RESTRICTED BUILDING WORK - LBP's Record of Work - (Refer to Form 5 for requested Records of Work)		OK	NOT	N/A	Comments
1	Are all RoW's received				
2	Form 2c - Notice of Owner-Builder				
3	Does a complaint have to be laid with LBPB				

Be-2015-1225

FINAL



WHOLE SHED PAINTED

Concrete Separation from 150mm to 140mm



Over flow to SW Drain



BC-2015-1225

Final

BC-2015-1285

FINAL



GARAGE DOORS INSTALLED / SPOUTING INSTALLED



SPOUTING & DOWN PIPES & WATER TANK INSTALLED



STORM WATER TO STORM WATER CONNECTION



100mm PAVING TO FLL. FOR GARAGE

BC-2015-1228/1

Final

21-4-16

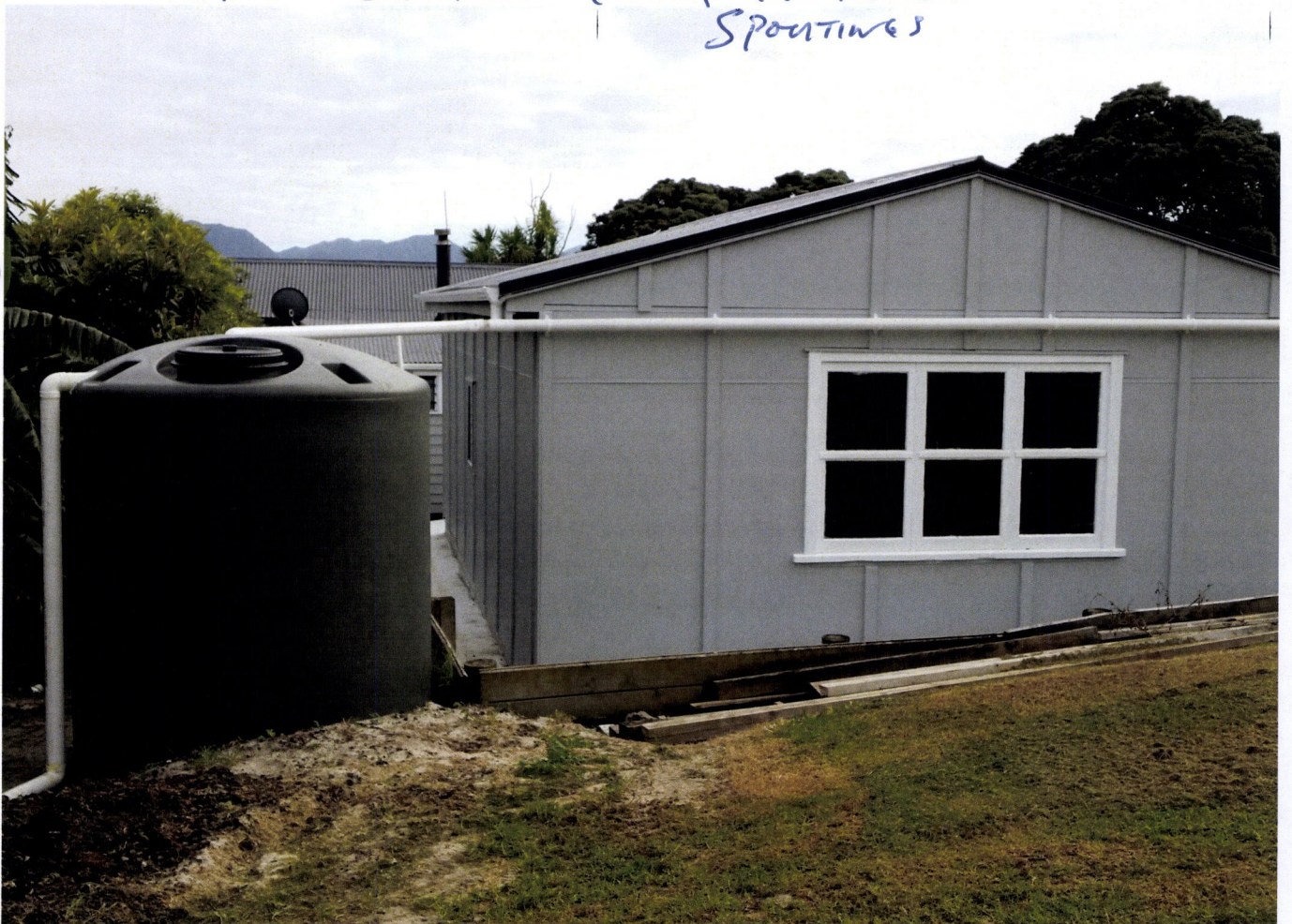
BC-2015-1228

FINAC

21-4-16



ALL GARAGE DOOR & INSTALLED
SPOUTINGS



DP FIXED AT 1.2m - ϕ

BC-2015-1225-

FINAL

21-4-16



CAPPING COMPLETE / PAINTED / ALL FLASHING INSTALLED
BARGE / VENTILATOR / x WINDOW FLASHING



Field Advice Notice - Building 1

Private Bag 752, Memorial Ave, Kaikohe
 Free Phone: 0800 920 029
 Phone: 09 405 2750
 Fax: 09 401 0987
 www.fndc.govt.nz

BC# 2015-1225

Date: 18/11/15

Applicant: O'Halloran
 Builder: O'Halloran

Previous Inspection Checked Yes / No Yes No st inspection

Site Address: 3 SH 12

Inspection: Passed / Failed

VAL#
 Travelling Time: Opononi

Reinspection Required: Yes / No Yes No

Officer: Malcolm

Inspection Time: 8:30

Signature: Malcolm

ENTERED
 1404

209 FOUNDATION Inspection / 208 Footings		OK	Not	N/A	Comments.....If further inspection needed please indicate
1	Boundary pegs sited				
1	Correct site & building siting (Closer than 1.1m to boundary surveyors Certificate required)	<input checked="" type="checkbox"/>			(208)✓ - (213)✓
2	Ground bearing, fill, expansive clay	<input checked="" type="checkbox"/>			
3	Reinforcing: Spacing, size, clearance etc	<input checked="" type="checkbox"/>			
4	Excavation: Depth, width	<input checked="" type="checkbox"/>			
5	Pile/Pole holes: Depth, diameter				
6	Pile/Pole: Correct grade, diameter	<input checked="" type="checkbox"/>			Footing as per plan
7	Driven Piles: Engineers Certification				
8	Retaining Wall: Polythene underneath	<input checked="" type="checkbox"/>			
9	Other				
212 UNDER SLAB PLUMBING Inspection		OK	Not	N/A	
1	Pipes: gradient, protection, sizing, tested				
2	Other				
213 SLAB Inspection / 214 TILT slab inspection		OK	Not	N/A	
1	Slab Thickness: D.P.M., tape, rebates	<input checked="" type="checkbox"/>			Slab 100-110mm Thick
2	Slab Reinforcing: Thickenings, tying cover etc	<input checked="" type="checkbox"/>			Mesh
3	Fill: Compaction, depth, binding				Sand
4	Other				Polythene
217 SUBFLOOR Inspection		OK	Not	N/A	
1	Sub floor brace connectors				
2	Bracing: Washers, timber size etc				
3	Bearer/Joist: Size, spacing, joist hangers				
4	Notching/Holes/Blocking for lines of horizontal supports				
5	Ventilation & Insulation				
6	Other				
221 BOND BEAM - SUSPENDED SLAB Inspection		OK	Not	N/A	
1	Block size				
2	Reinforcing: Size, grade, laps, tied				Chairs
3	Washouts: If pour exceed 1.2m in height				
4	Design calculation on site				
5	Retaining Wall: DPM, type, protection, Novacoil siting				
6	Adequate propping				
7	Service Installation (Fire Collars)				
8	Identify proprietary pre-stress components				OK to pour
9	Other				
223 FLASHING / 224 CAVITY Inspection / 225 BRICK VENEER Inspection		OK	Not	N/A	
1	Flashings				
2	Battening (air cavity)				
3	Wrap				
4	Vermin protection				
5	Bricks / Blocks: Fixings Control joints flashings				
6	Rebate clean and clear - Washouts				
7	Brick Ties SS / Galv				
8	Check complex roof details				
9	Other				
230 Fireplace Chimney Inspection		OK	Not	N/A	
1	Solid fuel heating, chimney check, setback fixing, flue flashing, mantel shelf, hearth construction				
2	Other				
248 Swimming Pool Fence Inspection		OK	Not	N/A	
1	Swimming Pool: backwash, fencing, registration				

An inspection of the above mentioned premises has been undertaken and the matters as listed above must be completed within.....days or otherwise stated

Action to be taken:

Issued By: Malcolm

Designation: B.C.O

This Notice Received By:

Next Inspection:

FINAL INSPECTION SHEET



Far North District Council

Date: **25-01-2016**

Action 305

BC#: **2015-1225**

Time of inspection: **9.40** AM/PM

Applicant/Builder: **MA O'HALLORAHAN DE BAIN TRUSTEES LTD**

Inspection Description: **FINAL**

Property Address: **3 STATE HIGHWAY 12 O'ROONUI**

OK to proceed with CCC application Yes No
 Is a reinspection required Yes No
 Is paperwork required Yes No

Travelling Time (from previous job/office): **:45 min**

Officer: **Richard Woodman**

Inspection Time: **10:00**

Signature: **R.W. Woodman**

FINAL Inspection		OK	Not	N/A	Comments
1	Peer Review required (over 4yrs)			<input checked="" type="checkbox"/>	
2	Is the final pack on site	<input checked="" type="checkbox"/>			
3	Owners Application for CCC / Contractors list		<input checked="" type="checkbox"/>		
4	Is the building completed as per plans and specs	<input checked="" type="checkbox"/>			
5	Photos Taken				
6	Have conditions on BC been met (Form 5)				
7	Have amended plans been approved				
8	Have all inspections been completed				

7 FINAL DATE OF WORK COMPLETED & SIGN
6 INCOMPLETE AS THERE IS WORK THAT NEEDS TO BE COMPLETED
 SEE LIST BELOW
1 INSTALL GARAGE DOOR X 2

FINAL Fireplaces Inspection		OK	Not	N/A	Comments
1	Smoke Alarms with Hush				
2	Hearth size & secured				
3	Fire Place clearances				
4	Fire Place secured (seismic restraint)				
5	Flue Shield				
6	Flashings / Flue height				
7	Wet back circulators correct size & fall				
8	Wet back system open vented only				

2 INSTALL SPOUTING
3 INSTALL DOWN PIPES TO NEW WATER TANK
4 INSTALL A WATER TANK
 (THIS IS NOT INCLUDED IN THIS BC BUT THE OWNER WANT A TANK TO BE INSTALLED)

PLUMBING		OK	Not	N/A	Comments
1	Washing machine separate waste				
2	Gas water heaters - (Califont) - Is gas certificate required?				
3	Hotwater cylinder				
4	1 metre minimum of copper outlet of HWC				
5	Seismic Restraint				
6	Hot water tempering value set at 45/55 degrees				
7	Hot water drain OK (falls to outside of building)				
8	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves				
9	Notches & holes in joists & bearers (Subfloor)				
10	Waste pipes sizing / fall / support / to gully trap				
11	Soil pipe sizing / fall / support				
12	Adequate support to water pipes				
13	Water supply pressure tested - is PS3 required				
14	Water supply Tank / bore / supply				
15	Water Filtration system installed				
16	Back flow prevention where required				

5 INSTALL OVER-FLOW PIPES TO THE COUNCIL'S SW MAIN ON BOUNDARY
6 COMPLETE PAINTING / STAINING OF THE EXTERIOR
 ALL INSPECTION COMPLETED EXCEPT DRAINAGE WHICH WILL BE COMPLETE AT THE FINAL RE-CHECK. STORMWATER OVER FLOW FROM THE TANK. ONLY

FINAL Internal Inspection		OK	Not	N/A	Comments
1	Smoke alarms with Hush - 3m sleeping areas				
2	Sink insert secured correctly				
3	Service rooms Impervious walls				
4	Service rooms Impervious floors				
5	Producer statement membrane in wet areas				
6	Ceiling Insulation				
7	Safety glass where required				
8	Ventilation				
9	Stairs gap / tread / rise / handrails				
10	Barrier height 900 / 1mtr / 1.1mtr / 100mm gaps				
11	Safety from Falling eg. 100mm balustrade gaps				
12	Access for disabled - Commercial only				
13	Facilities for disabled - Commercial only				
14	All surfaces Completed				

FINAL EXTERIOR Inspection		OK	Not	N/A	Comments
1	Landscaping Complete	✓			LANDSCAPING / CONCRETE PATHS COMPLETED
2	Joints in bearers supported			✓	
3	Ground clearance to u/side of floor			✓	
4	Subfloor ventilation			✓	
5	Subfloor bracing			✓	
6	U/floor Insulation			✓	
7	Finished ground level	✓			
8	Cladding - joints, corner, scribes window flashing etc	✓			THE PUNNS SHOW SHALLOW CLAD BUT COD 12-5 H3 PLY INSTALLED (OK)
9	High Risk Junctions - Deflection, Drainage, Drying, Durability - Check H20 % around openings			✓	
10	Cladding - painted / penetrations sealed		✓		CLADDING TO BE STAINED
11	Brick veneer weep holes cleared			✓	
12	Roof & post fixings	✓			
13	Roof, ridging & flashings fixed correctly	✓			
14	Roof penetrations flashed correctly			✓	
15	Spouting fixed correctly		✓		
16	Down pipe clips at 1.2		✓		
17	Vent pipe clips at 1.2			✓	
18	Vent Discharge/Vermin Cage				
19	Stairs gap / tread / rise / handrails				
20	Barriers 1.0m / 1.1m / Stairs 900mm				
21	Safe from Falling Balustrades				
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DRAINAGE		OK	Not	N/A	Comments
1	Asbuilt drainage plan s/water and sewer				
2	Gully dish 25 mm above sealed surface "A"				
3	Gully dish 75mm above unsealed surface "B"				
4	Relief gully installed - (ORG)				
5	Ventilation to drains e.g. TV & or valves				
6	Stormwater drain finished as per approved plan		✓	✓	
7	Overflow from water tank to approved outlet		✓	✓	
8	Retaining wall drainage connected into stormwater drain				
9	Effluent disposal installed to TP58				
10	Access for septic tank maintenance				
11	Commissioning Statements/ Maintenance Contract - AWTs Systems				
12	Effluent Completed Barking/Planting/Fencing				
Producer Statements		OK	Not	N/A	Comments
1	Engineer / Licenced Building Practitioner				PST ONLY
2	Plumbing / Drainage pressure tests				
3	Membranes - Roof / Decks / Gutters				
FINAL POOL Inspection		OK	Not	N/A	Comments
1	Pool Fencing Compliance. (Sheet completed)				
2	Back flow prevention where required				
ENERGY CERTIFICATES		OK	Not	N/A	Comments
1	Electrical				
2	Gas				
ROAD DAMAGE		OK	Not	N/A	Comments
1	Footpath & kerb damage				
2	Crossing installed				
COMMERCIAL		OK	Not	N/A	Comments
1	Check draft Compliance Schedule				
2	Fire Design Compliance				
3	FPIS Report (All Type 2 to 7 systems)				
4	Is a Certificate of Public Use required				
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6	Accessible Facilities (Carpark, Access, WC etc)				
7	ISO Signage for accessible facilities				
RESTRICTED BUILDING WORK - LBP's Record of Work - (Refer to Form 5 for requested Records of Work)		OK	NOT	N/A	Comments
1	Are all RoW's received				
2	Form 2c - Notice of Owner-Builder				
3	Does a complaint have to be laid with LBPB				

BC-2015-1225

FINAL

WINDOW FLASHING X" Z" FLASHINGS
INSTALLED - WEATHER BARRIERS
X CORNER BOXES INSTALLED



EXTERIOR CLADDING TO BE PAINTED



SPOUTING TO BE INSTALLED & CONNECTED TO
SW SYSTEM

BC-2015-1225

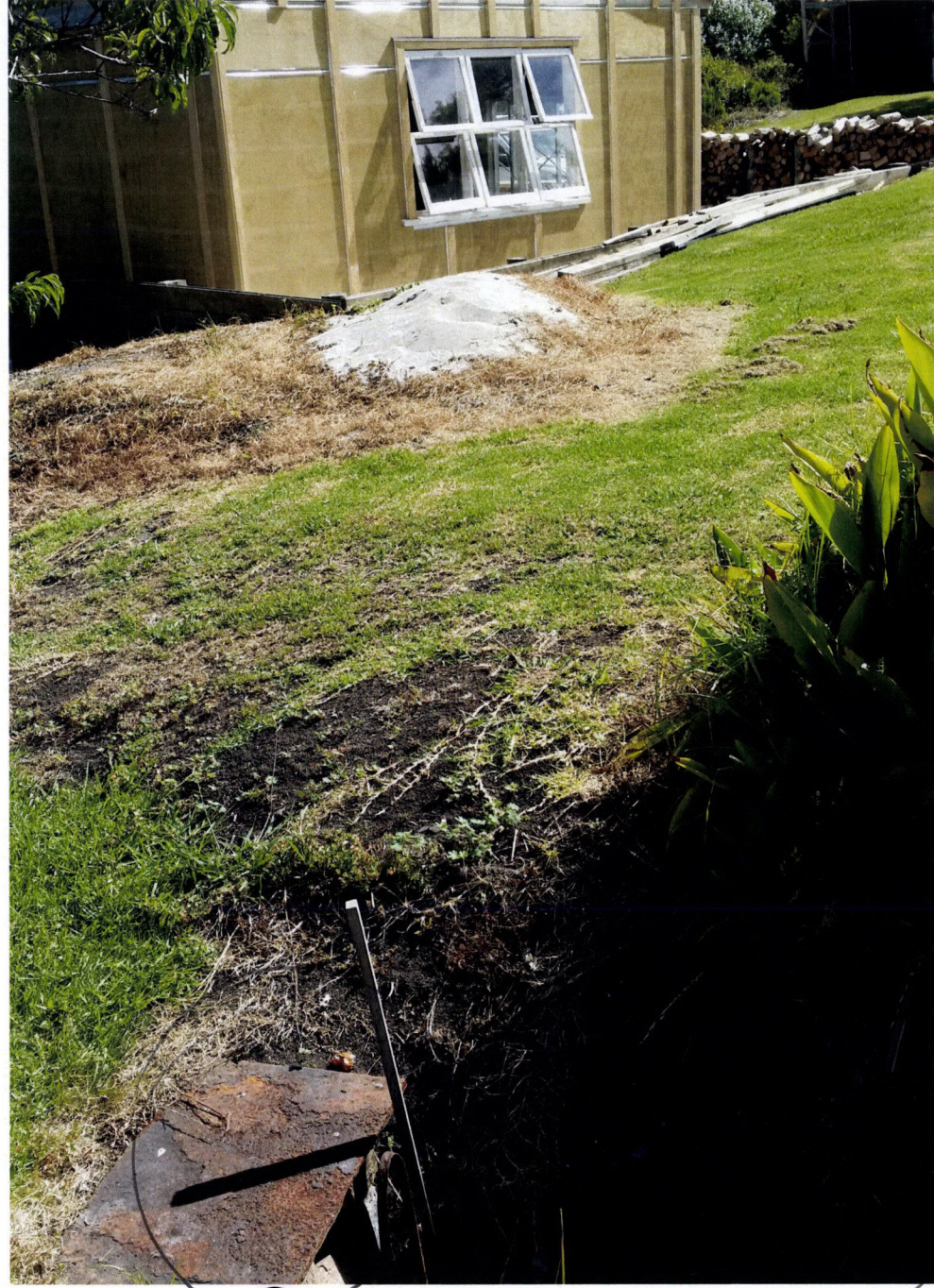
Final



SPROUTING TORE INSTALLED



BC-2015-1225 final



STORMWATER CONNECTION

BC-2015-1225

Final

WINDOW HEAD FLASHING & 2" Z FLASHING INSTALLED



STUDS @ 400 ¢

BC-2015-1225

FINAL

240x45 Purlins
EXISTING



INTERIOR STUDS @ 600mm

BC-2015-1225

Final



BC-2015-1225

final



Be-2015- 1225 final



Bottom Plate fixed @ 90°



finan

BC-2015-1725



BC-2015-1225

Final

