

KEY/DECISION

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<b>Ground Works/Siting/Site Preparation</b>					
1	Check PIM for special features or conditions				
2	Does the site plan demonstrate distances to boundaries and other buildings on the site consider spread of fire				
3	Do minimum floor levels apply? <i>If so then specify location of datum and determine if floor levels specified are appropriate.</i>				
4	Are there any specific engineering design requirements? <i>If there are then apply condition or request further information.</i>				
<b>Footing/Foundation</b>					
5	Has a comprehensive footing/foundation specification been provided? In accordance with NZBC or engineer design with PS1 statement: <i>Ensure the specification provides appropriate reference to: standards, workmanship, materials, durability, and reinforcement.</i>				
6	Are masonry blockwork details provided? <i>Is a Registered Qualified Mason required to undertake structural blockwork? NZS 4210 and 4229. If so ensure that a condition is applied to this affect.</i>				

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7	Do foundations require tanking? <i>Ensure complying tanking details are provided ref. E2/AS1 Section 12: Basements – Obtain manufacturer specification for tanking system.</i>				
<b>Piles</b>					
8	Are pile footings size and connection details provided? With sub-floor bracing calculations included <i>Anchor – 900 x 350 x 350; Brace – 450 x 350 x 350 Driven – Obtain specification (NZS 3604 or SED)</i>				
9	Is timber pile grade and treatment correctly specified? / Do pile heights comply?				
<b>Bearers</b>					
10	Have load paths been considered? <i>Load bearing partitions within 200mm of bearers</i>				
<b>Floor Joists</b>					
11	Do joist grade, treatment, size, span, spacing, fixings and blocking comply with floor load demand? And load bearing wall with 200mm of bearer support <i>(section 7 NZS 3604)</i>				
12	Has direction of services been considered? <i>Check services plan layout.</i>				
13	Do cantilever joist grade, sizes and spans comply? <i>Refer NZS3604, Table 7.2</i>				

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14	Do cantilever deck joist connections and set back comply? <i>Refer NZS3604, Section 7, Fig 7.6</i>				
<b>Stringers</b>					
15	Do stringer size, grade, treatment and fixing comply with floor load and durability demands? <i>Refer NZS3604, Section 6, Table 6.7 or 14.7 (for 3 kPa loading)</i>				
<b>Flooring</b>					
16	Is joist spacing appropriate for flooring type? <i>Refer NZS3604, Section 7, 7.2</i>				
17	Is distance between underside of flooring and sub-floor ground levels appropriate for flooring type? Or has DPC been specified <i>Refer NZS3604, Section 4, 4.3, Minimum clearance for particle board above sub-floor ground is 550mm, otherwise treated plywood is required.</i>				
<b>Sub-floor Spaces</b>					
18	Is sub-floor ventilation and insulation provided? <i>If not specified request details</i>				
19	Is tanking required and if so is it detailed?				

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<b>Concrete floor</b>					
20	Is floor height above finished ground level correct? <i>NZS 3604, Section 7, Fig 7.10.</i>				
21	Is DPM detailed?				
22	Does slab and slab thickness comply with NZS 3604? <i>Ref. 7.5.8.2</i>				
23	Does reinforcing comply (is it detailed and is edge, top and bottom cover and supplementary bar detail provided)? <i>Ref. 7.5.8.6.4</i>				
24	Is bottom plate fixing correctly specified? <i>Ref. 7.5.12</i>				
25	If specific engineering design (SED), is Engineer detail provided? <i>With PS1</i>				
<b>Wall Framing</b>					
26	Do stud height, grade, size, spacing, and treatment comply? If not has Specific Engineer Design been provided with PS1				
27	Is the framing setout appropriate for the cladding system? <i>NZS 3604 - Cl 11.5.2, i.e. 480 mm centres for some vertical shiplap/board and batten claddings, etc</i>				

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28	Has additional 150 x 40 ribbon top plates been provided where 6m brace lines are required?				
<b>Bracing</b>					
29	Are wall bracing elements and fixings detailed and correct with calculations supplied?				
30	Are wall bracing elements clear of showers?				
31	Is a floor diaphragm required and if so does it comply? <i>Refer NZS3604, Section 7, 7.3</i>				
<b>Lintels and Sills</b>					
32	Do lintels require engineer design, if so have calculations been provided? <i>If so, is PS 1 received?</i>				
<b>Posts and Beams</b>					
33	Do beam sizes/treatment and fixings comply?				
<b>Trussed Roof</b>					
34	Is roof truss span >12m? If so request specific design. <i>Although roof trusses with spans &lt;12m are also outside the scope of NZS 3604 they can be specifically designed in accordance with NZS 3603.</i>				

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35	Is the truss design criteria and certificate from approved fabricator provided? Do lintel & lintel fixings comply with NZS 3604 or are they designed by fabric producer statement				
<b>Framed Roof and Roof Bracing</b>					
36	Does roof framing/bracing comply with? <i>NZS 3604 Section 10-3 and -14</i>				
<b>Purlins</b>					
37	Do purlin spacings, span, size, grade, treatment, fixings comply? <i>Ref 3602, Table 1, Section E, H1.1 min. or Section D, if skillion roof – H1.2 min. or Flat roof – H3.1 min. respectively for roof framing and associated members</i>				
<b>Roof Cladding</b>					
38	Is the roof cladding within the limitations of E2/AS1 and specification been supplied <i>Refer E2/AS1, Paragraph 3.2 /section 8.2 Clu 8.2.3 table10</i>				

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39	Is the proposed design within profiled metal limitations. <i>This acceptable solution is limited to profiled metal roofing</i> a) profiled as outlined in paragraph 8.4.4 b) without valleys that change direction, is plan form with sheets no more than 18m in length				
40	Are the proposed flashings, gutters and fixings compatible? <i>Refer E2, section 8.2, cl 8.2.4, and Tables 20, 21 and 22.</i>				
41	Are projecting eaves or verges closed in? <i>Refer E2, 8.1.3.1 'Projecting eaves'</i>				
42	Is roof underlay required, if 'yes' has it been correctly specified? <i>Refer E2, Section 8, cl 8.1.5 and 8.1.5.1 and for masonry tiles refer Table 10, for metal roofing refer Table 23.</i>				
43	Are anti-ponding boards specified for roof pitches <17 degrees (masonry tiles)? <i>Refer E2, Section 8.2, cl 8.2.5. Anti-pondng boards shall be treated in accordance with NZS 3602.</i>				

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44	Are details provided demonstrating how 'Gutters, Barges, Aprons and Fascias' terminate against finished cladding? <i>Refer E2, section 8.3, cl 8.3.9 'Gutters, Barges and Fascias' shall terminate so as to leave a gap of 10mm from the finished cladding.</i>				
45	Are gutters, downpipes and spreaders correctly detailed including falls/drainage? <i>Refer E1, Table 5 for downpipe sizing and figures 15 and 16 for size of roof gutter. Refer E2, Section 8, cl 8.1.6, cl 8.5, cl 8.5.6</i>				
46	Do the details provided for the internal, valley and/or hidden gutters comply? <i>Refer E2, section 8.4, cl 8.4.16 - 8.4.16.3 and figures 50 - 52.</i>				
<b>Membrane Roofs</b>					
47	Is the proposed design within membrane roof limitations and suprades complies ? <i>Refer E2, Section 8.5, cl 8.5.1, cl 8.5.3 'Limitations'</i>				

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48	Has overflow relief been provided for enclosed roofs? <i>Refer E2, Section 8.5, cl 8.5.10, 'Gutters' and figure 64. Overflow relief shall have a cross-sectional area of 1.5 times the cross-sectional area of the calculated discharge downpipe.</i>				
49	Are the wall junctions and verge details provided? <i>Refer E2, Section 8.5, cl 8.5.8, 'Junctions' and figures 57, 58, 61, 62, and 63.</i>				
<b>Drained Cavity</b>					
50	Are junctions with dis-similar materials detailed?				
<b>Exterior Cladding</b>					
51	Does the cladding require a drainage cavity system? Has a risk matrix from NZBC E2 been supplied? <i>Refer to E2 Risk matrix. Risk score; 0-6, may be direct fixed, 7-12, must be installed on a 20mm drained cavity, 13-20, must be installed on a 20mm drained cavity.</i>				
52	Is the proposed design within the limitations of E2 and has product specifications been supplied? <i>Refer E2, 9.7.1 and 9.7.1.1.</i>				

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53	Have the construction details been provided for the cavity system? <i>Ensure the cavity system details contain the, timber batten size, fixing requirements, spacing, treatment (H3.1 min), blocking requirements etc</i>				
54	Full flashing details provided for window and door openings showing internal/external corner details <i>Refer E2, Refer E2, 9.1.10, 9.1.10.1-9.1.10.7 and figures 115 and 116, or manufacturers specifications.</i>				
55	Cladding materials are clearly identified on plans?				
56	Is the cladding an approved system?				
57	Are junctions between differing claddings detailed?				
58	Has the correct wrap/air barrier been specified for unlined walls or gabled ends? <i>NZBC E2 9.1.4</i>				
59	Have parapets/enclosed deck barrier junctions/flashings been detailed?				
60	Have construction/movement/shrinkage joints been detailed relevant to cladding?				

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61	Is the structure appropriate for the proposed cladding? <i>Studs at 400mm for stucco on non-rigid backing?</i>				
62	Have appropriate wall/soffit junctions been detailed?				
63	Have any penetrations in exterior cladding been correctly detailed (flushed)?				
64	Is brick cavity the correct size?				
65	Do any battens/boards have appropriate weather grooves?				
66	Are all plaster/coating systems are a complete and approved system (tested by an approved testing body)?				
67	Are framing requirements for 'Expressed joints' or 'Sealant joints' clearly detailed? <i>Refer E2, figure 103 and 106, double stud required behind joints for sheet fixing.</i>				
<b>Enclosed Decks</b>					
68	Is the correct timber treatment, grade, size span and spacing specified for the deck framing and subs trade ? <i>Refer NZS3604 and NZS 3602</i>				
69	Have details been provided for the barrier/wall junction?				

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70	Is the membrane specified butyl rubber or EPDM? <i>If not the application is an alternative solution</i>				
71	Does the deck membrane extend up face of exterior wall and barrier to a min 150mm				
72	Have correct falls been specified to the deck area and tops of the barriers with stormwater drainage and overflow relief				
<b>Kitchen</b>					
73	Are facilities provided for washing utensils/food and waste water disposal and facilities for cooking? <i>G3, Section 1.1 and Figure 1: Preparation Area and Access to Facility Paragraphs 1.1.2 and 1.5</i>				
74	Have impervious, easily cleaned wall finishes been specified? <i>Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.</i>				

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<b>Laundry</b>					
75	Are laundering facilities required? <i>Laundering facilities are not required for detached dwelling with less than 2 people which include laundry tub or space for washing machines. (G2/AS1, cl 1.6.1)</i>				
76	Has splash protection been specified for floor and wall linings? <i>E3/AS1 cl 3.1.1 'Floors' and 3.1.2 'Walls'. Floor and Wall linings and finishes must satisfy the performance for impervious and easily cleaned surfaces in areas exposed to water splash.</i>				
<b>Wet Areas/WCs</b>					
77	If the wet area has a timber floor, is the flooring treatment complying? <i>H3.1 (NZS 3602:2003 sec 10.3.1)</i>				
78	If a level access shower is proposed, have adequate falls been provided to the floor drain? <i>(min 1:50) With complying membrane in accordance with manufactures specification and PS1 producer statement</i>				
79	Have complying floor and wall linings been specified (ie. tiled, vinyl, wet wall linings, etc)? <i>If tiled on wooden floor ensure a waterproof membrane has been specified and manufacturers' technical specification provided.</i>				

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80	Has provision been made to contain accidental overflow damage to adjoining household units? <i>If multi-unit dwelling, Refer E3, section 2.0 'Overflow'.</i>				
<b>Ventilation</b>					
81	Are openings providing natural ventilation to occupied space 5% or more of floor area? <i>Refer, G4, Clause 1.2 'Natural Ventilation'. Or has mechanical ventilation been specified (G4, cl 1.3)</i>				
<b>Insulation</b>					
82	Is floor, wall and ceiling insulation correctly specified? <i>Refer BRANZ Home Insulation Guide, NZS 4218, AS/NZS 2918.</i>				
83	Is a 25mm separation provided between the top of the insulation and the underside of the skillion roof underlay? <i>Ensure 25mm gap is specified between insulation and building paper, refer 'BRANZ Home Insulation Guide'.</i>				
<b>Glazing</b>					
84	Do vertical windows in external walls have a window area of not less than 10% of the floor area of the room? <i>Refer G7, clause 1.0.1 a).</i>				

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<b>Sanitary Plumbing (NZBC G13)</b>					
85	Do the plans and specifications provide adequate information to enable compliance to be properly assessed? <i>If information is not adequate then suspend the application and request further information from the applicant.</i>				
86	Has a schematic plan been provided for dwellings of two or more storeys?				
87	Is waste pipe size/length and venting correct?				
88	Is a floor waste installed? Is it for accidental overflow (required on multi-unit dwellings)?				
<b>Sanitary Drainage</b>					
89	Are drainage pipes correctly sized and does layout include overflow relief gully?				
90	Has confirmation been provided that adequate Council services are available? (Refer to PIM)				
<b>Stormwater Drainage</b>					
91	Adequate downpipes provide (see E1)?				

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<b>Chimney</b>					
92	Does chimney design comply? <i>(Brick, pumice, concrete, precast) consider wall thickness, foundation size, breast size, reinforcing, restraints, bracing calculations etc.).</i> And if not has Specific Engineer Design been provided with calculations/PS4				
<b>Stairs/Landings/Handrails</b>					
93	Are handrails specified and correctly located? <i>Refer D1, section 6.0 'Handrails' Clause 6.0.1, All stairways with a width less than 2.0m or less shall have a handrails on at least one side</i>				
94	Do stairs specified comply for the intended use and area to which they provide access? <i>Minor private: stairway not on a main thoroughfare, and intended to provide infrequent access to a single room which is not a living area or kitchen</i> <i>Secondary private: stairway other than a main or minor private stairway, intended to provide access to another floor containing only bedrooms, bathroom or similar accommodation.</i> <i>Main private: intended to provide access to and between frequently used spaces such as living areas, kitchens and garages, and includes all exterior private stairways.</i>				

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<b>Stairs/Landings/Handrails (continued)</b>					
95	Do spiral or curved stair winder tread and rise comply? <i>Refer D1, section 4.4 'Curved and spiral stairways'</i>				
96	Do landings provide 400mm clearance in front of door opening onto the landing? <i>Refer D1, clause 4.3.5, Fig.15</i>				
97	Do the location and size of the landing/s comply? <i>Refer D1, section 4.3.1, 'Landings required', 4.3.2, 'Maximum rise', 4.3.3, 'Landing width' and 4.3.4, Landing length', 4.3.5 'Obstructions', also refer figures 14,15,and 25.</i>				
<b>Decks/Balconies/Barriers</b>					
98	Are fixings correct and does compatibility/durability comply?				
99	Does timber treatment comply with NZS 3602?				
100	Is deck more than 3m high if so SED and Calculations required?				
101	Does deck bracing comply? <i>Refer NZS 3604, Section 7, cl 7.2 'Timber Decks. All decks which project &gt;2m from the building shall be provided with sub-floor bracing at half the light/light/light cladding calculated from Table 5.8.</i>				

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102	Are the sub-floor piles and bearers the correct grade, treatment, size, spacing and span correct? <i>All timber piles for decks are to be a minimum of 125x125mm H5.</i>				
103	Do deck joist sizes, grade, treatment, span and spacing comply? <i>Refer 'Amendment 2' NZS 3604 for changes to 'Timber Grades' and call size, now 'Actual Minimum Dried Size'</i>				
104	Does decking material comply for the joist spacing? <i>Refer NZS 3604, section 7, cl 7.4.3 'Decking' 32mm for joists at 600mm centres, or 19mm for joists at 450mm centres.</i>				
105	Is the substrate specified for the balcony waterproofing membrane appropriate? <i>Check the manufacturer's technical literature to ensure the products are compatible.</i>				
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107	Do stringer size and connections comply? <i>Refer NZS 3604, section 6, cl 6.3, table 6.7 and E2, Section 7, cl 7.2.1.1 and figure 15. Note: stringers spaced off cladding by 12mm.</i>				
108	Do the thresholds specified for the deck comply? <i>Refer E2, Section 7, cl 7.1.1 and figure 14.</i>				
<b>Verandah</b>					
109	Do concrete post footings specified provide adequate resistance against uplift? <i>Refer NZS 3604, section 9 'Posts', clause 9.2.2</i>				
110	Do top and bottom connections of posts provide required kN capacity to resistance against uplift? <i>Refer NZS 3604, section 10, cl 10.2.1.12 and table 10.8, (For snow loads refer table 15.8.) and NZS 3604, section 9, cl 9.3 and tables 9.1 and 9.2, figures 9.2 and 9.3.</i>				
111	Does the verandah beam treatment, grade, size and span comply? <i>Refer NZS 3602 for treatment requirements. Refer NZS 3604 for grade, size and span requirements.</i>				

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<b>Effluent Disposal Systems</b>					
112	Does design comply with AS/NZS1547				
113	Has a full engineering site investigation been provided? <i>Site report provided stating soil categories, water table, etc.</i>				
114	Has a design specification and producer statement been provided?				
<b>C2 - Means of Escape from Fire</b>					
115	Are domestic smoke alarms correctly specified and correctly located? <i>Refer NZBC F7</i>				
<b>C4 - Structural Stability During Fire</b>					
116	Designed to avoid structural collapse (fire wall when within 1m of boundary)?				
<b>General</b>					
117	In addition to the above project specific details have all the Building Code Clauses B1 to H1 been considered?				

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118	Have the following sections of the Building Act been considered? -31 PIM -36 DC Notice -37 Restricting Commencement -39 Historic Place Trust -46 NZ Fire Service -68 Waiver or Modification -71/74 Natural Hazards -75/77 Building over Two Lots -112 Alterations to existing building -113 Intended life of Building -115 Change of Use -118 Disable Persons -122 Earthquake prone Building -363 CCC for Public Use				
<b>Outcome of Decisions</b>					
1	Documents demonstrate compliance with the Building Code. Building Consent can be granted.  Signed _____ Date: _____				
2	Documents do not demonstrate compliance with the Building Code and further information is required. See Request for Further Information letter. Application suspended.  Signed _____ Date: _____				

**Alternative Solutions**

<b>Ref. No.</b>	<b>Brief description of Alternative Solution</b>	<b>Reason for acceptance</b>