BUILDING CONSENT APPROVAL

THE BUILDING

Consent No:	B/2009/2029
Date Lodged:	06-05-2009
Project:	Re-pile and re-level existing dwelling
Intended Life:	50 Years
Accepted Value:	$4900.00
Project Address:	123 Grafton Road, Grafton, Auckland 1010
Legal Description:	LOT 1 DP 77051
Certificate of Title:	CT-33C/89

THE OWNER

Name of Owner:	Stylo Medical Services Limited 19 Seafield View Road, Grafton, Auckland 1023
Contact Person:	D P Grace Limited C/O Paul Grace, 2 Cape Horn Road, Hillsborough, Auckland 1041

BUILDING WORK

The following building work is authorised by this building consent:

Re-pile and re-level existing dwelling

The Building Consent is a consent under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This Building Consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other act.

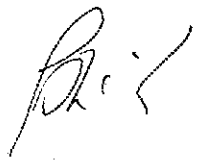
Clause B2 (Section 2) of the Building Codes Acceptable Solutions specifies the requirements relating to the durability of specific building elements.

Please note that many of these elements require regular maintenance to be undertaken to achieve the durability requirement.

This building consent is issued subject to the conditions / endorsements, overleaf.

If there are any previous, building consents on this property that have no Code Compliance Certificate issued these may cause a delay in the issuing of the Code Compliance Certificate on this building consent. It is the property owner's responsibility to ensure that all building consents on the property are issued with a Code Compliance Certificate.

SIGNED:



Ian McCormick
Manager Building Control
Auckland City Environments

Date granted: 18 May 2009

NOTE: You are advised that this Building Consent will lapse in 12 months from the date of issue if no work or an inspection has been undertaken. Also the building work proposed in this Building Consent must be completed within two years from the date the Building Consent was granted.

• SURFACE WATER CONTROL NZBC E1

All "building" work (including siteworks) must be constructed in a way that protects other property from damage by surface water. Damage includes discharge of water onto other land, drains and watercourses etc. (which ultimately discharges onto other land).

Surface water, which is collected or concentrated by building or site work, shall be disposed of in a way that avoids the likelihood of damage or nuisance to other property.

• DAMAGE TO COUNCIL PROPERTY

The Consent holder is advised that where Council property is damaged (verges, roads, footpaths, vehicle crossings etc), they shall be considered responsible and repair/replacement will be required. Materials are not to be deposited or stored on the footpath or berm (even temporarily).

Responsibilities:

The owner of the property is ultimately responsible for ensuring that the footpath, vehicle crossing and other publicly owned property outside the boundary are maintained in good condition during construction work.

Council, under their statutory responsibilities, need to ensure that public property such as

roads and footpaths are maintained in a safe and useable condition.

Failure to maintain the public property during construction may necessitate Council to undertake remedial action. In certain instances, this may need to be initiated immediately if the situation is dangerous for the public. At other times, the property owner will be advised and requested to effect remedial work within 24 hours. The request or action required will depend entirely on the nature of the damage.

It is recommended that you document any damaged areas prior to starting construction work. This can be accomplished by taking a series of photographs. The information can be used to substantiate/attribute costs for future remedial work.

• BOUNDARY PEGS

Boundary pegs are to be located and flagged prior to commencement of work. Alternatively, a certificate from a Registered Surveyor may be provided prior to foundation approval.

• CONSTRUCTION REQUIREMENTS

The proposed work in this consent have been designed to NZS 3604:1999, or to a specific design, and must be constructed accordingly.

• CONSTRUCTION ON BOUNDARY

No excavation for building/drainage is to extend over the legal boundary. This consent does not give authority to enter any neighbouring property.

WINDOW AND DOOR FLASHINGS TO COMPLY WITH NZBC E2/AS1

The joints between windows and doors are to be made weatherproof by on or a combination of the following:

- Head, Jamb and all sill flashings
- Scribers
- Proprietary seals
- Sealants that are not exposed to sunlight or weather and that are easy to access and replace

Refer to NZBC E2/AS1 and NZS 3604:1999 clause 11.6

• DURABILITY REQUIREMENTS FOR CORROSION EXPOSURE OF ZONE 1

Construction shall be in accordance with the durability required for corrosion exposure of Zone 1 as identified under NZS 3604:1999.

COMPONENT	SITUATION	REQUIREMENT

Steel Fixings And Fastenings	Exposed	Galvanised steel and protection, or SS 304
	Sheltered	Galvanised steel or Galvanised steel and protection or SS 304
	Closed	Mild Steel
Concrete Strength	Mass concrete foundation	10 MPA
	Exposed R.C	20 MPA
	Unreinforced and sheltered	17.5 MPA
Nailing	Cladding acting as bracing	SS, galvanised and protection Silicon Bronze
	Non-structural cladding	Galvanised Steel
	Framing in closed areas	Mild Steel
	Framing, sheltered and exposed	Galvanised Steel