

19 August 2026

[REDACTED]
[REDACTED]

Kia ora [REDACTED]

Official information Request: Building Consent RFI Data (2024)

I am writing to you in response to your request received 27 July 2026 for the following information:
...building consent applications processed by South Wairarapa District Council. Period: 1 January 2024 to 31 December 2024. For each Request for Further Information (RFI) issued against a building consent application in that period:

- *Building consent number*
- *Application type*
- *Application description*
- *RFI category or code, if your system records one*
- *The text of each RFI item*

Between 1-10 August, we communicated with you to amend the request otherwise a charge would be applied for the work to be completed due to significant collation required - The team confirmed that SWDC do not have RFI categories or codes, and the only way SWDC provide the RFI information is to create a pdf for each consent with RFI's. The team noted they could provide this information for a 3-month period without incurring any fees, which was agreed upon.

We have assessed your request under the Local Government Official Information and Meetings Act 1987 (LGOIMA). I have received information to provide the following response. Officers were able to generate the RFI information in excel spreadsheet form and attach this along with the report of consents granted during the period 1 September 2024 to 30 November 2024.

Please note that it is our policy to proactively release our responses to official information requests where possible. If this request is selected it will be published at <https://swdc.govt.nz/lgoima-proactive-release/>, with your personal information removed.

You have a right to request a review by the Ombudsman on this response. Further information about this process can be found on <https://www.ombudsman.parliament.nz/what-ombudsman-can-help/complaints-about-government-agencies/how-make-complaint> or email info@ombudsman.parliament.nz

Nāku noa, nā



Clare Barton
Group Manager, Planning and Regulatory

Record Type	Building Category	Consent ID	Application Date	Granted Date	Type of Work	Total Estimated Value	RFIs Yes/No
Building Consent	C1	240240	28/08/2024	05/09/2024	Add Grease Trap To Commercial Kitchen	10,000	No
Building Consent	C1	240293	06/11/2024	29/11/2024	Alteration to existing classroom in F block	140,000	Yes
Building Consent	C2	240177	24/06/2024	05/09/2024	New Laundromat into existing commercial builc	200,000	Yes
Building Consent	R1	240290	01/11/2024	28/11/2024	Addition to existing dwelling inc P&D	100,000	Yes
Building Consent	R1	240218	06/08/2024	30/09/2024	Outbuilding	75,000	Yes
Building Consent	R1	240260	30/09/2024	29/10/2024	Bathroom alterations inc new tiled shower	15,000	Yes
Building Consent	R1	240190	04/07/2024	04/11/2024	New Shed With Bathroom	40,000	Yes
Building Consent	R1	240246	04/09/2024	11/10/2024	Totalspan Outbuilding	87,000	Yes
Building Consent	R1	240235	27/08/2024	10/09/2024	Freestanding Fireplace	4,500	No
Building Consent	R1	240227	21/08/2024	04/09/2024	New soakpit for existing dwelling	4,000	No
Building Consent	R1	240253	16/09/2024	21/10/2024	Install Shower Into Laundry Room	4,500	Yes
Building Consent	R1	240225	20/08/2024	24/09/2024	Unlined non-habitable Versatile 600 Series outl	60,000	Yes
Building Consent	R1	240264	02/10/2024	08/11/2024	Addition of sink & toilet into laundry	7,000	Yes
Building Consent	R1	240223	13/08/2024	05/09/2024	Replace existing freestanding fireplace with a M	5,500	Yes
Building Consent	R1	240204	23/07/2024	09/10/2024	Install an 8m*4m inground fibreglass shell swin	79,059	Yes
Building Consent	R1	240241	29/08/2024	21/10/2024	New Single Storey Dwelling	390,000	Yes
Building Consent	R1	240261	01/10/2024	17/10/2024	Install a new Metro Wee Rad Base in the loung	5,500	Yes
Building Consent	R1	240250	06/09/2024	04/11/2024	New single story 3 bedroom dwelling with attac	450,000	Yes
Building Consent	R1	240251	12/09/2024	04/10/2024	Foundation and Services for a Relocated Dwell	120,000	Yes
Building Consent	R1	240247	04/09/2024	11/10/2024	Internal Alterations to dwelling reconfigured ens	40,000	Yes
Building Consent	R1	240278	18/10/2024	29/11/2024	Construct a 9m * 7m NZS 3604 double garage.	75,000	Yes
Building Consent	R1	240267	07/10/2024	24/10/2024	Install Masport R1200 Leg into lounge with new	5,500	Yes
Building Consent	R1	240282	21/10/2024	13/11/2024	Install a new ECO Metro Trend insert wood bur	7,200	Yes
Building Consent	R1	240162	14/06/2024	30/10/2024	New Goldpine 5 bay pole shed.	42,000	Yes
Building Consent	R1	240263	01/10/2024	29/10/2024	Alterations to existing dwelling. Remove load b	15,000	Yes
Building Consent	R1	240191	05/07/2024	06/09/2024	New Outbuilding	30,000	Yes
Building Consent	R1	240262	01/10/2024	04/11/2024	New Single Story Dwelling	600,000	Yes
Building Consent	R1	240265	03/10/2024	08/11/2024	New single storey 2 bedroom dwelling on piles	195,000	Yes
Building Consent	R1	240273	15/10/2024	25/11/2024	New Single Story Dwelling	528,000	Yes
Building Consent	R1	240281	21/10/2024	15/11/2024	New 16m x 12m Kiwispan Outbuilding on conc	125,000	No
Building Consent	R1	240232	26/08/2024	17/09/2024	Install a Metro Ultra Tiny Rad into existing brick	7,500	Yes
Building Consent	R1	240286	30/10/2024	15/11/2024	New single storey tiny house dwelling with 1 cl	120,000	Yes
Building Consent	R1	240179	26/06/2024	01/11/2024	Freedom 10.2 fibreglass swimming pool with al	60,000	Yes

*Report Contains Conditions

Building Consent	R1	240237	27/08/2024	01/11/2024	New 24m*9m open fronted pole shed	50,000	yes
Building Consent	R1	240249	05/09/2024	30/09/2024	Install a Metro Xtreme Rad LTD in the dining ro	4,500	yes
Building Consent	R1	240258	24/09/2024	03/10/2024	New Dwelling	330,000	Yes
Building Consent	R1	240222	09/08/2024	10/09/2024	1.2m glass and aluminum pool fencing with 2 g	9,000	Yes
Building Consent	R1	240215	02/08/2024	30/09/2024	Alterations to dwelling - addition of conservator	24,577	Yes
Building Consent	R1	240270	07/10/2024	18/11/2024	Addition & Alteration to existing dwelling includi	150,000	Yes
Building Consent	R1	240257	23/09/2024	11/10/2024	Alterations to dwelling including kitchen and ba	25,000	Yes
Building Consent	R1	240229	23/08/2024	24/10/2024	New Dwelling, new cabin and structural platforr	850,000	Yes
Building Consent	R1	240285	30/10/2024	28/11/2024	New Two Bedroom Dwelling With Covered Var	650,000	Yes
Building Consent	R1	240242	30/08/2024	07/10/2024	Relocated dwelling inc foundations and service	45,000	yes
Building Consent	R1	240231	26/08/2024	26/09/2024	Install a new sink and vinyl flooring in the garag	5,000	Yes
Building Consent	R1	240268	07/10/2024	24/10/2024	Install new Metro wee rad base into lounge with	5,500	Yes
Building Consent	R1	240248	05/09/2024	05/11/2024	7m x 6m Totalspan flat roofed outbuilding with	49,000	yes
Building Consent	R1	240271	11/10/2024	12/11/2024	New single storey 2 bedroom dwelling with atta	350,000	Yes
Building Consent	R1	240220	08/08/2024	11/10/2024	New minor dwelling with the attached garage (k	250,000	Yes
Building Consent	R1	240234	27/08/2024	05/09/2024	Freestanding Fireplace	8,500	No
Building Consent	R1	240216	02/08/2024	04/09/2024	Totalspan 12m x 6m gable range outbuilding w	102,000	Yes
Building Consent	R1	240245	04/09/2024	25/09/2024	7.5m x 10.5m IL1 Totalspan portal outbuilding c	66,000	No
Building Consent	R1	240233	27/08/2024	12/11/2024	A Quinn buildings non-habitable unlined outbuil	58,000	Yes
Building Consent	R1	240244	02/09/2024	01/10/2024	Pool Fencing for pool which is 28 000L and out	20,000	Yes
Building Consent	R1	240206	24/07/2024	06/09/2024	Alteration to existing dwelling and extension wit	150,000	Yes
Building Consent	R1	240224	14/08/2024	23/09/2024	Foundation and Services for relocated Dwelling	65,000	Yes
Building Consent	R1	240287	30/10/2024	26/11/2024	New driven timber pile foundations and service	42,000	Yes
Building Consent	R1	240236	27/08/2024	10/09/2024	Freestanding Fireplace	9,000	No
Building Consent	R1	240283	22/10/2024	22/11/2024	New Versatile 10.8m x 7m stand-tough lean-to	72,000	Yes
Building Consent	R1	240228	21/08/2024	03/09/2024	Install a new Metro Ambie Plus with eco flue ar	7,500	Yes
Building Consent	R1	240269	07/10/2024	04/11/2024	Install a new Firenzo contessa AG with wet bac	8,000	Yes
Building Consent	R2	240252	12/09/2024	30/09/2024	New Shed with bathroom	65,000	No
Building Consent	R2	240256	20/09/2024	01/10/2024	Renovation of existing bathroom including tiled	20,000	No
Building Consent	R2	240243	30/08/2024	25/09/2024	Alterations to dwelling inc rebuild chimney, new	40,000	Yes
Building Consent	R2	240238	27/08/2024	18/09/2024	New Single Storey Dwelling	800,000	Yes
Building Consent	R2	240226	21/08/2024	21/10/2024	Transportable one bedroom dwelling, excluding	95,000	Yes
Building Consent	R2	240272	11/10/2024	04/11/2024	New Dwelling with attached garage	120,000	Yes
Building Consent	R2	240212	29/07/2024	10/09/2024	New Single Storey 2 bedroom cottage	280,000	Yes
Building Consent	R2	240230	26/08/2024	02/10/2024	New Single Storey 3 Bedroom Dwelling	800,000	Yes

*Report Contains Conditions

Building Consent	R2	240219	06/08/2024	02/09/2024	New Single Storey Dwelling	700,000	Yes
Building Consent	R2	240188	03/07/2024	25/09/2024	Stage one- Construction of 4 independent singl	500,000	Yes
Building Consent	R2	240255	20/09/2024	21/10/2024	Extension of existing porch roof	48,000	Yes
Building Consent	R2	240259	25/09/2024	29/10/2024	New Garage, carport, office and mudroom addi	150,000	Yes
Building Consent	R2	240221	08/08/2024	23/09/2024	New Single Storey Dwelling with attached doub	873,000	Yes
Building Consent	R2	240275	15/10/2024	14/11/2024	Relocated Dwelling - foundations and services	350,000	Yes
Building Consent	R3	240239	26/08/2024	30/09/2024	New Dwelling, Swimming Pool and Shed	3,864,000	Yes
Building Consent	R3	240254	19/09/2024	24/10/2024	Internal alterations, refurb existing kitchen, bath	200,000	Yes

*Report Contains Conditions

1 Full Access Granted

Selected Conditions

Quick Condition - [Granted Date] between CONVERT(DATETIME,'01/09/2024', 103) and CONVERT(DATETIME,'30/11/2024', 103)

Consent No: 240293

Type	Created		Signed Off
	12/11/20		19/11/20
	24		24
	9:34:56		11:31:09
RFI	1 am	Marcus London	am London
	Details:	Please supply the MonkeyToe Proprietary System Producer Statement to show compliance with B1 & B2 of the NZBC.	
	Response		
	:	Producer Statement for the MonkeyToe system is attached.	
	12/11/20		19/11/20
	24		24
	11:33:21		11:43:27
RFI	2 am	Marcus London	am London
	Details:	Please confirm which James Hardie cladding infill is to be installed as two products specs have been supplied, JH wetaherboard & JH Axon Panel. Please also supply product literature.	
	Response		
	:	Only James Hardie Weatherboards to be used _ i.e. no Axon Panel. Please remove Axon Panel data sheets from the Appendix items.	
	12/11/20		19/11/20
	24		24
	1:46:53		11:44:11
RFI	3 pm	Marcus London	am London
	Details:	Please supply the existing Compliance Schedule and current BWOFF.	
	Response		
	:	Compliance Schedule and BWOFF are attached.	
	13/11/20		19/11/20
	24		24
	10:00:26		11:50:17
RFI	4 am	Marcus London	am London
	Details:	Please confirm F6 signage as the details in 10.6 of the fire report state Photo-luminescent exit signage where the Luminaire schedule details Illuminated Exit signage	
	Response		
	:	Amended Fire Report is attached.	

Consent No: 240177

Type	Created		Signed Off
	10/07/20		29/07/20
	24		24
	9:18:49		8:58:21
RFI	1 am	John McCormack	am ck
	Details:	Please identify the separation dimension from the LPG storage facility to the western bdry.	
	Response		
	:	dimension 2750 added to dwg 105	

	11/07/20 24 7:47:06		29/07/20 24 9:02:02	John McCormack
RFI	2 am	John McCormack Details: Please revise the front wall framing on DWGs 106 & 110, to align with details on DWGs 104 & 114 - 140mm framing. Response : framing size corrected	am	ck
	11/07/20 24 12:02:29		29/07/20 24 9:03:03	John McCormack
RFI	3 pm	John McCormack Please provide confirmation from a [Worksafe] registered compliance certifier that the proposed gas storage facility complies with the Health and Safety at Work (Hazardous Substances) Regulations 2017. Details: Regulations 2017. Response : A Worksafe registered compliance certifier has already been contacted. We are at this time awaiting confirmation of engagement. We will phone through confirmation when known.	am	ck
	11/07/20 24 12:39:19		29/07/20 24 9:04:02	John McCormack
RFI	4 pm	John McCormack i) Please identify all signs for evacuation on the Fire Report plan(s) for the altered areas, i.e. from existing kitchen area through altered storage area, & Ldry maint corridors. Note; occupants must be able to see an exit or directional sign from where ii) Please identify a Final Exit sign from the Storage area (which is used as a Means of Escape from the kitchen area & the Ldry maint corridors, as per plan 79), on the Fire Report plan(s). Response : Signs for evacuation from the kitchen area and storage area are unaffected by the alteration. There is an existing 'Exit' sign at the kitchen door (see fire plan 79). An illuminated sign 'Exit_ plus a direction arrow for the Ldry maint corridors has been added at the fire rated door (see fire plan 105).	am	ck
	11/07/20 24 12:41:03		29/07/20 24 8:44:32	John McCormack
RFI	5 pm	John McCormack Please provide an Emergency Lighting Design from a suitably qualified designer for F6 & F8, for the altered areas of the building, & including the kitchen areas which use the Storage area as a MOE (Means of Escape). Please include the designer qualificati Details: as a MOE (Means of Escape). Please include the designer qualificati Response : fire safety report revised and re issued 16.7.2024. Emergency lighting is not required (escape distance less then 20m)	am	ck
	11/07/20 24 12:42:46		29/07/20 24 9:05:18	John McCormack
RFI	6 pm	John McCormack Please provide an Artificial Lighting Plan to demonstrate compliance with the requirements of G8. Details: Please provide an Artificial Lighting Plan to demonstrate compliance with the requirements of G8. Response : electrician is preparing the lighting plan....to be forwarded when available	am	ck
	11/07/20 24 12:50:15		29/07/20 24 8:50:29	John McCormack
RFI	7 pm	John McCormack	am	ck

		Removal of existing Toilets. Please provide G1 calculations to confirm that there are a suitably number of W/Cs & Disabled W/C(s) remaining in the building, to comply with the number/ratio requirements for the building's occupancy load.		
		Details: Response		
		: With reference to G1/AS1 Table 1; Staff occupancy is 9 max at any day/night shift. Requirements are; female 1-10 occ: 1 WC and 1basin male 1-10 occ: 1 WC and 1basin Facilities available remaining in building; female: 2 WC and 1 basin (adjacent staffroom) male: 1 WC and 1 basin (adjacent staffroom) unisex: 1 accessible disability WC compartment (located in supermarket) Note: SWDC officer did last week view these facilities.		
		11/07/20		29/07/20
		24		24
		12:56:23		8:01:41
RFI	8 pm	John McCormack		am
		Details: A CPU (Certificate for Public Use) may be required. Please discuss with Council to avoid potential delays to project start date.		ck
		Response		
		: this will be discussed with SWDC in near future and addressed accordingly		
		11/07/20		29/07/20
		24		24
		1:49:20		9:07:50
RFI	9 pm	John McCormack		am
		The water storage tank overflow cannot discharge to the S/S GT. Please identify another means of disposal. There is an existing surface water grate on the south-western corner of the site		ck
		Details: (see Wairarapa water services maps).		
		Response The discharge overflow from water tank is now re-routed (as you suggested) to the surface sump. This surface area is hot mixed paved and was formed in 2015 with falls to the sump, and it		
		: is not on or part of any public access route.		
		dwg 107 revised to show this		
		12/07/20		29/07/20
		24		24
		9:11:51		9:08:51
RFI	10 am	John McCormack		am
		The design has created a new fire cell whether voluntarily or not. Please identify compliance with the requirements of C/AS2 3.7.2. Removing the access door from the maint corridor into		ck
		Details: the storage area, & creating a maint access door from within the Ldry		
		Report to reflect these & other changes & updates for further review.		
		Response As you suggested, we have removed the access door from the maintenance corridor into the storage area, & creating a maintenance access door from within the Laundry area. (...this had		
		: been our original intent as it is convenient for maintenance operations.		
		dwgs 105 and 106 revised and fire report revised, (revisions dated 16.7.2024)		
		Thank you.		
		david		

		29/07/20 24 8:58:20		23/08/20 24 6:36:23 am	John McCormack
RFI	11 am	John McCormack			
	Details:	Please identify the separation dimension from the LPG storage facility to the western bdry. 29/7/24 - Further RFI - Thank you for providing this measurement. I presume that this will be reflected on revised Arch Plans? Will await the confirmation regarding compliance of the LPG storage facility from Worksafe.			
	Response				
	:	yes....shown on plans in first response			
		29/07/20 24 9:02:01		30/07/20 24 11:42:52 am	John McCormack
RFI	12 am	John McCormack			
	Details:	Please revise the front wall framing on DWGs 106 & 110, to align with details on DWGs 104 & 114 - 140mm framing. 29/7/24 - Further RFI - Please provide the revised plans with these revisions.			
	Response				
	:	yes ...shown on plans in first response			
		29/07/20 24 9:03:03		23/08/20 24 6:36:07 am	John McCormack
RFI	13 am	John McCormack			
	Details:	Please provide confirmation from a [Worksafe] registered compliance certifier that the proposed gas storage facility complies with the Health and Safety at Work (Hazardous Substances) Regulations 2017. 29/7/24 - Further RFI - Will await the confirmation regarding compliance of the LPG storage facility from Worksafe.			
	Response				
	:	ok			
		29/07/20 24 9:05:18		30/07/20 24 11:44:25 am	John McCormack
RFI	14 am	John McCormack			
	Details:	Please provide an Artificial Lighting Plan to demonstrate compliance with the requirements of G8. 29/7/24 - Further RFI - Will await the G8 Lighting plan from the electrician.			
	Response				
	:	new dwg Electrical Plan 105A Note: other RFI revisions are on this set of drawings			
		29/07/20 24 9:07:49		30/07/20 24 11:47:58 am	John McCormack
RFI	15 am	John McCormack			
	Details:	The water storage tank overflow cannot discharge to the S/S GT. Please identify another means of disposal. There is an existing surface water grate on the south-western corner of the site (see Wairarapa water services maps). 29/7/24 - Further RFI -			

		Please provide the revised plan with this revision.		
	Response			
	:	again.... dwg revisions were made in the first response....see plans attached 29.7.2024		
	29/07/2024		23/08/2024	
	9:08:50		6:33:12 am	John McCormack
RFI	16 am	John McCormack		
		The design has created a new fire cell whether voluntarily or not. Please identify compliance with the requirements of C/AS2 3.7.2. Removing the access door from the maint corridor into the storage area, & creating a maint access door from within the Ldry		
	Details:	Report to reflect these & other changes & updates for further review.		
		29/7/24 - Further RFI -		
		Thank you for the revised Fire Report. Please address the following points -		
		i) The fire report states that the building is a single firecell, and therefore the report ignores the fire separation forming the new Laundromat firecell. Please revise the report to accurately reflect the proposed work and treat the building accordingly		
		ii) Please confirm the alarm type proposed for the Laundromat. The report, in places says Type 4, and in other places states Type 2.		
		iii) Please confirm where the ceiling void referenced (for the extension of the alarm) exists. Is it above the ceiling of the Laundromat?		
	Response			
	:	ditto.....		
	27/08/2024		23/09/2024	
	5:19:27		11:26:12 am	Sara Edney
RFI	17 pm	Sara Edney		
	Details:	Payment of initial building consent fees is required before the building consent can be granted.		
		The invoice was emailed to the owner on 26th June 2024 and is available through the Objective Build portal.		
Consent No: 240290				
Type	Created		Signed Off	
	13/11/2024		18/11/2024	
	2:07:15		12:05:56 pm	Marcus London
RFI	1 pm	Marcus London		
	Details:	Please provide the manufacturers technical literature / BRANZ appraisals for the ARDEX MEMBRANE WPM 155.		
	Response			
	:	Please see attached		
	13/11/2024		18/11/2024	
	2:08:22		11:54:34 am	Marcus London
RFI	2 pm	Marcus London		
	Details:	Please demonstrate that the fall to tiled shower complies with requirements of E3/AS1 clause 3.3.5. and provide a detailed construction sequencing in accordance with B1.		
	Response			
	:	See attached the Marmox undertile shower base - sorry, I had missed that one.		

	13/11/20		18/11/20	
	24		24	
	2:09:35		11:36:11	Marcus
RFI	3 pm	Marcus London	am	London
	Details:	Mechanical extraction is shown in the ensuite, please also provide the required extraction rates applicable, to confirm compliance in accordance with G4/AS1, clause 1.3.3.		
	Response			
	:	Basic calculation added to sheet A402		
	13/11/20		18/11/20	
	24		24	
	2:27:04		11:37:17	Marcus
RFI	4 pm	Marcus London	am	London
	Details:	Please detail on the Plan-set the Subfloor access hatch.		
	Response			
	:	Added to sheet A103		
	13/11/20		18/11/20	
	24		24	
	2:37:22		12:27:50	Marcus
RFI	5 pm	Marcus London	pm	London
		Please detail on the Foundation Plan the direction of the Brace Piles in accordance with 6.8.1.3 and confirm the SED Braced pile size as plan notes state 400x400 and detail 1/A103 shows		
	Details:	450x450.		
	Response			
	:	The direction of the BP's are quite clearly shown on sheet A103 and is clearly shown as a red dashed line		
	13/11/20		18/11/20	
	24		24	
	3:38:46		11:38:14	Marcus
RFI	6 pm	Marcus London	am	London
	Details:	Deck is to be constructed under schedule 1. Please detail separation between cladding and deck surface in accordance with E2 requirements.		
	Response			
	:	This has bee added to the base of wall detail on sheet A601		
	14/11/20		18/11/20	
	24		24	
	10:55:41		11:40:00	Marcus
RFI	7 am	Marcus London	am	London
	Details:	Please nominate an ORG in accordance with AS3500.2 clause 4.6		
	Response			
	:	The existing GT org was noted on sheet A401 and can be found at grid C4		
	14/11/20		18/11/20	
	24		24	
	11:22:16		12:36:38	Marcus
RFI	8 am	Marcus London	pm	London
	Details:	Please detail Top plate to Top plate fixing(s) in accordance with the requirements of 3604 fig 8.14/8.15 and Clause 8.7.3.4		
	Response			
	:	Top plate fixings can be found in the notes on sheet A102.1		

		14/11/20 24 11:46:39		18/11/20 24 11:42:14	
RFI	9 am	Marcus Lundon	Please either correct the architectural plans to align with the Pryda PS1 in relation to Ceiling linings and bottom chord restraint details or supply an updated PS1 with details matching the Details: architectural plans. Response : Ceiling corrected to 13mm GIB	am	Lundon
		14/11/20 24 11:48:49		18/11/20 24 11:51:14	
RFI	10 am	Marcus Lundon	Please supply the appropriate GIB Systems Technical Literature and BRANZ Appraisals certificates to show compliance with B1 and E3. Response : Please see attached	am	Lundon
		14/11/20 24 11:51:26		18/11/20 24 12:40:08	
RFI	11 am	Marcus Lundon	Please supply the the Record of Title for the property Response : Please note that as per the summary, I have asked the SWDC to provide the CT	pm	Lundon
		18/11/20 24 12:05:55		19/11/20 24 10:53:20	
RFI	12 pm	Marcus Lundon	Please supply the current latest BRANZ Appraisal for the Ardex WPM 155 as the one supplied is out of date. Response : latest attached	am	Lundon
		18/11/20 24 12:36:38		19/11/20 24 10:58:49	
RFI	13 pm	Marcus Lundon	Please detail Top plate to Top plate fixing(s) in accordance with the requirements of 3604 fig 8.14/8.15 and Clause 8.7.3.4 Response : New detail added to sheet A102.1. (Fixing list shifted to sheet A102)	am	Lundon
Consent No: 240218					
Type		Created 30/08/20 24 10:32:23		Signed Off 19/09/20 24 11:08:01	
RFI	1 am	Emelia Lukins		am	Lukins

		As required by the consent notice attached for lots 1-11, please provide confirmation that the proposed building site on lot 8 is clear of over land water flow paths and areas which may be subject to ponding.			
		Details: subject to ponding.			
		Response			
		:	As per Geotech report - Ground Investigation, No ground water was encountered during the completion of the investigation.		
		30/08/20			19/09/20
		24			24
		1:20:28			11:07:32
RFI	2 pm	Emelia Lukins			am
		The PS1 supplied by Milton Messer includes 'slab & footing' in the description of work. Please have this revised, as the foundation design has been completed by Cresco Engineers New Zealand Ltd and is included in their PS1.			Emelia Lukins
		Details:			
		Please also remove all slab and footing details from the Fairdinkum sheds set of drawings as these will not be applicable to this proposed building work (sheets 1 & 4)			
		Response			
		:	Copy of updated documents attached		
		19/09/20			19/09/20
		24			24
		11:08:01			11:26:45
RFI	3 am	Emelia Lukins			am
		Details: Thank you for your response to question 1, I have seen the comment you refer to, however that only relates to ground water present during he investigation of the soils.			Emelia Lukins
		An Overland Flow Path is an important concept, as an Overland Flow Path is the path that water takes over the surface of the land when it exceeds the capacity of the underground drainage system and follows the natural topography. Unfortunately, this item and it is a requirement of the consent notice attached to the parcel of land.			
		Understanding and identifying Overland Flow Paths is a critical aspect of flood engineering. It helps in effective flood risk management by predicting areas of potential flooding and informing the design of infrastructure to handle excess water. By studyi flood data, one can map out these paths and make strategic decisions that could help build flood resilience into your property			
		Response			
		:	The proposed building site on Lot 8 is clear of over land water flow paths and areas which may be subject to ponding.		
		19/09/20			30/09/20
		24			24
		11:26:45			10:02:27
RFI	4 am	Emelia Lukins			am
		Details: Hi Rewa,			Emelia Lukins
		Thank you for taking my call and letting me explain the question in further detail.			
		As discussed, we need an Overland flow report to be provided to demonstrate that the proposed lot will not be subject to overland flow, or ponding.			
		CF projects may be able to assist you with this, as they have provided these reports in the past for other building consents.			

Consent No: 240260

Type Created Signed Off

	22/10/20		29/10/20	
	24		24	
	7:50:50		12:42:21	Emelia Lukins
RFI	1 am	Emelia Lukins	pm	Lukins
		Can you please show and provide the construction detail on how the membrane for the bath area will be dressed up onto the window sill to ensure compliance with E3.3.5 and E3.3.6 can		
	Details:	be met		
	Response	I am not sure what to draw. The membrane is painted up to the underside of the window sill. The tiles are glued to the membrane and grouted. The tile to sill join is sealed with silicone. This		
	:	very basic tiling. RFI's highlighted in pink.		
	22/10/20		29/10/20	
	24		24	
	7:52:04		12:42:48	Emelia Lukins
RFI	2 am	Emelia Lukins	pm	Lukins
	Details:	Can you please provide the through wall penetration detail for the bathroom extract fan to demonstrate compliance with E2.		
		(not required if ducting through soffit but this needs to be indicated on the plans)		
	Response			
	:	Extract Fan vented through soffit. Revised note under Mechanical Extractor fan		
	22/10/20		29/10/20	
	24		24	
	7:54:37		12:43:21	Emelia Lukins
RFI	3 am	Emelia Lukins	pm	Lukins
	Details:	Can you please specify the size of the new water supply pipes on the plans		
	Response			
	:	Added in top left corner of S6		
	22/10/20		29/10/20	
	24		24	
	7:57:43		12:44:20	Emelia Lukins
RFI	4 am	Emelia Lukins	pm	Lukins
	Details:	Can you please specify the ceiling lining material and finish for the bathroom		
	Response			
	:	Unchanged		
	22/10/20		29/10/20	
	24		24	
	8:01:00		12:44:47	Emelia Lukins
RFI	5 am	Emelia Lukins	pm	Lukins
	Details:	Please provide the vent termination figures on the plans that you have referenced from G13 on sheet 6 to ensure that these are constructed correctly on site		
	Response			
	:	The plumber has informed me he is going around the soffit so there are no penetrations and the plan already showed termination of vent 600mm above eaves.		
	22/10/20		29/10/20	
	24		24	
	8:01:42		12:44:59	Emelia Lukins
RFI	6 am	Emelia Lukins	pm	Lukins
	Details:	Can you please provide an existing floor plan of the bathroom space		
	Response			
	:	The floor plan is unchanged		

Consent No: 240190

Type	Created		Signed Off
	26/07/20		22/08/20
	24		24
	12:12:44		7:43:18
RFI	1 pm	Emelia Lukins	am Emelia Lukins
	Details:	Please provide further details on the method of water supply and tratement and show the water supply lines on the plans to show compliance with G12	
	Response		
	:	plumbing plan notes updated	
	26/07/20		22/08/20
	24		24
	12:14:50		7:48:24
RFI	2 pm	Emelia Lukins	am Emelia Lukins
		Please provide further detail and information on the design of the wastewater system (septic and dispersal fields) to show compliance with G13 and AS/NZS 1547:2012 - On-site Domestic	
	Details:	Waste-water Management.	
	Response		
	:	Updated wastewater design attached	
	26/07/20		22/08/20
	24		24
	12:18:46		7:54:58
RFI	3 pm	Emelia Lukins	am Emelia Lukins
	Details:	Please provide the construction detail and underlay information for the section where the new bathroom boards the external wall	
	Response		
	:	Detail Added	
	26/07/20		22/08/20
	24		24
	12:20:55		7:37:48
RFI	4 pm	Emelia Lukins	am Emelia Lukins
	Details:	Please provide the penetration details and show where the extract fan vents to	
	Response		
	:	notation amended	
	26/07/20		22/08/20
	24		24
	12:22:24		7:56:13
RFI	5 pm	Emelia Lukins	am Emelia Lukins
	Details:	Please provide the ceiling joist hanger specifications	
	Response		
	:	Joist hanger spec added	
	26/07/20		22/08/20
	24		24
	12:25:35		7:56:42
RFI	6 pm	Emelia Lukins	am Emelia Lukins
	Details:	Please specify the glazing for the wet area shower in accordance with F2	
	Response		
	:	Notes amended	

RFI	26/07/20 24 12:27:51		22/08/20 24 7:57:43	Emelia Lukins
	7 pm	Emelia Lukins	am	
	Details:	Please specify the floor linings for the bathroom (outside of the tiled shower)		
	Response :	notation amended		
RFI	22/08/20 24 7:43:18		28/08/20 24 2:59:59	Emelia Lukins
	8 am	Emelia Lukins	pm	
	Details:	RE RFI Question 1: Thank you for the response. Please provide the specifications for the water treatment system		
	Response :	notes amended		
RFI	22/08/20 24 7:48:24		28/08/20 24 2:52:36	Emelia Lukins
	9 am	Emelia Lukins	pm	
	Details:	RE RFI Question 2: Thank you for the response, however, only the location plan and tank operation information was provided. Please also provide the system designers design inputs and statement that the treatment and disposal system has been designed and w 1547:2012 - On-site Domestic Waste-water Management. And that the treatment and disposal system will be operated and maintained in accordance with the system's design specification for maintenance, Section 6.3 of AS/NZS 1547: 2012. Please also confirm the tank size, and provide manufacturer information.		
	Response :	For clarity I have attached all system design again		
RFI	22/08/20 24 7:37:47		28/08/20 24 2:53:22	Emelia Lukins
	10 am	Emelia Lukins	pm	
	Details:	RE RFI Question 4: Thank you for the response, however, the documentation is required to show how this is ducted to the exterior. Please provide the penetration construction detail showing flashings and seals for compliance with E2		
	Response :	natural ventilation notes added		
RFI	22/08/20 24 7:25:20		28/08/20 24 3:14:20	Emelia Lukins
	11 am	Emelia Lukins	pm	
	Details:	Please revise the pipe gradient for the Stormwater to the 1:120 Min required by E1		
	Response :	notation amended		
RFI	22/08/20 24 7:28:11		28/08/20 24 3:14:45	Emelia Lukins
	12 am	Emelia Lukins	pm	
	Details:	Please clearly show on the site plan and plumbing and drainage plans the location of inspection points to comply with E1/AS1 cl 3.7		

		Response			
		:	inspections points have been amended to be more clear on the plans		
		22/08/20		28/08/20	
		24		24	
		7:57:42		3:15:26	Emelia
RFI	13 am		Emelia Lukins	pm	Lukins
		Details:	RE RFI Question 7: Thank you for the response. Please also revise the notation on sheet A104		
		Response			
		:	Sheet A104 note amended		
		28/08/20		2/10/202	
		24		4	
		2:04:11		10:17:56	Emelia
RFI	14 pm		Emelia Lukins	am	Lukins
			As per SWDC mapping, this site lies within an SED wind zone. Please provide testing and confirmation of the wind speed to confirm that the design which is specified to 'high' for the		
		Details:	structure and uplift fixings will be compliant.		
		Response			
		:	Wind speed calculations attached		
		28/08/20		2/10/202	
		24		4	
		2:53:22		10:00:28	Emelia
RFI	15 pm		Emelia Lukins	am	Lukins
			RE RFI Question 10: Thank you for the response, however, the question was not answered. Please provide the penetration construction detail showing flashings and seals for compliance		
		Details:	with E2/AS1 cl 9.6.8.5 Vertical profile: penetrations (The heads of large head flashings adjusted to suit the profile and other flashings as per window and door details in relevant paragraphs.)		
			To note that natural Ventilation will not be enough for this space and mechanical ventilation (extract fan) with a flow rate of 25L/s will still be required for the bathroom space- as noted in G4/AS1 'Within this acceptable solution, natural ventilation (r generated from cooktops, showers and baths.'		
		Response			
		:	Vent detail added. Please note: Builder would like expol under slab only to bathroom and adjoining area. Details have been included to show this. please refer to plans attached.		
		4/10/202		4/11/202	
		4 6:35:17		4	
				12:45:11	Emelia
RFI	16 am		Emelia Lukins	pm	Lukins
		Details:	Can you please direct me to where the following details are within your documentation to show compliance with E2:		
			Ridge flashing detail		
			Eaves/ soffit flashing		
			Door and window head and jamb details		
			Please also add flashing dimensions to the corner and barge flashing details you have provided		
		Response	The shed company supplied flashing details along with metalcraft manual. These were supplied in the original submission and I can see them under documents. Please let me know if they		
		:	are missing something.		

Consent No: 240246

Type	Created	Signed Off
	30/09/2024 9:44:10	8/10/2024 8:17:03 am
RFI	1 am Emelia Lukins Details: Please provide details on who will be inspecting the subgrade for the foundations as per the requirements and recommendations in the geotech report Response : Cameron Fauvel Projects, who undertook the Geotech Report, will inspect the sub-grade. "We can provide an inspection of the cut sub-grade (i.e. prior to backfill) to confirm the design parameters are achieved." - Mac Fauvel (CF Projects Ltd) email 4/10/24	Emelia Lukins
	30/09/2024 9:50:05	8/10/2024 4 8:26:13 am
RFI	2 am Emelia Lukins Details: Please show on the site plan the location and size of downpipes to comply with E1 Response : Please see attached.	Emelia Lukins
	30/09/2024 9:51:13	8/10/2024 4 8:26:46 am
RFI	3 am Emelia Lukins Details: Please show on the site plan the new lines to the soakpit from the downpipe connection, including adding their size and fall to comply with E1 (100mm @1:120) Response : Please see attachment for RFI 2.	Emelia Lukins
	30/09/2024 9:59:15	11/10/2024 8:04:46 am
RFI	4 am Emelia Lukins Details: Please provide detail on how the ply lining will be fixed to the steel framing and show the extent of this lining on the plans Response : The allowance for ply lining in Bay 1 is future proofing should the property owner decide to carry this out in the future. The building is structurally designed to take these linings in Bay 1. No work of this nature is to be carried out for this consent p not applicable to this consent.	Emelia Lukins

Consent No: 240253

Type	Created	Signed Off
	1/10/2024 12:43:08	4/10/2024 4 8:09:34 am
RFI	1 pm Emelia Lukins Details: Can you please specify the wall linings and provide the junction details to comply with E3 Response : The walls are 10mm Aqua gib.	Emelia Lukins

RFI	1/10/2022 4 12:45:50		4/10/2022 4 8:06:24 am	Emelia Lukins
	2 pm	Emelia Lukins		
	Details: Please provide further detail on how the space will be mechanically ventilated to comply with G4.3.1 and G4.3.3 (b)			
RFI	Response : 1/10/2022 4 12:47:54	There is an opening window in the room.	4/10/2022 4 8:12:35 am	Emelia Lukins
	3 pm	Emelia Lukins		
	Details: Please specify the water supply pipes for the new shower size and materials to comply with G12			
RFI	Response : 4/10/2022 4 8:06:24	Secura Gold Polybutylene Acrylic tray and Safety shower glass.	11/10/2024 12:38:48 pm	Emelia Lukins
	4 am	Emelia Lukins		
	Details: You will need to include an extract fan now that the shower is being installed to comply with G4- cl1.2.5-' Spaces in household units and accommodation units that contain cooktops, showers and baths must have mechanical extract fans installed to remove m (including associated ducting) must have a flowrate not less than: a) 25 L/s for showers and baths.'			
RFI	Response : 4/10/2022 4 8:09:34	We will be installing this Hometech Fan as per plan and specifications attached.	11/10/2024 12:42:55 pm	Emelia Lukins
	5 am	Emelia Lukins		
	Details: Thank you for the response. Please provide the specifications for the Aqualine, which should include the details of the junctions of floor to wall, shower tray to wall, pipe penetrations that comply with E3/AS1 figure 4 & figure 6,			
RFI	Response : 4/10/2022 4 8:12:34	As per attached and email sent to Emelia 9th October 2024 with specifications.	11/10/2024 12:34:32 pm	Emelia Lukins
	6 am	Emelia Lukins		
	Details: Thank you for the response- however no pipe size was identified- please specify the size to comply with G12/AS1- cl5.3			
RFI	Response : 11/10/2024 12:34:31	Dux Secura Gold 15mm	21/10/2024 7:58:27 am	Emelia Lukins
	7 pm	Emelia Lukins		
	Details: RE RFI Question 6: thank you for providing the size, however you need to clearly note this on the plans as well. Please supply a revised plan with the pipe sizes added.			

		Response			
		:	Updated plan attached		
		11/10/20		21/10/20	
		24		24	
		12:38:48		9:14:35	Emelia
RFI	8 pm	Emelia Lukins		am	Lukins
	Details:	RE RFI question 4: Thank you for the response, however you still need to provide the flashing details that show compliance with E2/AS1 cl 8.4.17 & figure 53 or 54			
	Response				
	:	https://www.mwnz.com/products/marshall-weatherization-system/trade-seal			
		The trade-seal is used vertically behind wall cladding.			
		11/10/20		21/10/20	
		24		24	
		12:42:55		9:17:29	Emelia
RFI	9 pm	Emelia Lukins		am	Lukins
	Details:	RE RFI question 5: thank you for the response, however the question was not answered completely.			
		Please provide the penetration detail that complies with E3/AS1 figure 6 (you have only provided figures 4 & 5) And also provide the GIB Aqualine manufacturers specifications, as originally requested.			
	Response				
	:	Information for Fig 6 Penetration detail compliance, I will email through to Emelia 9.12am 14th October 2024.			
Consent No: 240225					
Type	Created			Signed Off	
				24/09/20	
		4/09/202		24	
		4 8:33:48		12:11:45	
RFI	1 am	Juliet Gigg		pm	Juliet Gigg
	Details:	Soakpit calculations state that the size is inclusive of a garaport. The structral information provided does not identify a garaport. Please revise the comments on the Soakpit calculations.			
	Response				
	:	Comment revised on site plan and replacement document attached.			
		4/09/202		23/09/20	
		4		24	
		11:43:09		7:50:58	
RFI	2 am	Juliet Gigg		am	Juliet Gigg
		As this site lies within a Moderate liquefaction zone (as per GWRC mapping). Please provide a geotechnical report or penetrometer testing results from a suitably qualified Geotechnical			
	Details:	Engineer to show compliance with both NZS3604 and B1.			
		I note that this a proposed IL1 building, however ground bearing still needs to be established, by a suitably qualified professional.			
	Response				
	:	Please see email from Mike Hewison - engineer and his attachments			
		4/09/202		24/09/20	
		4		24	
		11:52:42		12:16:42	
RFI	3 am	Juliet Gigg		pm	Juliet Gigg

		Details:	The site plan notes that the 100mm pvc pipe can be 1:120 or 1:100 gradient. As per E1/AS1 this should be 1:120. Please revise this to state only a gradient of 1:120.		
		Response			
		:	Site plan revised to record gradient of 1:120, revised document attached to RFI1 - 1.		
		23/09/20		24/09/20	
		24		24	
		7:50:58		12:18:01	
RFI	4 am	Juliet Gigg		pm	Juliet Gigg
		Details:	Hi Vicki, as identified in your email from 20th September, please upload the revised Producer Statement to this RFI.		
		Response			
		:	Please find revised producer statement for Bryan Tucker building consent application.		
		24/09/20		24/09/20	
		24		24	
		12:24:38		1:26:18	
RFI	5 pm	Juliet Gigg		pm	Juliet Gigg
			The revised producer statement issued by MiTek New Zealand Limited and the new producer statement issued by Egis NZ Limited both have the incorrect Legal Description. They state Lot		
		Details:	1, whereas this should state Lot 2 - as per the previous PS1 and the docu		
			correct Legal Description.		
		Response			
		:	Please find attached replacement producer statement with correct lot number recorded.		
Consent No: 240264					
Type		Created		Signed Off	
		24/10/20		4/11/202	
		24		4	
		11:39:49		11:41:50	
RFI	1 am	Juliet Gigg		am	Juliet Gigg
		Details:	Please identify on the drainage plan the following information, to show compliance with G13/AS1 as identified on the application form:		
			1. Please add the waste water pipe material		
			2. Please add the waste waste pipe sizes		
			3. Please add the waste water pipe gradient		
		Response			
		:	Please see attached updated document.		
			WC - 100mm PVC at 1:60 gradient		
			Basin - 40mm PVC at 1:20 gradient with an AAV trap on basin.		
		24/10/20		4/11/202	
		24		4 1:59:22	
		11:51:49			
RFI	2 am	Juliet Gigg		pm	Juliet Gigg
			The ventilation note on the floor plan states that an extractor fan will be located in the centre of the ceiling. Please identify the location of this on the plan to show compliance with G4, and		
		Details:	provide penetration details showing how it will duct to the		
		Response			
		:	Location shown on updated plan (attached to RFI response 1), and confirmed ducting size and penetration through soffit.		

		Noted that the penetration itself is expected to be exempt as it's not larger than 300mm, or through a roof or structural element.		
	24/10/20		4/11/202	
	24		4	
	11:53:26		11:47:38	
RFI	3 am	Juliet Gigg	am	Juliet Gigg
	Details:	Please identify on the plans, the flow rate of the extractor fan to show compliance with G4 sec 1.2.5.		
	Response			
	:	Information added to updated plan attached to RFI response 1.		
		Max airflow: 114L/s 410.4m3/h.		
	24/10/20		4/11/202	
	24		4 2:01:29	
	12:02:45		pm	Juliet Gigg
RFI	4 pm	Juliet Gigg		
	Details:	Please state on the plan what the wall and floor linings are / are proposed to be. This information is required to establish compliance with E3/AS1 Section 3.		
		*Please note - if there are new wall or floor linings please provide the manufacturers specifications and technical data for these.		
	Response			
	:	Floor linings will be hardies tile and slate nailed off accordingly with tiles.		
		Wall linings are 10mm aqua line gib and ceiling is existing 13mm gib.		
		Information added to plans attached to RFI response 1, please also refer to attached information sheets for hardies tile and slate, and Aqualine.		
	24/10/20		4/11/202	
	24		4 2:04:24	
	12:09:20		pm	Juliet Gigg
RFI	5 pm	Juliet Gigg		
		The plans appear to show the door into the 'new' laundry in a different place to the existing floor plan. Please provide some clarification on this and confirm if this is to be assessed as part		
	Details:	of this building consent application.		
	Response			
	:	The existing laundry door, as currently built, is in the location shown on the New Layout. This is required to form part of this consent application.		
	24/10/20		4/11/202	
	24		4 2:08:22	
	12:10:45		pm	Juliet Gigg
RFI	6 pm	Juliet Gigg		
	Details:	The new floor plan shows a new internal wall and cavity slider. Please provide the wall framing details for the new wall with cavity slider.		
	Response			
	:	Wall framing is 90x45 h1.2 sg8 pine framing.		
		Cavity slider is 1980 x 760 Polycore sx1 door with cavity pocket.		
	4/11/202		7/11/202	
	4 2:04:24		4 8:33:32	
RFI	7 pm	Juliet Gigg	am	Juliet Gigg
		Re RFI #5 - The 'proposed' plans show that the door swing (where the hinges are) is along the same wall as the external window. However, the 'existing' plan on the left hand side of the		
	Details:	page appears to show there is a porch/back door entry. Please could y		
		be included as part of this building consent?		

* Please feel free to give me a call or send me an email for further clarification:
Email: juliet.gigg@swdc.govt.nz
Phone: 06 3069 611 ext 850

Response

: There are no modifications being made to the existing porch / back door - this remains in place and is not being infilled.

To clarify, the existing construction is the porch / back door shown in the 'Existing Laundry Layout', plus the door into the Laundry shown in the 'New Laundry Layout'.

Hopefully that helps - happy to call if not.

4/11/202

4 2:08:22

RFI

8 pm

Juliet Gigg

6/11/202

4 1:58:26

pm

Juliet Gigg

Re-RFI #6 - thank you for confirming the internal wall and cavity slider is part of this building consent. I note you have stated the wall will be constructed of 90x45 H1.2 SG8 timber which is compliant with B2, however to establish compliance with B1 and (ie. what centres are the studs and dwangs?) and construction details for all fixings.

Response

: The new internal wall and cavity slider should be exempt under Schedule 1 as it's non load-bearing, isn't a bracing element, isn't a fire separation, and isn't part of a specified system.

7/11/202

4 8:33:32

RFI

9 am

Juliet Gigg

8/11/202

4 7:57:57

am

Juliet Gigg

Hi Gemma, thanks for your RFI response. Your response is ok, however the plans don't match with the location of the door into the laundry. I have followed this RFI up with an email which contains further explanation and a highlighted plan.

Please let me know if you have any questions, either by email or phone.

Thanks, Juliet

Response

: Please see attached updated plan to reflect existing location of door.

Consent No: 240204

Type

Created

Signed Off

2/08/202

4 9:28:23

RFI

1 am

Juliet Gigg

19/08/20

24

11:29:16

am

Juliet Gigg

Details: Council maps has this site located in a Specific Design Required wind zone. Please provide a site specific wind assessment that identifies the wind speed for this property.

Response

: This site as per BRANZ maps is a very high wind zone, please refer to the House consent (220020) for the required wind report

6/08/202

4 2:10:21

RFI

2 pm

Juliet Gigg

19/08/20

24

11:30:37

am

Juliet Gigg

Details: Please provide a construction detail for the pump shed.

		Response :	The pump shed will be made from ply and baton as per the attached photo		
				19/08/20 24	
		6/08/202 4 2:15:17		11:46:58	
RFI	3 pm	Juliet Gigg		am	Juliet Gigg
		Details:	The producer statement provided by Geoff Kell Consulting Ltd does not state which construction monitoring level is to be undertaken. Please provide a revised PS1 where this section has been completed.		
		Response :	Updated PS1 from Geoff Kell Consulting attached		
				19/08/20 24	
		6/08/202 4 2:17:44		11:48:52	
RFI	4 pm	Juliet Gigg		am	Juliet Gigg
		Details:	Please identify on the plans the fence type and height, to align with the specifications provided.		
		Response :	Plan updated as well as fence detail from Boundary Line product book		
				19/08/20 24	
		6/08/202 4 2:29:43		12:02:31	
RFI	5 pm	Juliet Gigg		pm	Juliet Gigg
		Details:	Please provide soakpit calculations to confirm the size of the soakpit identified on the fencing plan provided.		
		Response :	The soak pit will be 1200mm wide and dug until we hit drainage , on average this will be 2m. Normally a backwash is 200 litres of water.		
				19/08/20 24	
		6/08/202 4 2:32:13		11:55:43	
RFI	6 pm	Juliet Gigg		am	Juliet Gigg
		Details:	Two soakpit construction details have been provided. One for a rock soakpit and another for a chamber soakpit. Please confirm which soakpit type is to be used and remove the one not relevant from the documentation.		
		Response :	Updated soak pit details attached		
		19/08/20 24			
		11:30:37		9/10/202 4 1:46:49	
RFI	7 am	Juliet Gigg		pm	Juliet Gigg
		Details:	Thank you for your response to RFI #2 and for providing a photo of the pump shed construction. Please identify on the photo / plans, the dimensions of the pump shed. As the plans show it located on the pool fence, this information is required to establish		
		Response :	The pump shed will 1.2m x 1.2m, 1.2m in height, there will be no climb points on the pump shed		
		19/08/20 24			
		12:02:30		9/10/202 4 2:08:23	
RFI	8 pm	Juliet Gigg		pm	Juliet Gigg
		Details:	Thank you for your response to RFI #5, however, the information provided did not establish compliance with E1. Please provide soakpit calculations to confirm the size of the soakpit identified on the fencing plan provided.		

Response
: Updated plan attached, soak pit to be 1.5m square dug down until we hit drainage

Consent No: 240278

Type	Created	Signed Off
	12/11/20	22/11/20
	24	24
	8:35:33	3:01:32
RFI	1 am Juliet Gigg	pm Juliet Gigg
	Thank you for providing photos of the soil, however, all of the photos provided are unclear, the ruler cannot be read and there is no supporting information to show how 'good ground' has been established under the building platform/ foundations for the pr and Test Requirements set out in NZS3604 section 3.3 have been met. Please provide further information from a suitably qualified person to confirm the requirements set out above.	
	Response : See attached 4x test hole photos.	
	12/11/20	22/11/20
	24	24
	9:58:23	3:07:17
RFI	2 am Juliet Gigg	pm Juliet Gigg
	Details: Please clearly identify on the foundation plan the location of construction cuts.	
	Response : Shown in red on the slab plan.	
	12/11/20	22/11/20
	24	24
	9:55:38	3:10:42
RFI	3 am Juliet Gigg	pm Juliet Gigg
	Details: Sheet 2 of the plans states the slab as 120mm thick however sheet 4 states 100mm minimum. Please revise the plans so there are no discrepancies.	
	Response : Shown 120mm now on sheet 4. Thanks.	
	12/11/20	22/11/20
	24	24
	9:59:29	3:15:00
RFI	4 am Juliet Gigg	pm Juliet Gigg
	Details: Page 4 of the design IT document provided is very fuzzy and cannot be read. Please provide a revised page that is clearer.	
	Response : Not sure how that happened. Page 4 clear now.	
	12/11/20	22/11/20
	24	24
	9:16:56	3:21:08
RFI	5 am Juliet Gigg	pm Juliet Gigg
	Details: Please provide the manufacturers specifications and technical data for the Vertical zinaclume cladding, to accompany the details provided on sheet 5 of the plans.	
	Response : See attached info.	

		12/11/20 24 2:39:02		22/11/20 24 3:22:28	
RFI	6 pm	Juliet Gigg You have provided a specification for resene wood primer, but I am unable to locate a note on the plans to confirm this is being applied to the ply cladding. Please add a note to confirm Details: this or provide further clarification. Response : Noted in red on material list, sheet 4.		pm	Juliet Gigg
		12/11/20 24 9:38:29		22/11/20 24 3:27:44	
RFI	7 am	Juliet Gigg Sheet 4 of the plans states the roof cladding as 0.55 gauge corrugate colorsteel cladding, however the information provided to show compliance with E2 is Table 11 E2/AS1, which relates Details: only to 0.4mm corrugate roof cladding. Please provide table 12 to show purlin spacing identified on the plans. Response : .55 guage attached.		pm	Juliet Gigg
		12/11/20 24 9:57:45		22/11/20 24 3:28:36	
RFI	8 am	Juliet Gigg The vertical cladding details on sheet 5 of the plans note insulation as specified. There is no insulation specified for this garage, please remove these comments so there are no Details: discrepancies, or add comment to the plans confirming there is no insulation Response : Removed.		pm	Juliet Gigg
		12/11/20 24 8:51:16		22/11/20 24 3:30:36	
RFI	9 am	Juliet Gigg Details: There are three different soakpit sizes noted in the soakpit documentation provided. The calculations at the top of the calculations sheet and the drainage plan on sheet 1 of the plans states a 4.1m3 minimum size. The calculations in the box on the same page and the brackets on the construction detail states 3.6m3. The minimum required on the construction detail states 2.5m3. Response : Shows min. 3.6, with 4.1m3 sized pit.		pm	Juliet Gigg
		22/11/20 24 3:01:32		29/11/20 24 8:14:58	
RFI	10 pm	Juliet Gigg Re RFI #1 - Thank you for providing clearer photos of the soil, however, no supporting information has been provided to show how 'good ground' has been established under the building Details: platform/ foundations for the proposed building work, and that complianc section 3.3 have been met (ie. if the photos are showing the depth of good ground, a comment from a suitably qualified person is required to be added to the document). Response Good ground has been found in the 4 test holes in the corners of the proposed garage. I can confirm, after 35 years designing structures and doing test holes, that the existing ground : strength meets, or exceeds, 300kpa bearing capacity. The testing was done via NZS3604 2011 determination of good ground 3.1.3 A, B, C, f, and soil types 3.2.1 E. The ground was extremely hard to dig, and the photos show spoil .		am	Juliet Gigg

	22/11/20 24 3:30:36		29/11/20 24 8:01:17 am	Juliet Gigg
RFI	11 pm	Juliet Gigg Re RFI #9 - Thank you for the revised soak pit calculations that now clearly states the required size is 3.6m3 with a proposed size of 4.1m3, however the soakpit construction detail sheet states "(3.6m3) 2.5m3 req'd". Please revise this to align with the RFI #9. Response : Attached updated paper.		
Consent No: 240223				
Type	Created 30/08/20 24 8:09:14		Signed Off 5/09/202 4 11:07:57 am	
RFI	1 am	Juliet Gigg Details: Please identify on the floor plan the distance from the fireplace to the adjacent window. - This information is required to establish compliance with C/AS1 and the distance of combustible materials to the fire (ie. curtains). Response : 1 meter distance from Adjust window to fireplace.		Juliet Gigg
Consent No: 240241				
Type	Created 6/09/202 4 2:25:22		Signed Off 3/10/202 4 11:17:02 am	Jess Botha
RFI	1 pm	Jess Botha Details: Street address provided on the PS1 supplied by CHS Engineers Ltd does not match the Record of Title. (Lot and DP are correct with thanks) 1) please revise the street address to correspond. Response : Please find attached revised documents from CHS Engineers Ltd		
RFI	2 am	Jess Botha Liquefaction Assessment report undertaken by IRBA does not have the authors name or qualifications. SWDC require these reports to be written by either a Civil or Structural CPEng or a Geotechnical Engineer. 1) please nominate the authors name and qualifications. Response : Authors name and qualifications below and attached... - Dr Ian Brown BSc(Hons), MPhil, MEng, DEng, IntPE(NZ), CMEngNZ, CPEng	3/10/202 4 11:28:50 am	Jess Botha

RFI	9/09/2022 4 8:48:43	3 am	Jess Botha		3/10/2022 4 11:29:15 am	Jess Botha
	Details:	I can't see a project master specification has been included as part of the consent documentation. 1) please submit a comprehensive and relevant specification which references standards, workmanship, materials and durability.				
	Response	:				
		As per attached with updated address				
RFI	9/09/2022 4 9:14:25	4 am	Jess Botha		3/10/2022 4 11:56:04 am	Jess Botha
	Details:	Please provide confirmation from Firth that the details designed by CHS Engineers Ltd as a deviation from their CodeMark certified system, will meet their requirements.				
	Response	As per previous comms with SWDC and my email to Sara Edney dated 17/09/24 (no response received), CodeMark cannot be used due to Wairarapa not having a Firth concrete plant - only Allied Concrete.				
		Based on this the engineers have designed to VM1/VM4 rather than an alternative solution.				
RFI	9/09/2022 4 9:26:52	5 am	Jess Botha		3/10/2022 4 11:58:57 am	Jess Botha
	Details:	RFI1: As the RibRaft slab is an alternative solution to B1. 1) please provide the most recent version of the Firth RibRaft CodeMark.				
		RFI2: As there is no Firth concrete plant in the area the proposed method of compliance for the slab foundation can not be via the Alternative Solution CodeMark'd product. Response to RFI indicates the proposed method of compliance therefore is via SED CP indicates design has been provided for the wing walls only. 1) please clarify the method of compliance for the slab foundation and provide further supporting details/information.				
	Response	:				
		As per response to Question 4				
RFI	9/09/2022 4 9:44:54	6 am	Jess Botha		3/10/2022 4 12:11:57 pm	Jess Botha
	Details:	Sheet 14 indicates lintels have been specified by Placemakers. I can't see that any manufacturers documentation has been provided. 1) please provide all associated documentation for the design of the lintels.				
	Response	:				
		Please refer to attached.				
RFI	9/09/2022 4 9:56:03	7 am	Jess Botha		3/10/2022 4 12:12:25 pm	Jess Botha
	Details:	GIB EzyBrace calculation sheets provided show an incorrect project address. 1) please revise to align with the correct street address for this project.				
	Response	:				
		Please refer to attached EzyBrace calcs with revised site address				

RFI	9/09/2022			3/10/2022	
	4			4	
	10:23:39			12:17:13	Jess
	8 am	Jess Botha		pm	Botha
	Details:	RFI1: Sheet 29 shows MiTek Gable End Raking Verge is proposed as per Table 3 of the Design Guide. 2) please revise the notes of outrigger centres proposed on detail R4, to align with the option selected.			
		RFI2: Sorry this one appears to have been missed - no revised sheets attached. Sheet 29 shows MiTek Gable End Raking Verge is proposed as per Table 3 of the Design Guide. 2) please revise the notes of outrigger centres proposed on detail R4, to align with the option selected.			
	Response				
	:	Please refer to BTL attached.			
		Please also refer to revised permit plans, Sheet 29			
RFI	9/09/2022			3/10/2022	
	4			4	
	10:37:35			12:23:06	Jess
	9 am	Jess Botha		pm	Botha
	Details:	Window 11 appears to be at a height that when open, may project dangerously into the main access route to the dwelling. Section 1.5 D1/AS1 details options for projections into an access route. 1) please provide further information to demonstrate how the projections of W-11 will be minimised in accordance with 1.5 D1/AS1.			
	Response	As per attached revised permit plans - Sheet 2. Previous plans showed designer's artistic representation of concrete path however Sheet 2 has been updated with client's actual main access route out of the dwelling.			
	:				
		** Please note that a 15,000L water tank and notes has been added to permit plans. Specs have also been attached.			
RFI	9/09/2022			3/10/2022	
	4			4	
	11:22:48			12:23:46	Jess
	10 am	Jess Botha		pm	Botha
	Details:	Technical specification supplied for Oblique Weatherboard 14mm Vertical is out of date. 1) please supply the most recent version, dated June 2024.			
		BRANZ Appraisal supplied for Linea Oblique Weatherboard (Vertical) Cavity Cladding is out of date. 2) please supply the most recent version, dated 2022.			
	Response				
	:	Please refer to attached product specifications			
RFI	9/09/2022			3/10/2022	
	4			4	
	11:41:40			12:24:39	Jess
	11 am	Jess Botha		pm	Botha
	Details:	As the laundry is to be provided with adequate ventilation via a door as per 1.2.2 G4/AS1. 1) please provide confirmation it is able to be fixed in an open position in accordance with 1.2.3 G4/AS1.			
	Response				
	:	As per attached permit plans - Sheet 8. A catch hook is provided/noted on the floor plan			

	9/09/2022		3/10/2022	
	4		4	
	11:47:06		12:25:41	Jess
RFI	12 am	Jess Botha	pm	Botha
	Details:	Please provide all associated manufacturers literature for the hot water cylinder proposed. (Please note in order to meet minimum energy performance standards (MEPS) the cylinder must be on this list - https://www.eeca.govt.nz/regulations/equipment-energy-efficiency/about-the-e3-programme/products-under-e3/electric-storage-water-heaters/new-zeal)		
	Response			
	:	Please refer to attached spec sheet for hot water cylinder. Confirm a Rheem 31225015 250L hot water cylinder is to be supplied and installed.		
	9/09/2022		3/10/2022	
	4		4	
	11:54:11		12:28:32	Jess
RFI	13 am	Jess Botha	pm	Botha
	Details:	RFI1: Please provide further information on the gradients proposed for the fixture discharge pipes as per Table 6.3A and Table 6.6.1 AS/NZS3500.2		
		RFI2: Sheet 3 shows gradients for DN65, DN100 but not DN40, and DN50. Please provide further information on the gradients proposed for the DN40, DN50 fixture discharge pipes as per Table 6.3A and Table 6.6.1 AS/NZS3500.2		
	Response			
	:	As per attached permit plans - Sheet 3 on right hand side of drainage plan		
	9/09/2022		3/10/2022	
	4		4	
	12:09:25		12:30:18	Jess
RFI	14 pm	Jess Botha	pm	Botha
	Details:	In order to demonstrate compliance with 2.1.4 H1/AS1: 1) please provide further information on the construction assemblies proposed (i.e design navigator report or similar) for the garage and front door to demonstrate how the proposed R-values will be met.		
	Response			
	:	Please refer to attached Design Navigator report and permit plans - Sheet 1		
	3/10/2022		7/10/2022	
	4		4	
	11:58:56		12:24:10	Jess
RFI	15 am	Jess Botha	pm	Botha
	Details:	RFI1: As the RibRaft slab is an alternative solution to B1. 1) please provide the most recent version of the Firth RibRaft CodeMark.		
		RFI2: As there is no Firth concrete plant in the area the proposed method of compliance for the slab foundation can not be via the Alternative Solution CodeMark'd product. Response to RFI indicates the proposed method of compliance therefore is via SED CP indicates design has been provided for the wing walls only. 1) please clarify the method of compliance for the slab foundation and provide further supporting details/information.		
	Response			
	:	Hi Jess. As discussed, below are consented builds where Firth RibRaft foundation system was installed with Allied Concrete: - BC240184, 20 Farley Avenue, Greytown - BC230126, 4 Stevens Drive, Greytown (but note Firth CodeMark was supplied and stamped) - BC230265, 94 Fox Street, Featherston (again note Firth CodeMark was supplied and stamped) Thank you!		

	3/10/202		7/10/202
	4		4
	12:28:32		12:26:21 Jess
RFI	16 pm	Jess Botha	pm Botha
	Details: RFI1: Please provide further information on the gradients proposed for the fixture discharge pipes as per Table 6.3A and Table 6.6.1 AS/NZS3500.2		
	RFI2: Sheet 3 shows gradients for DN65, DN100 but not DN40, and DN50. Please provide further information on the gradients proposed for the DN40, DN50 fixture discharge pipes as per Table 6.3A and Table 6.6.1 AS/NZS3500.2		

Consent No: 240250

Type	Created		Signed Off
			24/10/20
	1/10/202		24
	4 8:13:28		6:50:26 Emelia
RFI	1 am	Emelia Lukins	am Lukins
	Details: Thank you for the application, it has been very straight forward to process, with documentation in a logical format. Only a couple of questions.		
	Can you please show the location of the water supply lines from the toby on the site and drainage plans		
	Response		
	:	See attached drainage connection application form.	
	1/10/202		24/10/20
	4 8:21:15		24
RFI	2 am	Emelia Lukins	6:54:16 Emelia
	Details: Please show that the new dwelling will have an individual isolating valve for maintenance for the water supply to comply with G12/AS1 cl 5.4		
	Response		
	:	Plans sheet 49 shows the individual isolating valve for water supply maintenance.	
	24/10/20		4/11/202
	24		4
	6:50:26		10:55:30 Emelia
RFI	3 am	Emelia Lukins	am Lukins
	Details: Thank you for your response to question 1. I have forwarded the forms on.		
	Can you please also show the location of the external water supply lines/ pipes on the plans, namely sheets 2 & 6		
	Response		
	:	Refer to the attached sheets showing the water supply lines.	

Consent No: 240261

Type	Created	Signed Off
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RFI	7/10/2022			9/10/2022	
	4 3:11:12			4	
	1 pm	Juliet Gigg		11:29:12	
		Please identify the dimensions of the opening between the kitchen and lounge on the floor plan. This information is required to confirm access within the house will not be impeded by the Details: fireplace. Response : Plan is drawn to a scale of 1:100 on A4 opening is 2000mm		am	Juliet Gigg
RFI	7/10/2022			9/10/2022	
	4 3:24:21			4	
	2 pm	Juliet Gigg		11:31:47	
		Through looking at Council maps, it appears that the flue may penetrate through the ridge of the roof. Please either confirm if it does not and clearly state this on the plans, or if it does Details: please provide information to show how compliance will be achiev Response : Existing flue misses the ridge and new flue also misses hence pan flashing		am	Juliet Gigg
RFI	9/10/2022			10/10/2022	
	4			24	
	11:29:11			9:34:54	
	3 am	Juliet Gigg		am	Juliet Gigg
		Re RFI #1 - Thank you for your response that states the scale and dimension of the opening between the kitchen and lounge. However, neither of these are identified on the floor plan. Details: Please provide a revised floor plan that clearly states the scale and di Response : see revised plan			
Consent No: 240247					
RFI	Type	Created		Signed Off	
		30/09/2024		11/10/2024	
		12:58:02		24	
	1 pm	Emelia Lukins		11:30:50	Emelia Lukins
		Please alter the positioning of the smoke alarm in the living room, as the 3m radius required does not reach bedroom 4 Details: Please find an updated set of plans attached that now includes the revised electrical plan on page A103. An additional smoke alarm has been added to cover bed 04. Response : 30/09/2024			
RFI	2 pm	Emelia Lukins		11/10/2024	
		Can you please tick 'roof cladding' in the memorandum of design work- this covers the altered roof penetration for the new flue and ensuite extract Details: Please find the updated Memorandum attached. Response : 11:31:37		am	Emelia Lukins

	30/09/20		11/10/20	
	24		24	
	1:13:24		11:45:01	Emelia
RFI	3 pm	Emelia Lukins	am	Lukins
	Details:	The use of the timber flooring in the kichen area is classes as an alternative solution to E3. Please provide the specifications for the timber strip flooring and coatings.		
	Response	The timber flooring has been updated to waterproof timber laminate flooring. Please refer to updated plans attached to RFI 1 and section 6311 of the attached specification. Product		
	:	information has also been added into the appendix.		

Consent No: 240251

Type	Created		Signed Off	
	1/10/202		4/10/202	
	4 1:38:20		4 7:04:51	Emelia
RFI	1 pm	Emelia Lukins	am	Lukins
	Details:	Please add the FGL and FFL to the floor and site plans sheets 102 and 103		
	Response			
	:	refer to revised Sheets 102 & 103 specifying FFL & FGL		
	1/10/202		4/10/202	
	4 2:13:29		4 7:20:20	Emelia
RFI	2 pm	Emelia Lukins	am	Lukins
	Details:	Please revise the stormwater line gradient to min 1:120 required by E1/AS1		
	Response	A 1:100 fall is optimal. The drainlayer will alter this to a lower gradient should it be absolutely necessary to achieve the required invert level at point of discharge. The note on Sheet 106		
	:	clarifies this & the council will require an as-built layout dr		
	1/10/202		4/10/202	
	4 2:22:00		4 7:23:23	Emelia
RFI	3 pm	Emelia Lukins	am	Lukins
	Details:	Please show the location of the water supply lines from the toby on the drainage plan, including specifying pipe size and materials to comply with G12		
	Response			
	:	Refer to revised Sheet 106		
	1/10/202		4/10/202	
	4 2:24:21		4 7:27:59	Emelia
RFI	4 pm	Emelia Lukins	am	Lukins
	Details:	Please show compliant inspection points on both storm water and sewer drains to comply with E1 and G13		
	Response			
	:	refer to revised Sheet 106 showing inspection points marked "IJ" demonstrating compliance with E1 & G13 of the NZ Building Code		

Consent No: 240267

Type	Created		Signed Off	
	23/10/20		24/10/20	
	24		24	
	10:10:56		10:24:00	
RFI	1 am	Juliet Gigg	am	Juliet Gigg

Please identify on the floor plan the distance from the proposed fireplace to the window / curtain adjacent. This information is required to ensure compliance with C/AS1 and the manufactures specifications is achieved.

Details: manufactures specifications is achieved.

Response : See revised plan

Consent No: 240286

Type	Created		Signed Off
	11/11/20		13/11/20
	24		24
	9:00:07		7:51:43
RFI	1 am	Marcus London	am London
	Details:	Please show compliance with Table 7.1 NZS 3604.	
	Response		
	:	Please see revised sheet 10	
	11/11/20		13/11/20
	24		24
	10:00:33		7:58:22
RFI	2 am	Marcus London	am London
	Details:	Please supply the Villaboard and Ecoply BRANZ Appraisal certificates.	
	Response		
	:	There are no branz appraisals for either product.	
		The only ECOPLY one is for their rigid air barrier, which is not being used.	
		Attached are their product statements from the manufacturers.	
	11/11/20		13/11/20
	24		24
	10:43:04		7:56:58
RFI	3 am	Marcus London	am London
	Details:	Please detail the required 12mm gap from the decking/structure junction in accordance with E2/AS1 requirements.	
	Response		
	:	Note added to sheets 10 and 19	
	13/11/20		15/11/20
	24		24
	11:26:57		4:25:14
RFI	4 am	Sara Edney	pm Edney
	Details:	Please respond to this RFI when fees have been paid as consent is ready to be granted once payment has been received.	

Consent No: 240285

Type	Created		Signed Off
	8/11/202		19/11/20
	4 1:18:35		24 John
RFI	1 pm	John McCormack	7:59:49 am McCormack

		Details: Please have Design Engineer G McNelly provide a Design Memorandum to cover the B1-Structural design undertaken, under the requirements of S88, B/Act 2004.		
		Response		
		: The Design Memorandum is attached		
		11/11/20	19/11/20	
		24	24	John
		11:45:29	8:02:20	McCormack
RFI	2 am	John McCormack	am	ck
	Details:	750mm identified between FFL & adjacent GL. Please provide a H/Rail to the main access route stairway, to the requirements of D1.		
	Response			
	:	D1 says: Handrails may be omitted on stairways of two or three risers within or giving access to a household unit		
		The plan shows three risers and there is a note saying that CGL and NGL are nominal and are to be checked on site. A further note has been included on drawing sheet 02 confirming that a handrail will be required should more than three risers be required construction project. A replacement drawing sheet 02 is attached.		
		11/11/20	19/11/20	
		24	24	John
		12:48:25	8:12:48	McCormack
RFI	3 pm	John McCormack	am	ck
		The specification identifies "Floor finish in all areas to be Quickstep Amato Spotted Gum flooring. Laid in strict accordance with the Quickstep installation instructions attached to this document. "		
	Details:			
		These installation details do not appear to have been provided. Please provide; in particular how the system complies with the E3 requirements for service areas - Bthrm, Ldry, Kitchen.		
	Response			
	:	The Quickstep Installation instructions are attached.		
		The information notes:		
		Quick-Step Laminate floors with hydroseal technology offer a waterproof surface warranty after installation that will range in term depending on the product purchased. Following these instructions carefully makes your Quick-Step Laminate floor fit for use almost all other areas in the home or office.		
		12/11/20	19/11/20	
		24	24	John
		8:32:29	7:54:29	McCormack
RFI	4 am	John McCormack	am	ck
	Details:	Please provide the Consent Notice Conditions registered against the Record of Title.		
	Response			
	:	The notice is attached		
		12/11/20	19/11/20	
		24	24	John
		8:34:45	8:17:40	McCormack
RFI	5 am	John McCormack	am	ck
	Details:	Specification. Page 1 of 18 still identifies the site as Exposure Zone B, whereas it is Zone C. Please review & revise to suit to align with all other documentation & BRANZ Maps.		
	Response			
	:	The replacement page 1 of 18 is attached		

Consent No: 240282

Type	Created	Signed Off
	8/11/2024 2:11:21	13/11/2024 7:56:33 am
RFI	1 pm Juliet Gigg	Juliet Gigg
	Details: The specifications for the trend insert states that it must be installed with the single speed Metro thermo fan. Please confirm that this will be installed.	
	Response : This installation of a Metro Trend insert fire will be installed with a supplied fan from Metro to comply with the fire being on a section of under 2hec.	

Consent No: 240273

Type	Created	Signed Off
	12/11/2024 8:31:36	22/11/2024 10:55:49 am
RFI	1 am Emelia Lukins	Emelia Lukins
	Details: Please add the construction details for the vehicle crossing onto sheet A1.01 as required by the consent notice 12568103.2 for lots 53-56	
	Response : Refer to additional Detail on Drainage Sheet A1.03	
	12/11/2024 6:43:39	22/11/2024 10:39:43 am
RFI	2 am Emelia Lukins	Emelia Lukins
	Details: Memorandum of Design work:	
	1. Please remove the references to E3/AS1 and 'un-tick' the section under the E2 waterproofing section of the Memorandum of Design Work. This waterproofing section is for external waterproofing relating to E2 only, not internal waterproofing.	
	This is the 5th time in recent months I have had to ask this exact same question on memorandum of design work documents provided by Timothy Eiao, which leads me to believe it is a template, with only the address and date changed before an application gets	
	Please have this 'template' document corrected for all future application you submit from this designer.	
	2. Please have the 'carried out' or 'Supervised' box ticked under B1- Primary Structure: Foundation' (the designer has specified the Ribraft foundation for this project so they are responsible for this as a Restricted Building Work element)	
	Response : Please see attached updated Memorandum of Design	
	12/11/2024 8:19:53	22/11/2024 10:59:17 am
RFI	3 am Emelia Lukins	Emelia Lukins
	Details: Can you please detail on the plans the through slab pipe penetrations. These may be in the ribraft manual, but they also need to be detailed on the plans.	
	Response : Refer to additional Detail on Sheet A4.08	

	12/11/20 24 7:50:17		22/11/20 24 11:09:43	Emelia Lukins
RFI	4 am	Emelia Lukins	am	
	Details:	Please provide the construction detail to NZS3604 for the gable end bracing you have specified on sheet A1.09		
	Response			
	:	Additional bracing details added to Sheet A1.09.		
	12/11/20 24 8:07:47		22/11/20 24 11:11:56	Emelia Lukins
RFI	5 am	Emelia Lukins	am	
	Details:	Can you please point me to where within the documentation I can find details and specifications for compliance with G7 and G8		
	Response			
	:	G7 & G8 notes on Sheet A1.04		
	12/11/20 24 7:33:40		22/11/20 24 11:12:49	Emelia Lukins
RFI	6 am	Emelia Lukins	am	
	Details:	Please provide the Construction R-value calculations for building elements roof, walls, floors and windows to support your proposed H1 calculations.		
	Response			
	:	Please see attached construction R-value calculations for roof, walls, floors and windows		
	12/11/20 24 8:15:01		22/11/20 24 11:12:58	Emelia Lukins
RFI	7 am	Emelia Lukins	am	
		You have specified on the plans there is to be no insulation to the external walls of the garage making it and 'unoccupied space', and have excluded the garage floor area in the H1		
	Details:	calculations, separating it from the thermal envelope.		
		H1 does not require unconditioned spaces to be insulated, but Appendix F of H1/AS1 - the appendix that covers the thermal resistance of slab-on-ground floors - makes the comment: "Since insulation cannot be easily retrofitted to slab-on-ground floors, it is recommended to also insulate the floor of any unconditioned spaces of the building, where these may become conditioned spaces at a later stage during the building life. An exam habitable space in the future."		
		Where this is not done, which is the case in this proposed work, another comment in Appendix F of H1/AS1 applies: "Any parts of a slab-on-ground floor that are not part of the thermal envelope (such as the floor of porches, attached garages or storage are insulation in between conditioned and unconditioned parts of the floor."		
		Thermally separated edge insulation within slabs is not currently common practice and may require specific design by the Engineer to consider any impact on the foundation design, reinforcing and load bearing capacity of the slab at this junction. Minimum		
		To comply with H1 you could either add the total floor area to the calculations OR put in a thermal break.		
	Response	Please note, the slab does not include foundation insulation (as per the attached construction R-value calculations) and so therefore the points which have been raised are not applicable		
	:	in this situation.		

	12/11/20		22/11/20	
	24		24	
	8:33:15		12:52:02	Emelia
RFI	8 am	Emelia Lukins	pm	Lukins
	Details:	I note the FFL on the site plan thank you, please also add the datum point and the FGL onto sheet A1.01 to demonstrate compliance with E1/AS1.		
	Response			
	:	FGL & reference noted on Sheet A1.01.		
	12/11/20		22/11/20	
	24		24	
	7:42:14		12:57:32	Emelia
RFI	9 am	Emelia Lukins	pm	Lukins
	Details:	In the soak pit shown on sheet A1.03, the note shows size = 7m2, please have this corrected to m3 as it should be.		
	Response			
	:	Label updated. Sheet 1.03		
	12/11/20		22/11/20	
	24		24	
	7:43:56		12:57:47	Emelia
RFI	10 am	Emelia Lukins	pm	Lukins
	Details:	Can you please show on sheet A1.03 the location of the water supply lines from the boundary/ toby running to the dwelling to show compliance with G12		
	Response			
	:	Waterline shown. Sheet A1.03		
	12/11/20		22/11/20	
	24		24	
	8:46:48		1:15:53	Emelia
RFI	11 am	Emelia Lukins	pm	Lukins
	Details:	Wet area wall linings notes on sheet A1.14 references bath and surrounds, however no bath is proposed in this project. Please remove this note/reference and provide a revised sheet.		
	Response			
	:	Thanks for spotting this. Have removed for clarity. Sheet A1.14		
	12/11/20		25/11/20	
	24		24	
	8:48:11		6:19:21	Emelia
RFI	12 am	Emelia Lukins	am	Lukins
	Details:	Masterspec specifications page 112 refers to the selections section for the specified wet area membrane, however this section has not been completed, nor has the membrane been specified on the plans. Please specify the wet area membrane on the plans and i with E3		
	Response			
	:	Please find attached the Ardex WPM BRANZ appraisal and datasheet		
	12/11/20		25/11/20	
	24		24	
	8:57:20		6:24:43	Emelia
RFI	13 am	Emelia Lukins	am	Lukins
	Details:	The construction details you have provided on sheet A4.07 are for proprietary shower tray to wall (detail 1) and tiled shower on concrete floor with no tray (detail 3), neither of which are specific to the project. Please provide a construction detail sho		
		Please also provide the internal corner detail for the tiled showers, to show the metal support angle.		

		Response			
		:	Refer to Sheet A4.07. Shower details revised. (Acrylic shower tray with tiled wall)		
		12/11/20		25/11/20	
		24		24	
		8:59:42		6:26:14	Emelia
RFI	14 am	Emelia Lukins		am	Lukins
		Details:	Please specify the floor finish for the laundry area on sheet A1.05 to demonstrate compliance with E3 for floor finishes- this currently just notes 'Custom'		
		Response			
		:	Refer to Sheet A1.05		
		12/11/20		25/11/20	
		24		24	
		9:04:26		6:31:16	Emelia
RFI	15 am	Emelia Lukins		am	Lukins
		Details:	I do note two doors in the thoroughfare past the laundry space. Can you please confirm if the laundry space will be open within that small area or have doors to form a laundry cupboard?		
			If there are doors present to make it more of a laundry cupboard you will need to relocate the extract fan to within that same space.		
		Response			
		:	There are no cupboard doors, it is an open thoroughfare space.		
		12/11/20		25/11/20	
		24		24	
		9:31:33		6:32:39	Emelia
RFI	16 am	Emelia Lukins		am	Lukins
		Details:	Can you please provide the manufacturer specifications and BRANZ appraisals (if applicable) for the folloiwng:		
			- Roof and wall underlay- Masterspec documents reference Masons but manufacturer technical data required		
			- Flashing tape		
		Response	Please find attached the Pauloid technical data sheet and BRANZ appraisal. Please also find attached the Masons Uniwrap technical specification and the the Masons 40 Below		
		:	Codemark certificate and technical specification		
		12/11/20		25/11/20	
		24		24	
		9:32:23		6:46:20	Emelia
RFI	17 am	Emelia Lukins		am	Lukins
		Details:	Can you please provide the manufacturer specifications and BRANZ appraisals (if applicable) for the folloiwng:		
			- Wet area membrane		
			- Shower Niche		
		Response			
		:	Please find attached the Easy Niche installation instructions		
Consent No: 240271					
Type	Created			Signed Off	
	8/11/202			12/11/20	
	4			24	
	10:19:10			12:35:08	Emelia
RFI	1 am	Emelia Lukins		pm	Lukins
		Details:	Can you please provide confirmation and details of who will be inspecting the subgrade, as per the requirement in section 8.1 of the Geotechnical report provided by CF projects.		

		Response		
		:	CF Projects to inspect - note added on the site plan, sheet 3 of the architectural drawings.	
		8/11/2022		12/11/2024
		4:11:40:50		12:38:24 pm
RFI	2 am	Emelia Lukins		Emelia Lukins
	Details:	Please specify on sheet 26 that the valley boards will meet the min required of 19mm, required by NZS3604 sec 10.2.1.8 and specify their treatment to comply with B2		
	Response			
	:	Detail 2 Sheet 26 now amended as required.		
		8/11/2022		12/11/2024
		4:11:09:04		12:38:37 pm
RFI	3 am	Emelia Lukins		Emelia Lukins
	Details:	Please provide the slab penetration details for the through slab plumbing pipe work		
	Response			
	:	Penetration details specified to G13 in the architectural drawings Sheet 4 notes.		
		7/11/2022		12/11/2024
		4:48:58:51		12:39:06 pm
RFI	4 am	Emelia Lukins		Emelia Lukins
	Details:	Please show the water supply lines from the toby to the dwelling on the drainage plan, sheet 8		
	Response			
	:	water supply lines shown from the toby to the dwelling on the drainage plan, sheet 8 of the architectural drawings		
		7/11/2022		12/11/2024
		4:48:57:58		12:39:18 pm
RFI	5 am	Emelia Lukins		Emelia Lukins
	Details:	Can you lpease show a TV at the head of the drain by the bathroom WC to comply with AS/NZS3500.2		
	Response			
	:	TV already shown to comply with AS/NZS3500.2 3.9.1(c), but have added another as requested on the drainage plan, sheet 8 of the architectural drawings.		
Consent No: 240270				
Type	Created			Signed Off
		4/11/2022		14/11/2024
		4:48:18:38		7:54:19 pm
RFI	1 am	Emelia Lukins		Emelia Lukins
	Details:	Can you please provide a risk martix that takes into consideration the apron flashings, and irregular new cladding junction/ envelope shape.		
	Response			
	:	sheet 6-01a revised		
		4/11/2022		14/11/2024
		4:48:17:15		7:55:32 pm
RFI	2 am	Emelia Lukins		Emelia Lukins

Details: As timber windows and installation is outside the scope of E2/AS1 they must be submitted as an alternative solution.
You will need provide an 'alternative solution proposal' to show how your proposed work will meet the performance requirements of the Building Code.

Acceptable Solution E2/AS1 provides a means of compliance for installing aluminium windows into different types of external wall cladding, but this does not include timber window installation as they are outside the scope of E2/AS1

Please see the link below to BRANZ bulletin 658 for Timber Windows for further guidance on how compliance can be met.
<https://www.branz.co.nz/pubs/bulletins/bu658/>

Response

: Sheets 6-06a & 6-07a revised plus new sheet 6-14 added to set showing compliance path

4/11/2022

4 8:24:32

RFI

3 am

Emelia Lukins

Can you please provide an addition internal corner detail? The one on sheet 6-04 is for a 90 deg angle which will work for the entry way, but we will also need one for the new internal

Details: junction of bedroom 3, where the angle appears to be around 45deg give

Response

: New internal corner detail added to new sheet 6-15 & new detail reference added to sheet 2-02a

4/11/2022

4 8:26:03

RFI

4 am

Emelia Lukins

Details: Can you please provide the manufacturers literature for the new roof cladding

Response

: roof cladding spec attached

4/11/2022

4 8:28:40

RFI

5 am

Emelia Lukins

Details: Can you please provide the construction detail showing the section of roofing where the valley gutter meets the lower pitch roof.

I do note the detail on sheet 6-09, but that is just for the straight sections of roof area.

Response

: Roof structure/cladding details changed to create upstand to both internal edges. Detail revised on sheet 6-08a & 6-09a plus new 3D detail added to sheet 6-08a.

New detail reference to sheet 2-06a

4/11/2022

4 8:31:20

RFI

6 am

Emelia Lukins

Details: Can you please confirm on sheet 2-02 where the mechanical extracts will be ducting through (cladding or soffit)

Response

: Extractor notes and soffit vents shown on sheet 2-02a

4/11/2022

4 8:14:20

RFI

7 am

Emelia Lukins

14/11/20

24

8:01:00

pm

Emelia

Lukins

14/11/20

24

8:01:49

pm

Emelia

Lukins

14/11/20

24

8:02:55

pm

Emelia

Lukins

14/11/20

24

8:03:44

pm

Emelia

Lukins

18/11/20

24

12:36:10

pm

Emelia

Lukins

		Please show how the laundry space will be mechanically ventilated to comply with G4. There are opening windows and doors in the space, however natural ventilation alone is not enough to extract the moisture created by the dryer. I do note the extract in the toilet space, however there is a door present so you may consider relocating it to the laundry space, and using the window as natural ventilation for the WC space.			
		Response : Vent shifted from w.c to laundry on sheet 2-02a			
		4/11/2024 8:12:40		18/11/2024 12:38:33 pm	Emelia Lukins
RFI	8 am	Emelia Lukins			
		Details: Can you please provide the HWC seismic restraint and plumbing schematic details to the plans to show compliance with G12/AS1 Response : HWC seismic restraint detail added to new sheet 6-15 & noted on sheet 2-02a. Plumbing schematic added to revised sheet 2-07a			
Consent No: 240268					
Type		Created 23/10/2024 11:59:06		Signed Off 24/10/2024 10:50:47 am	
RFI	1 am	Juliet Gigg			Juliet Gigg
		Details: Please confirm if the existing chimney is to be used for this fireplace. - If it is, please provide an appropriate chimney plate detail (and any other information that may be applicable) and give permission for me to remove the flashing detail currently provided. - If it is not, please confirm the pitch of the roof, as from the information on Council maps this appears to be a very low pitch. This information is required to establish that the flashing detail provided meets the minimum requirements of E1.			
		Response : Chimney will be a new penetration through the roof, roof is corrugated iron at min 8deg pitch Old chimney will be capped			
Consent No: 240265					
Type		Created 30/10/2024 9:11:02		Signed Off 5/11/2024 4 7:48:57 am	Emelia Lukins
RFI	1 am	Emelia Lukins			
		Details: Please complete the soil type in the site information boxes in the top right hand corner of each plan page, as this information is known and stated in the Geotech Report. Note: this is a regular RFI question I am having to raise. Can you please make sure this is information is completed for future applications.			
		Response : Updated. Seeing as I submitted them all around the same time, they are all the same.			

		Now my processes include adding this on every page.		
		30/10/2024 9:21:44	5/11/2024 8:14:06 am	Emelia Lukins
RFI	2 am	Emelia Lukins Details: Please provide confirmation on who will be inspecting excavation as per the last point in the Tonkin Taylor Geotech report, section 6 recommendations. Response : Tonkin Taylor would inspect the excavation as they were the ones engaged for the geotech, so will stay on as build monitoring. The owner works for this company, so would not be using anyone else.		
		30/10/2024 9:45:35	5/11/2024 8:12:03 am	Emelia Lukins
RFI	3 am	Emelia Lukins Details: Please revise the glazing comments on the window schedule that reference Laundry and ensuite, as nether of these rooms have been specified in this project. Response : Updated		
		30/10/2024 9:58:07	5/11/2024 8:11:19 am	Emelia Lukins
RFI	4 am	Emelia Lukins Even though it is under the 1.5m height allowable by the schedule 1 exemption, the deck forms part of the main access route to, and into the dwelling and because of this, will need to be designed, considered and assessed under this building consent, as we Please provide the following information: - Confirmation on if this is to be a freestanding deck or attached to/ supported by the main structure. - Deck framing plan with foundation, bearer and joists sizes and connection details to comply with B1.2, B1.3.1, B1.3.2, B1.3.3, B1.3.4, NZS3604 section 7.4, B2.2 and E2.2, E2/AS1 cl 7.1 & 7.2- (if not freestanding) - Threshold and clearance details to show compliance with D1.2.1 D1.3.1, access routes, and E2/AS1. cl 7.0 - The fall from the deck appears to be greater than 1m in places- namely the section along the bed 1 wall/along elevation 2. Please specify a barrier that meets the requirements of F4-safety from falling, or a dimension to elevation 1 proving that the fa Response : Updated notes on floor plan and ground heights on elevations Notes added to cladding detail on sheet 19		
		30/10/2024 12:32:05	5/11/2024 9:01:22 am	Emelia Lukins
RFI	5 pm	Emelia Lukins Please correct and revise the 'generic' baseboard detail you have provided on sheet 11. The detail has not been edited to be specific to this project and shows 90x90 bearers and 90x45 floor joists. Details: This is a very simple and basic error that should have been addressed and checked before this application was submitted. Response : Updated		
		30/10/2024 12:36:27	5/11/2024 10:31:10 am	Emelia Lukins
RFI	6 pm	Emelia Lukins		

		You have specified through wall penetrations for the bathroom and kitchen extract fans. Please provide the penetration and cowl details for these, showing how they duct to the exterior to comply with E2, E3 and G4			
		Details:			
		Response			
		:	Detail moved, detail added to sheet 23		
		30/10/20			5/11/202
		24			4
		12:43:27			10:33:00
RFI	7 pm	Emelia Lukins		am	Emelia Lukins
		This proposed dwelling falls within the scope of G2/AS1 table 1 and is a dwelling than can accommodate 3 or more people (2 people per bedroom) so there must be provision for laundering facilities.			
		Details:			
			Please provide further information on that demonstrates capacity for the intended use, the fixtures, space and services for appliances to meet the requirements of G2.1 (a), G2.2, G2.3.1 and G2.3.3.		
		Response			
		:	The laundering facilities are located in the shed, as stated on sheet 4.		
			These are existing and will remain there. The shed is 10m away from the proposed building.		
			As per G2.3.3 Space and facilities provided within each accommodation unit OR may be grouped elsewhere in a convenient location.		
		30/10/20			5/11/202
		24			4
		2:08:07			10:39:11
RFI	8 pm	Emelia Lukins		am	Emelia Lukins
		Details:	Can you please revise bracing element a4 on sheet 13. Calculations show this should be 0.6mm, however plans show this as 0.5m.		
		Response			
		:	Revised line A on plans and in bracing calcs. See attached		
		30/10/20			6/11/202
		24			4
		2:18:52			10:08:08
RFI	9 pm	Emelia Lukins		am	Emelia Lukins
		Details:	Please provide construction details for the full height gable wall framing to show compliance with NZS3604 section 8		
		Response			
		:	Detail added to sheet 14, is this what you are referring to?		
		30/10/20			6/11/202
		24			4
		2:20:34			10:12:07
RFI	10 pm	Emelia Lukins		am	Emelia Lukins
		Details:	Please provide a section detail showing the framed down ceiling of the bathroom and connection of the ceiling joists for this area		
		Response			
		:	Section C added to sheet 6		
		30/10/20			6/11/202
		24			4
		2:30:35			11:40:55
RFI	11 pm	Emelia Lukins		am	Emelia Lukins
		Details:	Please provide the rafter fixing details to comply with NZS3604 table 1.01		
		Response			
		:	Note added to sheet 2 and 15		

RFI	30/10/20 24 2:32:46	12 pm	Emelia Lukins		6/11/202 4 11:41:10 am	Emelia Lukins
			Please provide the joist fixing details for all joists- I do note there is a joist fixing detail provided, but this is just for the anchor/ braced piles. Please confirm the fixings for the remaining joist			
			Details: to bearer areas			
			Response : Joist notes added			
RFI	30/10/20 24 2:36:42	13 pm	Emelia Lukins		5/11/202 4 10:34:53 am	Emelia Lukins
			Details: Can you please confirm if the kitchen waste is discharging to the ORG by the bathroom. The red dashed line for this line on the plans sheet 8 seems to stop at the wall.			
			Response : Corrected sheet 8			
RFI	6/11/202 4 10:08:07	14 am	Emelia Lukins		8/11/202 4 1:26:45 pm	Emelia Lukins
			Details: RE: RFI question 9. You will need to provide the framing layout and support details for the full height gable wall that comply with NZS3604 fig 8.2,sec 10.2.1.15 and figure 10.16			
			Response : Updated notes on sheet 2 (clouded). Added details to sheet 15			
RFI	6/11/202 4 10:12:07	15 am	Emelia Lukins		8/11/202 4 12:46:09 pm	Emelia Lukins
			Details: RE RFI question 10: Thank you for providing notations on the plans. Please also provide the construction detail for the ribbon board and ceiling joists fixings			
			Please also specify the spacing of the 35mm ceiling battens on sheet 6			
			Response : Ceiling batten notes added to the section. Detail added sheet 15.			
Consent No: 240263						
RFI	Type Created 22/10/20 24 11:06:20	1 am	Emelia Lukins		Signed Off 29/10/20 24 7:39:12 am	Emelia Lukins
			Details: Please confirm that the glazing adjacent to the proposed window seats and ledges over 200mm width within 800mm of the floor are to be safety glazed to comply with F2.3.3			
			Response : The client has decided to not have a window seat. Attached are updated drawings.			
RFI	22/10/20 24 11:22:49	2 am	Emelia Lukins		29/10/20 24 7:38:27 am	Emelia Lukins

Details: Can you please provide the fixing detail on the plans for the ordinary piles
I understand they may not be required, but if they are, detail needs to be on the plans.

Response
: Attached are new drawings showing the pile fixing details - they are upgraded from an ordinary pile.

Consent No: 240262

Type	Created	Signed Off
	16/10/20 24 1:39:11	29/10/20 24 1:22:39
RFI	1 pm Juliet Gigg Details: Please provide a revised design memorandum to remove 'carried out ticks' for waterproofing and other as they do not apply to the proposed building work. Response : Updated LBP attached 16/10/20 24 2:56:41	pm Juliet Gigg
RFI	2 pm Juliet Gigg Details: Per the note on detail 01 of the plans, please provide comment on who will be certifying the fill to meet the level requirements. Response : M R Hewison to certify fill. Notes on sheet 21 amended. 16/10/20 24 2:04:32	29/10/20 24 1:26:45 pm Juliet Gigg
RFI	3 pm Juliet Gigg There are two internal corners where re-entrant reinforcing has not been specified. Corner of Living and Dining and corner of Garage and Bath. Please add these to ensure compliance with Details: the Firth Ribraft technical manual. Response : Re-entrant bars added. See sheet 7. 16/10/20 24 2:08:24	29/10/20 24 1:29:48 pm Juliet Gigg
RFI	4 pm Juliet Gigg Details: Please provide a detail for the tiled shower rebates and reinforcing. Response : Showers are not tiled floor or rebated. No changes made to plans. 18/10/20 24 8:57:52	29/10/20 24 1:31:40 pm Juliet Gigg
RFI	5 am Juliet Gigg Details: The foundation plan states a concrete strength of 20mPa but section 3.4.3 of the general specifications states a concrete strength of 25mPa. Please correct this discrepancy. Response : Spec updated per attached.	29/10/20 24 1:37:52 pm Juliet Gigg

	16/10/20 24 2:35:16		29/10/20 24 1:40:04	
RFI	6 pm Juliet Gigg Details: Please clearly identify on sheet 4 of the plans which sections of external framing are 90x45 and which are 140x45 as it is currently unclear from the plan provided. Response: : Refer to floor plan dimensions for framing thickness. 140mm frame is dimensioned to Living room. Additional note applied for further clarity. See sheet 4.		pm Juliet Gigg	
	17/10/20 24 1:48:00		29/10/20 24 1:46:35	
RFI	7 pm Juliet Gigg Details: Please provide the manufacturers specifications and technical data for the roof cladding. Response: : Attached.		pm Juliet Gigg	
	18/10/20 24 8:59:35		29/10/20 24 1:47:47	
RFI	8 am Juliet Gigg Details: Page 39 of the general specifications references subfloor framing, please remove this from the specifications as it is not applicable to the proposed building work. Response: : Refer to updated spec provided in previous spec.		pm Juliet Gigg	
	18/10/20 24 11:16:50		29/10/20 24 1:51:43	
RFI	9 am Juliet Gigg Details: Please provide the manufacturers specifications for the Asa Dampfix Gold Membrane system as identified on page 35 of the plans. Response: : Attached.		pm Juliet Gigg	
	18/10/20 24 11:19:46		29/10/20 24 1:57:20	
RFI	10 am Juliet Gigg Detail 01 on sheet 35 show the tiled wall detail to wall lining. However, the floor plans indicate this is a strip drain. Please provide a construction detail that shows the location of the strip drain and provide the manufactures specification for the ch Response: : Shower base does not have a strip drain. Shower base is a proprietary Athena Slateforma tray (as specified on sheet 35) with a centre rear waste. No changes made to plans.		pm Juliet Gigg	
	18/10/20 24 10:43:18		29/10/20 24 2:01:56	
RFI	11 am Juliet Gigg Details: Please provide a revised Weathertightness Risk Matrix. The risk matrix you have provided has been recalculated, resulting in a score of 7. This has been formulated from the following factors: a. Wind Zone: High = 1		pm Juliet Gigg	

b. Number of storeys: Low = 0
c. Roof/Wall Intersection: Very High= 5.
As there is presence of a basic apron flashing this has increased to 'Very High'

d. Eaves Width: Low= 0
e. Envelope Complexity: Medium =1.
As there is more than one cladding type this has increased to medium

f. Deck Design: Low=0

Reference: <https://www.designnavigator.solutions/ExtMoistureMatrix.html>

Response

: Roof/Wall Intersection: There is no apron flashing present. No change to Risk Matrix.
Envelope Complexity: Already set to Medium. No change to Risk Matrix.
Eaves Width: Should be Medium as it is measured from face of cladding. No change to Risk Matrix.

16/10/20
24
2:19:34

RFI

12 pm

Juliet Gigg

Details: Please note of elevation 4 that W02 and W03 are safety glazed to comply with F2.

Response

: SG not required as pane is less than 1m high.
SG removed from W02. See sheet 6.

18/10/20
24
11:21:48

RFI

13 am

Juliet Gigg

Details: Please show on the plans that the laundry space will have impervious floor (e.g. vinyl) to 1500mm from the fixture in accordance with E3.

Response

: Impervious floor covering not required as laundry is located within garage with a float finish concrete floor.
Refer to NZBC 3.1.1 c
Notation added to seal wall lining to floor junction. See sheet 4.

18/10/20
24
10:28:23

RFI

14 am

Juliet Gigg

Details: Please confirm that there will be a non combustible splash back behind the kitchen gas hob in compliance with AS/NZS 5601.1: 2013.

Response

: Refer to figure 2, sheet 36. Required clearance to combustible surfaces. Cooktop to be installed to comply with these clearances.

18/10/20
24
11:18:18

RFI

15 am

Juliet Gigg

Details: Please provide a detail to show the 1:50 fall as required to meet compliance with E2 to the channel drain.

29/10/20
24

2:06:00

pm

Juliet Gigg

29/10/20
24

2:08:17

pm

Juliet Gigg

29/10/20
24

2:09:22

pm

Juliet Gigg

29/10/20
24

2:12:04

pm

Juliet Gigg

		Response :	There is no channel drain in this project. No changes to plan.		
		18/10/20 24 10:30:36		29/10/20 24 2:19:49 pm	
RFI	16 am	Juliet Gigg			Juliet Gigg
	Details:	Please provide the manufacturers specifications for the roof space access stairs to show compliance with D1.			
	Response :	Attached.			
	17/10/20 24 12:44:43			29/10/20 24 2:22:42 pm	
RFI	17 pm	Juliet Gigg			Juliet Gigg
	Details:	The notes on sheet 4 of the plans states that maximum step height to main private stairways to be 190mm, however, the plans do not indicate that there are any steps in relation to the main entrance. Please have this comment removed from the plans as it is			
	Response :	Note is applicable. Entry has a concrete patio which must be installed at least 100mm below FFL. See detail 01 on sheet 32. No changes made to plans.			
	18/10/20 24 10:29:54			29/10/20 24 2:24:08 pm	
RFI	18 am	Juliet Gigg			Juliet Gigg
	Details:	Please remove note 3 on the floor plan referring to future fire as this is not applicable to this building consent.			
	Response :	Note 3 removed from floor plan. See sheet 4.			
	18/10/20 24 9:40:15			29/10/20 24 2:26:03 pm	
RFI	19 am	Juliet Gigg			Juliet Gigg
	Details:	Soak pit 2 is for the 35 degree roof area. Some of the inputs are factored for a 25 degree pitch in this soakpit calculation. Please revise this discrepancy.			
	Response :	Notation amended to state 35 degrees. Factor used in calculation is correct for 35 degrees. See page 3.			
	18/10/20 24 9:43:15			29/10/20 24 2:28:04 pm	
RFI	20 am	Juliet Gigg			Juliet Gigg
	Details:	Please provide a construction detail for the sump in the driveway, to comply with E1.			
	Response :	Type 1 Sump detail added to sheet 3.			
	18/10/20 24 10:50:42			29/10/20 24 2:30:03 pm	
RFI	21 am	Juliet Gigg			Juliet Gigg
	Details:	Please identify on valley detail 05 on sheet 33 of the plans the thickness of the solid support for the valley gutter.			
	Response :	Same thickness as valley detail 03. Additional notation added, see sheet 33.			

	18/10/20		29/10/20	
	24		24	
	9:49:47		2:34:28	
RFI	22 am	Juliet Gigg	pm	Juliet Gigg
	Details:	Please revise the stormwater drain gradient to 1:120 to meet the minimum requirements of E1/AS1 as identified as the compliance pathway on sheet 3 of the plans.		
	Response			
	:	Stormwater drain gradient complies as it is steeper than 1:120. No change to plans.		
	18/10/20		29/10/20	
	24		24	
	9:51:57		2:35:21	
RFI	23 am	Juliet Gigg	pm	Juliet Gigg
	Details:	Page 130 of the general specifications states every junction and bend shall be an inspection point. Please add an additional inspection point at the junction of stormwater drains in front the garage, on sheet 3 of the plans.		
	Response			
	:	Cleaning eye added. See sheet 3.		
	18/10/20		29/10/20	
	24		24	
	10:32:43		2:37:40	
RFI	24 am	Juliet Gigg	pm	Juliet Gigg
	Details:	The plans sheet 4 note 2 states that there is to be a hot and cold water feed externally. Please confirm if this is for an outdoor shower as there are other considerations to be made for G12 and G13 if it is.		
	Response			
	:	Water feed is for filling of buckets only. No changes to plans.		
	18/10/20		29/10/20	
	24		24	
	11:28:29		2:39:51	
RFI	25 am	Juliet Gigg	pm	Juliet Gigg
	Details:	Please clearly show on sheets 3 and 4 the location of the water supply pipe sizing as table 3 and 4 to sanitary fixtures G12/AS1 clause 5.3 from the boundary to the dwelling to show compliance with G12 for potable water (including size and material).		
	Response			
	:	Water supply pipe sizing already stated on sheet 37. No changes to plans.		
	18/10/20		29/10/20	
	24		24	
	11:33:51		2:55:26	
RFI	26 am	Juliet Gigg	pm	Juliet Gigg
	Details:	Please provide a revised plumbing and drainage plan that shows drainage vents that comply with NZS3500.2 Table 3.9.3.1: Upstream vent on main drain & TV to head of drain (These need to be on the wet sides of the WC fixtures).		
	Response			
	:	Drain vent is 9.5m from head of drain, maximum allowable is 10m. No change to plans		
	18/10/20		29/10/20	
	24		24	
	11:36:56		3:01:48	
RFI	27 am	Juliet Gigg	pm	Juliet Gigg
	Details:	Please revise the Inspection point shown for the sewer drain in the drive way to a rodding point to ensure when the drive way surfacing/concrete is completed that access will still be available for inspection.		

		Response			
		:	Sewer drain location amended to avoid inspection opening under driveway. See sheet 3.		
		16/10/20		29/10/20	
		24		24	
		2:27:57		3:04:16	
RFI	28 pm	Juliet Gigg		pm	Juliet Gigg
	Details:	Please revise the H1 calculations to state South Wairarapa District Council as they currently state Masterton District Council (page 4).			
	Response				
	:	H1 calculations updated to SWDC. No change to calculation result.			
	16/10/20			29/10/20	
	24			24	
	2:25:31			3:19:41	
RFI	29 pm	Juliet Gigg		pm	Juliet Gigg
	Details:	Please provide the details and manufacturers specifications and technical data for the thermally broken joinery.			
	Response				
	:	Refer to Joinery schedule and WEERS report added. R value and heat loss updated on sheet 19. H1 calculations updated.			
	16/10/20			29/10/20	
	24			24	
	2:36:46			3:22:38	
RFI	30 pm	Juliet Gigg		pm	Juliet Gigg
		Sheet 4 of the plans shows the line of insulation in the extent of the thermal envelope. The H1 calculations you have provided do comply with H1/AS1 for slab, however, the floor space of			
	Details:	the garage has not been included in the calculation. Please show how envelope.			
	Response	The garage is not part of the thermal envelope. A slab edge has been considered in the H1 calculations in line with the garage internal wall. This edge performs better than an exposed slab			
	:	edge, so would return a better R Value than the rest of the slab e			
	16/10/20			29/10/20	
	24			24	
	3:38:55			3:38:56	
RFI	31 pm	Juliet Gigg		pm	Juliet Gigg
		Please provide a cross section that shows the attic space above the garage including how the insulation is fitted around this space and how the GIB in the attic space is being fixed in the			
	Details:	ceiling as specified on the truss design statement.			
	Response	Attic space is outside of the insulated envelope and is for light storage only. (Less than 0.5kPa and maximum of 1.7m high) This is not a habitable space. Space is unlined, however Carters			
	:	have allowed for the additional load if linings were to be install			
	18/10/20			29/10/20	
	24			24	
	11:44:30			3:05:41	
RFI	32 am	Juliet Gigg		pm	Juliet Gigg
		Please note: Due to the sheer amount of RFI's raised on round 1 (31 Questions is bordering unacceptable), if all questions are not responded to in full and do not clearly and correctly			
	Details:	demonstrate compliance with the applicable requirements of the Buildin			
		Thanks			
		Emelia			
	Response				
	:	Happy to discuss this RFI with Emelia as some items requested on the RFI are incorrect and not what we typically expect from SWDC.			

		29/10/2024 1:26:45 pm	Juliet Gigg		1/11/2024 10:42:17 am	Juliet Gigg
RFI	33	pm	Re RFI#2 - Unfortunately Mr Hewison is not a qualified CPEng Geotechnical engineer. The task of certifying fill must be completed by a CPEng Engineer. Please revise who will be completing this. Details: completing this. Response : Fill certification notation removed from sheet 21 per discussion between Mario van Hulsel and Juliet Gigg 30/10/2024 8:07a.			
		29/10/2024 2:09:22 pm	Juliet Gigg		1/11/2024 10:45:57 am	Juliet Gigg
RFI	34	pm	Re RFI #14 - Thank you for your response and for confirming the gas cooktop will be installed per the detail provided on sheet 36, however, you have not specified the material to be used. Details: Please provide a revised plan page that states which non-combustibl Response : Splash back material notation added to sheet 4.			
		29/10/2024 3:11:18 pm	Juliet Gigg		1/11/2024 10:48:19 am	Juliet Gigg
RFI	35	pm	Re RFI #26 - Thank you for your RFI response confirming the distance from the vent to the drain head as 9.5m. Whilst this shows compliance with section 3.9.2.2 of AS3500.2.2021 because it is a branch drain. However, a vent is still required on the upstrea shower in the ensuite) is not subject to airlocks reducing their effectiveness against surcharge and blockages, as identified in section 3.9.2.1 of AS3500.2.2021. Response : Vent added to ORG drain. See sheet 3.			
		29/10/2024 3:22:38 pm	Juliet Gigg		1/11/2024 10:52:43 am	Juliet Gigg
RFI	36	pm	RE RFI #30 - Thank you for your RFI response, however it doesn't quite answer the question. Sheet 4 of the plans states the living area as 176.6m2 and the garage as 40.81m2 totalling a floor area of 217.4m2. I do understand your comment about the thickeni does not constitute a thermal break in the terms of H1 compliance. Your thermal envelope stops at that wall, so heat loss through the slab is possible without the break. The H1 calculations only include a floor area of 176.6m which would be acceptable if envelope. H1 does not require unconditioned spaces to be insulated, but Appendix F of H1/AS1 – the appendix that covers the thermal resistance of slab-on-ground floors – makes the comment: “Since insulation cannot be easily retrofitted to slab-on-ground floors, it is recommended to also insulate the floor of any unconditioned spaces of the building, where these may become conditioned spaces at a later stage during the building life. An exam habitable space in the future.” Where this is not done, which is the case in this proposed work, another comment in Appendix F of H1/AS1 applies: “Any parts of a slab-on-ground floor that are not part of the thermal envelope (such as the floor of porches, attached garages or storage are insulation in between conditioned and unconditioned parts of the floor.”			

Thermally separated edge insulation within slabs is not currently common practice and may require specific design by the Engineer to consider any impact on the foundation design, reinforcing and load bearing capacity of the slab at this junction. Minimum

A solution to this may be that you could either add the total floor area to the calculations OR put in a thermal break.

Response

: H1 calculations have been amended to include the garage area. See revised calculations, BnD door specification and amended sheets 4 & 19.

1/11/202

4

10:52:42

RFI

37 am

Juliet Gigg

Re RFI #36 - Thanks for sending the H1 calculations through, just one final thing to get this one across the line. The floor area has been revised only on page 6 of the H1 calculations (the construction R Value calculation), but the floor area on pages 2, design navigator H1 document with the total floor area updated to 217.4m2, on all pages.

Response

: Heat loss graph updated on sheet 19 and revised H1 calculations uploaded.

4/11/202

4

11:22:10

am

Juliet Gigg

Consent No: 240257

Type

Created

4/10/202

4 1:47:51

RFI

1 pm

Emelia Lukins

Details: The Masterspec project and product specifications are marked 'Draft' can you please revise these documents so we have the final consent copy

Response

: Please see the attached specification and product information

Signed Off

11/10/20

24

9:03:25

am

Emelia
Lukins

Consent No: 240249

Type

Created

26/09/20

24

9:33:05

RFI

1 am

Juliet Gigg

The proposed location of the fireplace appears that the flue may penetrate through the hip of the roof. If it will not please CLEARLY identify this on the floor plan or if it will, please provide further information to show compliance with all relevant bui

Response

: The customer has written measurements on the floor plan that is not the profile of the ridging of the roof. The measurements are for distance of fire to doors.

27/09/20

24

11:40:01

RFI

2 am

Juliet Gigg

Signed Off

27/09/20

24

11:40:02

am

Juliet Gigg

30/09/20

24

9:18:40

am

Juliet Gigg

Details: According to Council Maps there are several roof junctions on this dwelling. Whilst the dimensions on the floor plan have helped to establish compliance with various elements of the building code, as the roof junctions have not been identified, please CLE through a roof ridge/hip or if it will, please provide further information to show compliance with all relevant building codes.

Response
: No the flue is NOT going through the hip or any roof trusses.

Consent No: 240248

Type	Created		Signed Off
	26/09/2024 11:12:46		4/11/2024 9:46:38 am
RFI	1 am	Juliet Gigg Councils maps has this site in an extra high wind zone (51 to 55m/s) NZS3604. However, the engineering specifications and coversheet states the site wind speed as 46.98m/s, this being the wind speed the building is also designed too. Please provide site s identified on the plans provided. Response : Please see attached site report from EGIS.	Juliet Gigg
	26/09/2024 11:34:42		4/11/2024 10:07:15 am
RFI	2 am	Juliet Gigg The soil report provided by Hewison Engineering Limited is dated August 2021 but changes to B1 and NZS 3604 were made in November 2021. Although a full geotechnical report will not be required for this building consent as it is an IL1 building, please provide new penetrometer results for the location of the outbuilding to confirm good ground to NZS 3604 but with a UBC of 225kPa, as identi Response : Please see attached soil report.	Juliet Gigg
	26/09/2024 12:13:51		4/11/2024 10:18:39 am
RFI	3 pm	Juliet Gigg Please identify the roof pitch on the plans or identify where I can locate this within the information provided. This information is required to establish compliance with E1 and E2. Response : Please see revised PS1. Roof Pitch has been added to the front page of the PS1.	Juliet Gigg
	4/11/2024 10:07:14		5/11/2024 3:12:38 pm
RFI	4 am	Juliet Gigg Re RFI #2 - Thanks for providing the updated soil report from Hewison Engineering Limited. The report states that ground with a kPa of 225 is found at a depth of 0.3m at location 3 and 0.2m at locations 1,2 and 4. Please provide a revised foundation detai shows 150mm below ground level. Response : Please see attached PS1.	Juliet Gigg

Consent No: 240242

Type	Created	Signed Off
	24/09/2024 1:50:18 pm	7/10/2024 7:51:08 am
RFI	Emelia Lukins	Emelia Lukins
	Details: Can you please add the datum point FGL and FFL to the site plan	
	Response:	
	: Please see levels now added/notated on the revised site plan attached	
	4/10/2024 9:37:00 am	7/10/2024 9:35:51 am
RFI	2 am	Emelia Lukins
	Details: Please provide the plumbing schematic/ waste and seismic restraint details for the HWC on the plans	
	Response:	
	: Please see notation on revised P& D plan regarding HWC waste to mini soak pit attached to RFI 4	
	I have attached the HWC restraint detail to this RFI	
	4/10/2024 9:39:44 am	7/10/2024 9:41:40 am
RFI	3 am	Emelia Lukins
	Details: Please show the water supply lines on the plans to show compliance with G12	
	Response:	
	: Please see water supply line now shown on revised site plan attached to RFI #1	
	4/10/2024 9:40:51 am	7/10/2024 8:40:35 am
RFI	4 am	Emelia Lukins
	Details: Please revise the stormwater gradient on sheet 7 to 1:120 min required by E1/AS1	
	Response:	
	: Revised P&D plan attached	
	4/10/2024 9:43:29 am	7/10/2024 8:53:05 am
RFI	5 am	Emelia Lukins
	Details: Please show on the site plan the location of the stormwater lines running to the existing tanks	
	Response:	
	: Please see stormwater line now shown on the revised site plan attached to RFI 1	

Consent No: 240237

Type	Created	Signed Off
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	17/09/20 24 9:59:47		27/09/20 24 2:45:12 pm	
RFI	1 am	Juliet Gigg The PS1 provided by R&H Consulting Engineers Pty Ltd states 'an ultimate foundation bearing pressure of 300kPa in accordance with NZS3604'. Please provide penetrometer testing results to support this and to confirm that 'good ground' has been established building work, and that compliance with the Scope, Site and Test Requirements set out in NZS3604 section 3.3 have been met. I note this is an IL1 building, and for this reason a full geotechnical report is not being requested, penetrometer testing results to confirm ground bearing will be sufficient. Response : Please find attached the engineers site soil and ground investigation report for the new dwelling adjacent to the proposed pole barn. The sites geology is gravels with minor silt, with good ground to NZS3604 encountered at a depth of 200mm below natural g		Juliet Gigg
	17/09/20 24 10:10:44		27/09/20 24 1:24:23 pm	
RFI	2 am	Juliet Gigg Details: Please add the Legal Description to the PS1 provided. This information is required so we can tie the PS1 to a specific parcel of land. Response : Updated PS1 supplied by the barn engineer attached		Juliet Gigg
	17/09/20 24 10:37:56		27/09/20 24 1:28:23 pm	
RFI	3 am	Juliet Gigg Details: Please add a comment to the plans to confirm compliance with F5/AS1 as identified on the application form, as I am unable to locate it on the plans. Response : The existing fence & gate along the front of the property is to stop public access to the building site. It is not intended that any members of the public shall be entering the site. The construction of the pole barn is not expected to attract the unautho Site plan had been updated to note the existing front boundary fence and gate.		Juliet Gigg
	17/09/20 24 11:17:37		27/09/20 24 1:49:02 pm	
RFI	4 am	Juliet Gigg Details: Please provide manufacturers specifications for ALL products to be used, including: 1. 5 rib Colorsteel cladding identified on sheets A105 and A106 of the engineering plans. 2. DriStud RU24 roof underlay identified in the cladding schedule. Response : please find attached manufacturers specifications for Colorsteel cladding and DriStud RU24 roof underlay.		Juliet Gigg
	17/09/20 24 12:14:40		27/09/20 24 2:31:18 pm	
RFI	5 pm	Juliet Gigg Sheet A050 states the stormwater drainage is to comply with NZBC E1/AS1 but the gradient is identified as 1:50. E1/AS1 states the gradient for a 100mm diameter pipe should be a minimum of 1:120. Details: Please revise the plans to reflect the following: 1. The gradient to comply with E1/AS1. 2. The pipe material for the stormwater drainage pipes. Response : Updated drawings attached with revised stormwater pipe gradients, and note added regarding stormwater pipes to be uPVC.		Juliet Gigg

	27/09/2024 2:45:12		1/11/2024 2:40:47 pm	Juliet Gigg
RFI	6 pm	Juliet Gigg Re RFI #1 - Thank you for providing the soil report from Hamish Wells regarding the ground bearing. The report provided is dated 2022 and is for the existing dwelling, not the proposed location of the pole shed. Given the IL1 nature of this outbuilding a required to state that the report can be used for the pole shed and compliance with NZS3604 can be achieved at the pole shed location, as per the PS1. Response : The client has had the engineer come out to site and undertake soil testing for the proposed pole barn site. Please find attached the engineers completed ground investigations.		
Consent No: 240220				
Type	Created		Signed Off	
	3/09/2024 4 3:57:47		17/09/2024	
RFI	1 pm	Emelia Lukins The Checkwind AS/NZS1170.2.2021 site report provided shows an ultimate wind speed of 45m/s which is classified as a Very High wind zone, however all the following design documentation from has specified the design is to a High Wind zone: - Design station documentation- Schedule to PS1- item 2, - Kiwispan documentation - Topcat Architectural plans- sheet 100, sheet 120- general notes, sheet 180 general notes - DesignIT documentation - Risk Matrix Can you please justify why the incorrect wind zone has been used during the design phase and amend all documentation. Response : Please see the attached email from the Kiwispan engineer regarding the wind speed.	10:28:52 am	Emelia Lukins
	3/09/2024 4 4:01:30		17/09/2024	
RFI	2 pm	Emelia Lukins Details: Please show a TV between the proposed WC and Shower, or consider re positioning the 65mm one already shown to comply with NZS3500.2 cl 3.9 Response : Please see the updated plumbing and drainage plan with the shower now connecting into the main line. We've had this exact situation before where the Council has wanted us to have the terminal vent on the "wet side" of the toilet so it's our understanding that the new plumbing design is compliant. Please give me a call to discuss if need be. Please note that a full set of updated plans have been attached as there was a fair few of the pages that has changes. I thought this should make it easier at your end so there's no confusion with switching out old plans with updated plans	11:10:07 am	Emelia Lukins
	3/09/2024 4 4:12:01		17/09/2024	
RFI	3 pm	Emelia Lukins	11:08:49 am	Emelia Lukins

		the foundation plan shows Expol thermaslab insulation under the habitable area. as this is the only area considered in the H1 calculations, please provide detail on how the occupied space/ thermal envelope section of the slab will be thermally broken from insulation to the entire slab and update the calculations for the entire area in lieu of a thermal break to comply with H1			
	Details:				
	Response				
	:	There is the internal slab thickening which divides the garage area of the slab with the habitable area of the slab. The slab thickening can be deemed the same as an external footing, even though we know it will have a better thermal performance because it's internal and the garage slab portion will help to provide a better thermal performance than an external footing.			
		In the case of the minor dwelling portion, the internal slab thickening can also be deemed as performing in a similar way to the exterior footing because there's no slab edge insulation. We don't believe there needs to be a thermal break between the garage slab and the habitable space slab. Out of interest, what is the thermal break that you're referring to? We have never been required to have a thermal break in situations like this in the past so I'm interested to see what product or system you are referring to.			
				17/09/20	
				24	
				11:14:44	Emelia
RFI	4 pm	Emelia Lukins		am	Lukins
	Details:	Please provide the manufacturers specifications for all proposed insulation for wall, roof and floor to support the H1 calulations			
	Response				
	:	The expol underslab insulation specs have already been provided. Please see the updated full architectural specifications document with the new wall & roof insulation info.			
				18/09/20	
				24	
				1:40:24	Emelia
RFI	5 pm	Emelia Lukins		pm	Lukins
	Details:	Please provide the specifications for the flashing tape			
	Response				
	:	Please see the updated full architectural specifications document with the new flashing tape specs.			
				18/09/20	
				24	
				1:34:00	Emelia
RFI	6 pm	Emelia Lukins		pm	Lukins
	Details:	Please provide details on who will be inspecting the subgrade, compacted hardfill and SED foundations			
	Response				
	:	Please refer to point 5 on sheet 4 of the Kiwispan PS1 document. There's information regarding the inspections/construction monitoring. As per their notes in the PS1, it is standard practice for Kiwispan to have the Council inspector complete the inspections.			
		Please also see attached Kiwispan updated drawing set. We found a few mistakes in the original documents so they have updated it accordingly.			
				18/09/20	
				24	
				2:16:25	Emelia
RFI	7 pm	Emelia Lukins		pm	Lukins
	Details:	Please provide confirmation that the water tanks will be installed at least half underground as per the requirements of the land covenants condition #22			
	Response	Please see the attached email confirmation from the developers to say that they're happy with the tank being buried up to 1m, rather than the half the tank height as specified in the covenant.			
	:				

RFI	8 pm	Emelia Lukins	3/09/2022 4 4:36:47	19/09/2024 8:43:24 am	Emelia Lukins
			Details: Please include Roof and wall cladding in the memorandum of design work from Topcat, as the architectural plans have detailed roof and wall penetration and flashing details Response : Please see the updated Topcat Design memorandum of design work.		
RFI	9 pm	Emelia Lukins	3/09/2022 4 4:37:53	19/09/2024 8:55:20 am	Emelia Lukins
			Details: Please include access details on the site plan (from the site access to the new garage/ dwelling to satisfy the requirements of D1.3.1 and D1.3.3- Where the surface of an access route or an accessible route is subject to wetting, the surface shall have a cross fall of between 1:50 and 1:100 unless it is constructed to drain water Response : Please see the new notes on the site plan.		
RFI	10 pm	Emelia Lukins	3/09/2022 4 4:40:15	19/09/2024 8:55:39 am	Emelia Lukins
			The plans note 'future decking' as a section of the decking will form part of the main access, it needs to be included and assessed as part of this building consent to satisfy requirements of D1.3.1 and D1.3.3 Details: D1.3.1 and D1.3.3 Response : We've done this many times in the past with South Wairarapa and other Councils. The design and structure of the entry deck is covered under schedule 1 but the notes for decking type for the slip resistance etc is already noted on the elevations, which are Griptread timber decking is compliant to provide adequate slip resistance.		
RFI	11 pm	Emelia Lukins	3/09/2022 4 4:44:31	19/09/2024 8:56:00 am	Emelia Lukins
			Please show on the architectural plans and details that there will be DPC present between timber bottom plates and the slab, and also between the steel structure and timber internal framing Details: framing Response : There are already notes on the Kiwispan details for the DPC between the timber framing and the steel structure on the last details page of their drawings. I have included a new note in the framing notes on the architectural plans to have DPC to the underside of the bottom plates.		
RFI	12 pm	Emelia Lukins	3/09/2022 4 4:49:04	19/09/2024 8:57:31 am	Emelia Lukins
			Please revise the stormwater drain pipe gradients to the min 1:120 required by E1/AS1 Details: Please revise the stormwater drain pipe gradients to the min 1:120 required by E1/AS1 Response : We would like the stormwater pipes to have 1:100 min fall. This is an improvement of the 1:120 min. fall so is well compliant with the minimum.		
RFI	13 pm	Emelia Lukins	3/09/2022 4 4:51:16	19/09/2024 8:57:48 am	Emelia Lukins

		Architectural specifications have included pages taken from G13/AS1, however, the plumbing and drainage plans and general specifications document show that the compliance pathway nominated and design has been completed to AS/NZS3500.2- which is G13/AS3- correct for the chosen compliance pathway		
		Response :	Please see the updated architectural specs with the G13/AS1 info removed.	
		18/09/20 24 1:40:11		4/10/202 4 12:36:35 Emelia pm Lukins
RFI	14 pm	Emelia Lukins RE RFI question 2: Thank you for altering the shower waste connections, however we will still need a TV to be relocated between the WC and the shower, to be absolutely certain that there are no issues with siphonage and trap seal oscillation (odours gas fixtures that are downstream of the WC) It's also easier for the installer to achieve the correct junction tilt as required by AS/NZS3500.2 the waste stack can be vented with an AAV trap at the head of the stack if required. (This is common practice now)		
		Details:	are no issues with siphonage and trap seal oscillation (odours gas fixtures that are downstream of the WC) It's also easier for the installer to achieve the correct junction tilt as required by AS/NZS3500.2 the waste stack can be vented with an AAV trap at the head of the stack if required. (This is common practice now)	
		Response :	Please see the attached updated plans with the new terminal vent. I've attached a full set of the updated plans so it's easier instead of switching out lots of various pages.	
			Just a note that I've had to merge the architectural drawings and Kiwispan drawings as I can't upload two separate documents.	
		17/09/20 24 11:08:48		4/10/202 4 12:41:16 Emelia pm Lukins
RFI	15 am	Emelia Lukins RE RFI question 3: H1 does not require unconditioned spaces to be insulated, but Appendix F of H1/AS1 – the appendix that covers the thermal resistance of slab-on-ground floors – makes the comment: “Since insulation cannot be easily retrofitted to slab-on-ground floors, it is recommended to also insulate the floor of any unconditioned spaces of the building, where these may become conditioned spaces at a later stage during the building life. An example habitable space in the future.” Where this is not done, which is the case in this proposed work, another comment in Appendix F of H1/AS1 applies: “Any parts of a slab-on-ground floor that are not part of the thermal envelope (such as the floor of porches, attached garages or storage are insulation in between conditioned and unconditioned parts of the floor.” Thermally separated edge insulation within slabs is not currently common practice and may require specific design by the Engineer to consider any impact on the foundation design, reinforcing and load bearing capacity of the slab at this junction. Minimum As discussed, you can either add the total floor area to the calculations, and insulate the whole underside of the slab OR put in a thermal break.		
		Details:	the comment: “Since insulation cannot be easily retrofitted to slab-on-ground floors, it is recommended to also insulate the floor of any unconditioned spaces of the building, where these may become conditioned spaces at a later stage during the building life. An example habitable space in the future.” Where this is not done, which is the case in this proposed work, another comment in Appendix F of H1/AS1 applies: “Any parts of a slab-on-ground floor that are not part of the thermal envelope (such as the floor of porches, attached garages or storage are insulation in between conditioned and unconditioned parts of the floor.” Thermally separated edge insulation within slabs is not currently common practice and may require specific design by the Engineer to consider any impact on the foundation design, reinforcing and load bearing capacity of the slab at this junction. Minimum As discussed, you can either add the total floor area to the calculations, and insulate the whole underside of the slab OR put in a thermal break.	
		Response :	The garage slab portion has been included in the insulation design. The underslab insulation has been upgraded to Thermaslab "H". Attached are the updated plans with the changes and also the updated insulation design. Also attached is the new R value calculation for the slab. Also included in the set of documents in this round of RFI's is the updated Kiwispan drawings showing the new underslab insulation to the entire slab.	
		18/09/20 24 1:33:59		4/10/202 4 12:44:23 Emelia pm Lukins
RFI	16 pm	Emelia Lukins		

		RE RFI question 6: as per our phone call, The preparation of the building platrom, including excavation and the specified compacted harfill in the Geotechnical report will need to be inspected, as this is not something done by SWDC. Please provide details			
		Response			
		:	Attached is the email string with Phineas (Trevco engineering) who did the original geotechnical report. He has now confirmed that he will be inspecting the site works.		
		18/09/2024		4/10/2024	
		2:16:25		12:31:43 pm	Emelia Lukins
RFI	17 pm	Emelia Lukins			
	Details:	as discussed in our phone conversation, we will need something more formal to be provided as the covenants on the land are binding.			
	Response				
	:	The tanks have been changed to concrete tanks that are designed to be buried. There are new notes on the plans to ensure that the tanks are buried a minimum of half the tank's height. Attached is the specification info for the Duracrete concrete tanks.			
		4/10/2024		11/10/2024	
		12:31:43		9:14:40 am	Emelia Lukins
RFI	18 pm	Emelia Lukins			
		Thank for you the revision of the tanks. One last thing to tidy up for this. The PS1 shows Construction monitoring to CM2. Please can you provide details of who will be inspecting this for			
	Details:	issue of PS4? No information has been provided as stated 'the at covered by...' section. Can you please provide these.			
		A legal description will also need to be completed to ensure this PS1 is site specific for the proprietary tank.			
	Response				
	:	I've had a chat with Duracrete in regards to the PS1. They've said that the PS1 is designed to be nationwide so a site specific legal description is not required and they have never had to provide one before. The installation of the tanks are to be as per the PS1, which the drainlayer provides their PS3 for. The PS4 for the construction monitoring will be completed by Phineas as part of his site works and confirmation of ground conditions in regards to the good ground requirements and ground preparation requirements of Duracrete's PS1.			
Consent No: 240229					
Type	Created			Signed Off	
	2/09/2024			10/10/2024	
	4 2:07:08			10:43:32 am	John McCormack
RFI	1 pm	John McCormack			
		Please identify or provide the plans referenced in the Onsite wastewater design PS1 - "..... Wastewater and Overland Flow Reports, architects plans and numbered 39pp, 9pp respectively"			
	Details:				
	Response				
	:	Kia ora John			
		Please find attached revised PS1 and design memo for the Wastewater design.			
		regards			
		Paul			

				10/10/2024 10:42:54 am	John McCormack
RFI	3/09/2024 4:37:03 am	John McCormack	Details: i) Please identify the siting distance of the Workshop to the adjacent Bdry. ii) Please identify the Notional Bdry between the dwelling & the workshop building. There should be a min of 2m between the buildings to negate the requirement for fire-rated construction. Alternatively, connection of the buildings will also negate the re		
	Response:	Kia ora John			
			Please find attached a drawing indicating that the house and future workshop will be connected by a timber screen to visually connect the two buildings as a suite of parts - as discussed.		
			JOHN - I HAVE ALSO INCLUDED A FULL SET OF REVISED UPDATED ARCHITECTURAL DRAWINGS HERE NOW THAT WE HAVE MADE CHANGES TO MANY OF THE DRAWINGS (clouded) DUE TO THE FOLLOWING:		
			ROOFING - changed form V-Rib to Corrugated. WALL CLADDING - changed from V-Rib to Shadowclad Ply with decorative battens (not cover battens) and Hardie Flex sealed joint cladding with decorative battens (again not cover battens) RETAINING WALLS - reduced or deleted to become landscape work. PERIMETER GRATED DRAIN ALONG EASTERN SIDE OF HOUSE - deleted and replaced by garden beds instead of hard paving. CABIN - Mezzanine deleted and roof pitch altered with wall framing all now 90x45 instead of 140x45. Shadowclad cladding instead of V-rib and vertical shi lap. PERGOLA - has been deleted and will be dealt with at a later stage by Builder and client. SKYLIGHTs - have all been deleted.		
			regards Paul		
				10/10/2024 7:34:10 am	John McCormack
RFI	3/09/2024 4:38:56 am	John McCormack	Details: Please identify Walls & Roof Framing, & Lintels, on a Design Memorandum, under Primary Structure: B1.		
	Response:	Kia ora John			
			Please see attached a new set of amended Structural drawings and design documents responding to the various RFIs as well as the cost changes we have made to the project. I have attached these new documents here and will refer to them in the other RFI responses.		
			regards Paul Paul		
				10/10/2024 7:57:51 am	John McCormack
RFI	3/09/2024 4:14:02 pm	John McCormack	Details: i) Please provide the Bottom Plate fixings outside where SED has identified.		

		ii) Please provide the Top plate-Stud connections for Load bearing walls - NZS3604:2011-Table 8.18. iii) Please provide the Lintel sizes & associated fixing details, for both buildings. iv) Please provide the Wing Wall framing details - Ref Eng Plan S20.		
	Response			
	:	Kia ora John		
		Please see attached revised drawing set which includes responses to items i), ii) and iii). REFER TO ATTACHMENT IN RESPONSE TO ITEM 3.		
		For item iv) we have now deleted this wing wall - see detail 11/A13		
	3/09/2022		10/10/20	
	4 2:04:12		24	John
RFI	5 pm	John McCormack	7:59:22	McCorma
	Details:	Ref Arch DWG A11, Section 3 - Pergola construction details ref Engineers details. Please identify or provide these construction details.	am	ck
	Response			
	:	Kia ora John		
		As discussed, we have taken the proposed timber pergola off the plans and the builder will work this through with the client onsite under schedule 1 works.		
	3/09/2022		10/10/20	
	4 2:35:08		24	John
RFI	6 pm	John McCormack	8:00:41	McCorma
	Details:	Please provide the roof truss design & the associated PS1-Design.	am	ck
	Response			
	:	Kia ora John		
		Please find attached the timber roof truss design and PS1 form Mi-tek.		
		regards		
		Paul		
	4/09/2022		10/10/20	
	4 6:51:59		24	John
RFI	7 am	John McCormack	8:04:03	McCorma
	Details:	Please identify the purlin sizes, spacings, & fixings, for the two buildings.	am	ck
	Response			
	:	Kia ora John		
		Please Refer to revised LGE Structural drawings S40 + S55 including the purlins sizes, spacings and fixings as requested in attachment to RFI item 3.		
		regards		
		Paul		
	4/09/2022		10/10/20	
	4 7:15:13		24	John
RFI	8 am	John McCormack	8:12:31	McCorma
			am	ck

		Details: Please identify roof bracing for the Cabin roof.		
		Response		
		:	Kia ora John	
			Please see attached revised Structural drawing S55 (attachment to RFI item 3) indicating the revised cabin design with a lower pitched roof and deletion of the mezzanine and now with a 53x0.91mm multi strap bracing.	
			regards Paul	
				10/10/20
		4/09/202		24 John
		4 7:39:51		8:27:32 McCorma
RFI	9 am	John McCormack		am ck
		Details: Please identify the ceiling batten type & centres for the support of ceiling linings.		
		Response		
		:	Kia ora John	
			Please see notes added on the Architectural Sections A08-A11 indicating the size and spacing of timber ceiling battens.	
			regards Paul	
				10/10/20
		4/09/202		24 John
		4 8:58:57		8:38:51 McCorma
RFI	10 am	John McCormack		am ck
		Details: Please identify a compliant access route to the entry of the Cabin, to D1, i.e. pathway, stairs & H/rail, decking, & slip resistance.		
		Response		
		:	Kia ora John	
			Please find attached revised Cabin drawings (we have deleted the mezzanine and reduced the roof pitch and changed wall cladding to save costs) indicating entry step dimensions, decking and steps with anti slip clear sealer finish as well as a 50x50 galv	
			regards Paul	
				10/10/20
		4/09/202		24 John
		4 9:12:54		8:50:37 McCorma
RFI	11 am	John McCormack		am ck
		Details: Please identify the concrete stairway details for the main access route to the dwelling, to demonstrate compliance with the requirements of D1, including a H/rail.		
		Response		
		:	Kia ora John	
			Please find attached revised drawings indicating the dimensions of the concrete entry steps, non slip finish and 50x50 galv steel handrails either side to be bolt fixed to concrete steps.	
			The entry decking also has a non slip clear sealer finish - see attached Osmo Anti slip decking oil spec sheet which has been added to the specification and product info.	

		regards Paul		
	4/09/2022		10/10/2024	John McCormack
RFI	12 am	John McCormack	9:19:44 am	
	Details:	i) Proposed Vertical Shiplap W/bd cladding system. Specifications include JSC Shiplap & Hermpac Shiplap systems. Plans identify ITI Timespec vertical shiplap system. Please identify which cladding system will be adopted & installed, reflect on the plans, consistent throughout all application documentation. ii) Please identify wall framing nog c/s to suit the vertical shiplap cladding system, or alternatively identify structural cavity batten system to suit.		
	Response:	Kia ora John		
		We have specified the JSC Shiplap system and amended the documents accordingly. (I hope I have found all other references of other systems and deleted them) - see attached JSC product info.		
		We have also revised notes indicating nogging at 480ctrs accordingly.		
		regards Paul		
	4/09/2022		10/10/2024	John McCormack
RFI	13 am	John McCormack	9:25:40 am	
	Details:	Please identify the flashing tape system to be adopted for all exterior window & door penetrations through the building envelope, & provide the associated specifications.		
	Response:	Kia ora John		
		Please see attached nominated flashing tape product specification and details ` to be used on the project.		
		regards Paul		
	4/09/2022		10/10/2024	John McCormack
RFI	14 am	John McCormack	9:30:47 am	
	Details:	Please identify WANZ Support bars for joinery units installed in cavity clad systems.		
	Response:	Kia ora John		
		I have amended detail drawings to indicate WANZ bars for joinery where required for cavity construction. Please note that due to cost reasons we have changed the metal V-Rib cladding to either Shadowclad ply cladding or Hardie Flex cladding. Please see attached.		

		regards Paul		
	4/09/2024 11:45:41		10/10/2024 10:08:41 am	John McCormack
RFI	15 am	John McCormack Cabin Bathroom. Plans only identify plywood wall linings. Please identify impervious & easy-clean wall surfaces for the kitchen & bathrooms areas, to demonstrate compliance with the requirements of E3. Details: requirements of E3. Response : Kia ora John		
		Please see amended cabin drawings with note indicating all plywood linings around kitchen and bathroom to have a clear sealer finish. We have also attached the Resene Aquaclear and Polythane info sheets which be will add to the revised specification and product info.		
		regards Paul		
	4/09/2024 11:56:23		10/10/2024 10:12:53 am	John McCormack
RFI	16 am	John McCormack Cabin bathroom window CW04 is required to be safety glazed. Please review & revise. Details: Cabin bathroom window CW04 is required to be safety glazed. Please review & revise. Response : Kia ora John		
		We have now amended the cabin to delete the mezzanine and change the roof pitch for cost reasons.		
		CW04 is now indicated in the window schedule to have safety glass as required for a wet area. - see attached.		
		regards Paul		
	4/09/2024 12:00:36		10/10/2024 10:24:07 am	John McCormack
RFI	17 pm	John McCormack Specifications identify that a Roaring Meg Eco LEB F/place will be installed in the Cabin. Please provide the manufacturer's specifications & installation requirements for the proposed fuel burning appliance, along with certification compliance under the Details: burning appliance, along with certification compliance under the Response : Kia ora John		
		Please find attached installation details and specifications for the proposed Roaring Meg fireplace for the Cabin.		
		JOHN - I HAVE INCLUDED THE REVISED SPECIFICATION, PRODUCT INFO, RISK MATRIX ETC HERE COVERING THE COST CHANGES WE HAVE MADE AS WELL AS RESPONSES TO YOUR RFIs.		
		Regards Paul		

	4/09/2024		10/10/2024	
	12:07:55		10:26:42 am	John McCormack
RFI	18 pm	John McCormack		
	Details:	i) Ref DWG A23, & DWG A11 Section 3. The decks shown appear to require fall protection. Please provide fall barrier details, or revise plan details to reflect landscaping to mitigate against this requirement.		
		ii) Ref DWG A08. Bdrm 1 window 12, & Ensuite window 13, where opening sills are <760mm from FFL, are required to have opening restrictors where fall from sill is mote than 1m. Please review & revise to suit.		
	Response			
	:	Kia ora John		
		i) Please see amended drawings A23 + A11 indicating build up of the landscape to mitigate against fall protection.		
		ii) I have also revised the window schedule A08 to have restrictors (indicated with a small 'ri') to windows 12+ 13 where fall greater than 1m and sills less than 760mm from FFL.		
		regards Paul		
	4/09/2024		10/10/2024	
	12:48:08		10:31:47 am	John McCormack
RFI	19 pm	John McCormack		
	Details:	i) Please provide mechanical ventilation for the Cabin Cooktop, to demonstrate compliance with the requirements of G4/AS1 1.2.5.		
		ii) Please identify how all mechanical extraction systems will be ducted to the outside environment, with either wall, roof, or both, penetration flashing details to suit.		
	Response			
	:	Kia ora John		
		i) Please see amended drawings for the cabin indicating through wall extract fans with the penetration details covered by the typical through wall detail 3/A18.		
		ii) All the mechanical extraction systems for the house will have roof penetrations as indicated in the attached roof plan and the roof penetration detail covered by detail 4/A18.		
		regards Paul		
	4/09/2024		10/10/2024	
	4 1:48:46		10:37:51 am	John McCormack
RFI	20 pm	John McCormack		
	Details:	Please provide an ORG & a vent for the Cabin S/S drain, as it is shown as a separate drainage system connecting to the WW treatment plant.		
	Response			
	:	Kia ora John		
		Please see revised drainage diagram indicating the addition of an ORG for the cabin.		
		Please also note that we have deleted the 15000l tank for the house for cost reasons and now have roof water gravity fed to the 30000l tanks directly.		
		regards Paul		

		10/10/20 24 10:43:31			11/10/20 24 7:41:45 am	John McCorma ck
RFI	21 am	John McCormack				
		Please identify or provide the plans referenced in the Onsite wastewater design PS1 - ". Wastewater and Overland Flow Reports, architects plans and numbered 39pp, 9pp				
	Details:	respectively"				
		Agent's response -				
		"Kia ora John				
		Please find attached revised PS1 and design memo for the Wastewater design.				
		regards				
		Paul"				
		Further RFI -				
		The original Design Mem & PS1 for OSWW & SW disposal designs has been resubmitted. I don't know why. Paul, could you please address the original RFI query.				
		All other RFIs have been suitably satisfied. Thanks.				
Consent No: 240222						
Type	Created				Signed Off	
	26/08/20				29/08/20	
	24				24	
	12:06:46				11:42:19	
RFI	1 pm	Juliet Gigg	Juliet Gigg			
		The specification provided for the aluminum fencing does not show how the fence complies with the minimum requirements of F9. Please provide further information to show how the				
	Details:	aluminum fence complies. This could be further specifications from the manufac				
	Response					
	:	Product statement attached. Fence will be 1200 mm high minimum. Posts will be set in concrete to 800mm deep as specified beside retaining timber.				
	26/08/20				29/08/20	
	24				24	
	12:17:23				11:47:04	
RFI	2 pm	Juliet Gigg	Juliet Gigg			
		Within the Belaïre glass fencing specification there is information on the hinge and latch (Polaris) but separate documents have been provided for a 'Storetech' latch and hinge and an				
	Details:	'Autrah' latch.				
		Please confirm if the proposed hinge and latch is the Polaris as provided with the Belaïre glass fencing specification?				
		If it is, please either remove the two documents that are not applicable or give permission for me to remove them.				
	Response					
	:	Please remove extra documents. The hinge and latch are Polaris.				
		Also since submitting we have changed the type of spigot to be used from a side mounted on retaining wall to top mounted on retaining wall. the produced statement for the new spigot is attached.				
	26/08/20				29/08/20	
	24				24	
	12:20:16				11:51:04	
RFI	3 pm	Juliet Gigg	Juliet Gigg			

		Details: Please identify on the fencing plan that the gates open away from the pool, as identified in the manufacturers specification provided, to meet the minimum requirements of F9.3.3.a.			
		Response			
		:	Noted on attached plan		
		26/08/20		29/08/20	
		24		24	
		12:22:50		11:52:10	
RFI	4 pm	Juliet Gigg		am	Juliet Gigg
		The written document provided with this building consent application states that the fences are to be mounted on Timber retaining walls. Please confirm if these retaining walls are part of this building consent application and provide the relevant construction details.			
		Response: Retaining walls are not included in consent. Maximum height of retaining wall nearest house is 600mm the rest are around 300mm. Retaining wall for spigots to be mounted on will be 150x150 h4 timbers.			
		:			
		26/08/20		29/08/20	
		24		24	
		12:24:40		11:55:13	
RFI	5 pm	Juliet Gigg		am	Juliet Gigg
		Details: Please add a note to the fencing plan to confirm there will be no plantings within 1200mm of the top of the fence, to meet the minimum requirements of F9.3.3.			
		Response			
		:	Noted on fence plan as attached to FRI question 3		
		29/08/20		2/09/202	
		24		4	
		11:42:19		11:08:08	
RFI	6 am	Juliet Gigg		am	Juliet Gigg
		Re RFI#1 - Thank you for providing the product technical statement for the aluminum fencing. There are several fencing types identified within the document provided, please confirm which of the fence types is to be used.			
		Details:			
		This information is required to establish compliance with F9/AS1 Figure 1 (the gap between the aluminum rods and the gap underneath the fence).			
		Response			
		:	We are using the 2400 x 1200 Flat Top Pool Fence Panels which have a rail top and bottom and a gap between the pickets of 72mm		
		29/08/20		2/09/202	
		24		4	
		11:47:04		11:16:20	
RFI	7 am	Juliet Gigg		am	Juliet Gigg
		Re RFI#2 - Thank you for confirming the hinge and latch type to be used. Within the RFI response to this you said that a different spigot type is being used for the glass fencing, but the document attached is a PS1 for a frameless pool balustrade with no further information including:			
		- A PS1 that is dated within the last 12 months and is site specific			
		- Details for the spigot			
		Response			
		:	Correct statement attached		
		29/08/20		2/09/202	
		24		4	
		11:52:10		11:26:31	
RFI	8 am	Juliet Gigg		am	Juliet Gigg
		Re RFI #4 - Thank you for confirming the heights of the retaining walls. Although the construction of the retaining walls themselves is not being considered in this building consent, as the aluminum and glass fences are to be mounted onto it, they are part			
		Details:			
		- Please note the heights of these on the fencing plan.			

		- Please provide a construction detail and a cross section detail for the construction of the retaining wall so compliance with F9 can be assessed.			
	Response				
	:	plan updated and attached to Question 4.			
		Please note the aluminium fence will be mounted on 2.1m posts in the ground not on the retaining wall.			
	29/08/2024			2/09/2024	
	11:55:12			10:59:53	
RFI	9 am	Juliet Gigg		am	Juliet Gigg
		Re RFI#5 - the revised fencing plan that was attached to RFI #3 does not include the note regarding there being no plantings within 1200mm of the top of the fence. Please could you			
	Details:	upload the revised plan to includes this statement.			
	Response				
	:	Note is on the plan as per attached			
	2/09/2024			3/09/2024	
	11:08:07			11:26:53	
RFI	10 am	Juliet Gigg		am	Juliet Gigg
		Re RFI#6 - Thank you for confirming the fence type on the Product Technical Statement. The information in the technical statement doesn't identify the gap underneath the fence (ie. from			
	Details:	the bottom rail to the timber post). This information is required to			
		- Please provide a detail that shows the connection between the 2.1m Timber posts identified in your response to RFI #8 and the aluminum fencing. The should include the timber treatment of the post to comply with B2 and the gap between the timber post and			
		*Useful information (page 12) - https://www.building.govt.nz/assets/Uploads/building-code-compliance/f-safety-of-users/f9-restricting-access-residential-pools/asvm/f9-restricting-access-to-residential-pools.pdf			
	Response	There are no timber posts on the aluminium fences, the posts are aluminium as well and using the manufaturers catches between the post and the aluminium fence panel. The gap			
	:	between the aluminium fence and the retaining wall that it abuts will be minimal a			
	2/09/2024			3/09/2024	
	11:16:20			11:30:18	
RFI	11 am	Juliet Gigg		am	Juliet Gigg
		Re RFI#7 - The description of product on the Product Technical Statement provided does not reference a spigot and is for glass fencing. Prior to this, the glass fencing specification was for			
	Details:	the Belaire fencing with a Polaris latch and self closing hinge.			
		to the spigot proposed to be used.			
	Response				
	:	THE SPIGOT BEING USED UIS COVERED IN THE PRODUCER STATEMENT ATTACHED TO RFI 7.			
	3/09/2024			10/09/2024	
	11:26:53			9:25:36	
RFI	12 am	Juliet Gigg		am	Juliet Gigg
		Re RFI#10 - Please show and confirm the gap at the bottom of the fence on the fencing plan, as per the highlighted sections in the screenshot in supporting email sent 03/09/2024. We			
	Details:	also need to know exactly how the two different fence types connect at th			
		100mm. As the two types of fencing form 1 system of a consistent barrier that meets the requirements of B1, B2 and F9.			
	Response				
	:	Plan attached			

	3/09/2024 11:30:17		10/09/2024 7:57:24 am	Juliet Gigg
RFI	13 am	Juliet Gigg Re RFI#2,7,11 - You have provided conflicting information in responses 2 and 7 & 11, which cannot be assessed. Your response to question 11 is not sufficient and the description in the technical statement supplied with RFI 7 itself does not reference a sigpot. Please upload ONLY applicable documents for the sigpot to this RFI response. Response : The supplier advises: I have reviewed the document and can confirm that the relevant information regarding the spigot is included. Please refer to pages 6-7, where the technical details for the spigot system, including the Chisel Mini Post and Slimline Mini Post, are mentioned. Also attached in the installation guide.		
Consent No: 240215				
Type	Created 29/08/2024 11:54:59		Signed Off 30/09/2024 8:07:06 am	Emelia Lukins
RFI	1 am	Emelia Lukins Details: Please specify the down pipe size and pipe gradient into the existing stormwater drain to comply with E1, and show the location of this on the plans. Response : 100mm Pipe @ 1: 120 Gradient		
	29/08/2024 2:28:58		30/09/2024 11:44:29 am	Emelia Lukins
RFI	2 pm	Emelia Lukins Details: There are discrepancies in the documentation supplied and the details/ pages below are not listed in the PS1 from Chambers consultants. There are also details that have been provided for the Tasman 35, and the pacific 1000 series. Please provide a revised PS1, and submit the full installation manual with only the applicable details for the correct conservatory - CS-728-not included in PS1 - CS-729- not included in PS1 - CON- 5-12- this detail is for the pacific 1000 series and not included in the PS1 - CON-5-012- this detail is for the Pacific 1000 series and not included in the PS1 - CON-5-023- this detail is for the Pacific 1000 series and not included in the PS1. A hand drawn fixing/ screw has also been shown on this page for the sill fixing- Please provide confirmation from the engineer on what this fixing is Response : Disregard Pacific 1000 series as only Tasman 35 will be used.		

		29/08/20 24 2:39:48		25/09/20 24 2:41:18	Emelia Lukins
RFI	3 pm	Emelia Lukins The PS1 indicates construction monitoring to CM1. Please provide and inspection schedule from the engineer, or have them strike through the construction monitoring if they are not Details: issuing a PS4 on completion. Response : I have attached an Email from the Engineers about the CM1			
		29/08/20 24 2:43:47		30/09/20 24 8:08:17	Emelia Lukins
RFI	4 pm	Emelia Lukins The PS1 specifically references CCL calculations and a schedule attached to the statement, however these were not provided as part of the application. Please provide the full engineers documentation that are intended to support the PS1. Response : Please see Manufacturing Pack			
		29/08/20 24 2:44:35		30/09/20 24 8:08:05	Emelia Lukins
RFI	5 pm	Emelia Lukins It appears that changes to the documentation and details from Chambers Consultants have been made since the PS1 was issued. These are clearly visible by hand drawn information on Details: the details provided as part of the application. Please have the engineer co happy with them, and have the applicable pages included into the PS1. Response : This has been issued again without the Hand writing			
		29/08/20 24 2:46:38		30/09/20 24 8:07:52	Emelia Lukins
RFI	6 pm	Emelia Lukins Please show and provide detail on whether the deck will be connected to the existing structure (dwelling) or independent with a min 12mm gap, and provide the connection details to Details: satisfy E2 requirements and NZS3604 7.4.1.2 if connected. Response : The Builder will be Leaving a 15mm Gap			
		25/09/20 24 2:41:18		30/09/20 24 8:07:35	Emelia Lukins
RFI	7 pm	Emelia Lukins Hi David, I have just sent you and email in RE to the construction monitoring. Please respond to this RFI question with the amended PS1, or with details of who will be completing the construction monitoring on their behalf. I see your responses to the other questions and I will assess and accept them one this question has been responded to as well. Response : Fisher Windows 2008 ltd will be completing the Construction Monitoring as per the Manufacture pack on behalf of Chambers Consultants Limited.			

Consent No: 240191

Type	Created	Signed Off
	29/07/20 24 10:48:08	6/08/202 4 9:01:23
RFI	1 am Juliet Gigg Details: Please provide the manufacturers specifications for the wall / roof cladding. Response : I have attached manufacturers specifications for wall / roof cladding 29/07/20 24 10:48:53	am Juliet Gigg
RFI	2 am Juliet Gigg Details: Please provide fixing details for the 0.55 Zinaclume flashings identified on the plans provided by Turton Farm Supplies. Response : Details of fixings for the 0.55 zinalume attached 29/07/20 24 10:52:28	6/08/202 4 9:01:57 am Juliet Gigg
RFI	3 am Juliet Gigg Details: The revised site plan provided excludes some of the information on the original site plan, for example - the site details. Please add this information to the revised site plan. Response : The first page of the original site plan has been amended and is attached. This now includes the property details, and also more information on the soak pit. Note that the remaining pages of the submitted site plan are unchanged. 29/07/20 24 10:59:37	6/08/202 4 9:05:50 am Juliet Gigg
RFI	4 am Juliet Gigg The information provided states the wind zone as Very High however Council Maps identifies this site as being with a Specific Design Required zone. Please provide clarification on how the Details: Very High wind zone was achieved and a site specific wind report if Response : The BRANZ maps identifies the property as being in a Very High wind zone (see attached). The building has been designed for a Very High Wind zone as identified in the MiTek design. 29/07/20 24 11:03:49	6/08/202 4 9:07:23 am Juliet Gigg
RFI	5 am Juliet Gigg The producer statement provided from MiTek New Zealand Limited states that it is subject to the ground having a minimum ultimate bearing capacity of 300kPa. Please provide soil testing Details: results to establish good ground has been achieved to comply with the Test Requirements set out in NZS3604 section 3.3 have been met. Response : The holes on site and existing buildings provide evidence of good ground 300kPa. (i) foundations of adjacent buildings show no signs of settlement or inadequate bearing	6/08/202 4 9:08:10 am Juliet Gigg

		(ii) there is no evidence of landslides		
		(iii) there are no buried services		
		(iv) there is no organic soils, peat or soft clay		
		(v) I have installed drainage around site		
		This can all be verified on site when the inspector is here		
RFI	29/07/20 24 11:19:54	6 am Juliet Gigg	6/08/202 4 9:08:37 am	Juliet Gigg
	Details:	Please provide the manufacturers specification for the 30 000L water tank identified on the architectural plans provided.		
	Response :	The installation instructions for the water tank are attached. Apart from that there is more detail about the design of the water tank on the RXP website. https://ruralwater.co.nz/products/rx-water-tank-30-000l		
RFI	29/07/20 24 12:10:02	7 pm Juliet Gigg	6/08/202 4 9:09:06 am	Juliet Gigg
	Details:	Please provide a detail that shows how the concrete slab floor will be protected against the timber poles, to show compliance with the minimum requirements of B2 and E2.		
	Response :	The poles are H5 treated and do not require any DPM protection. Pole treatment H5 noted sheet 2.		
RFI	29/07/20 24 12:22:07	8 pm Juliet Gigg	6/08/202 4 9:13:09 am	Juliet Gigg
	Details:	Thank you for providing the soakpit calculations and construction detail. Please identify the stormwater pipes location, material, size and gradient on the site plan, to show compliance with the minimum requirements of E1.		
	Response :	The outflow from the water tank is shown on the revised site map (90mm stormwater pipe). As shown in the revised site plan, the soak pit is constructed of large river stones (70mm). The gradient of the area is also shown, and the soak pit will be lower than the shed.		
RFI	6/08/202 4 9:05:49	9 am Juliet Gigg	5/09/202 4 1:58:02 pm	Juliet Gigg
	Details:	Thank you for your response to RFI #3 and for providing revised documents, however they don't state the site details identified on the original site plan. These being:		
		- wind zone - exposure zone - climate zone - earthquake zone.		

		Please add this information to the revised site plan.			
	Response				
	:	Added to revised site plan			
	6/08/202			5/09/202	
	4 9:08:09			4 1:52:18	
RFI	10 am	Juliet Gigg		pm	Juliet Gigg
		Thank you for your response to RFI #5. As the producer statement is subject to the ground having a minimum ultimate bearing capacity of 300kPa, we require soil testing results to confirm			
	Details:	this.			
		- Contractors can no longer determine good ground on site, and have not been able to since the changes to NZS3604 and B1 came into effect in 2021. For this reason, please provide soil testing results that identify the ultimate bearing capacity meets the r			
	Response				
	:	Please find attached a report from LGE consulting which finds:			
		-The building site has no potential for liquefaction based on the Greater Wellington Regional Council _ Wellington Region Liquefaction Potential Maps.			
		-Site sub-soils appear to meet the requirements of _Good Ground_ per NZS3604.			
		-We recommend load bearing footings are founded a minimum 700mm below existing ground level (this will be done)			
		-At the proposed pole foundation depths (1200mm) as per the provided Mitek documentation, 300kPa Ultimate Bearing Capacity will be available.			
	6/08/202			5/09/202	
	4 9:13:09			4 1:59:38	
RFI	11 am	Juliet Gigg		pm	Juliet Gigg
		Thank you for your response to RFI #8 and for the additional information on the soakpit. Please also identify the stormwater pipe location from the proposed outbuilding to the soakpit and			
	Details:	the stormwater pipe material. This information is required to estab			
	Response				
	:	The revised site plan includes the location and details regarding the pipes from the shed to the tank and soak pit.			
	5/09/202			6/09/202	
	4 1:59:38			4 8:23:24	
RFI	12 pm	Juliet Gigg		am	Juliet Gigg
		Re RFIs #8 and #10 - Hi David, the revised site plan referenced in the responses to RFIs 8 and 10 wasn't attached. Please attach the revised site plan to this RFI so processing of the			
	Details:	building consent can be resumed.			
	Response				
	:	This is what I uploaded for RFI 8 and 10.			
Consent No:	240162				
Type	Created			Signed Off	
	8/07/202			9/08/202	
	4 8:46:35			4	
RFI	1 am	Juliet Gigg		11:40:20	
				am	Juliet Gigg

		Due to changes to B1 in 2021, please either provide an updated geotechnical assessment, dated after November 2021, or a comment from the engineer that the report provided meets the requirements of B1 and NZS3604 as applicable for an outbuilding located within the SED wind zone and sheet 6 of the plans states the loadings of the outbuilding are for a "Very High" wind speed. Please provide confirmation of the site specific wind speed.			
		RFI response provided via email with a liquefaction report from IRBA. Although completed for the dwelling the TP03 is in a location close to the pole shed. Given the rural and low risk nature of the building and the report provided, with the addition of the minimum requirements will be achieved.			
			8/07/2022 4 8:49:26	9/08/2022 4 11:41:16 am	Juliet Gigg
RFI	2 am	Juliet Gigg Council Maps have this site as being located within an SED wind zone and sheet 6 of the plans states the loadings of the outbuilding are for a "Very High" wind speed. Please provide confirmation of the site specific wind speed.			
		RFI response received via email. A site specific wind assessment has been provided which identified the wind zone as Very High.			
			8/07/2022 4 8:52:29	9/08/2022 4 11:47:26 am	Juliet Gigg
RFI	3 am	Juliet Gigg The concrete strength identified on Sheet 6 of the plans, states it is to be 17.5MPa, however, Council maps identifies this site as being located within Exposure Zone C. Please revise the concrete strength to meet the minimum requirements of B2 for concrete.			
		RFI response received via email. Revised plans have been provided and sheet 6 now states the concrete strength is to be 20MPa. This meets the minimum requirements set out on B2 as applicable to a pole shed.			
			8/07/2022 4 8:57:16	9/08/2022 4 11:48:07 am	Juliet Gigg
RFI	4 am	Juliet Gigg Please identify the distance to the two closest boundaries on the site plan.			
		RFI response received via email. A revised plan has been provided that identifies the shed as being 26m from the closest boundary.			
			8/07/2022 4 9:07:12	9/08/2022 4 11:49:18 am	Juliet Gigg
RFI	5 am	Juliet Gigg Please provide a revised PS1 that states the address and Legal Description. This information is required so we can tie the PS1 to a specific parcel of land.			
		RFI response received via email. A revised PS1 and supporting letter has been provided with an updated legal description and address.			
			8/07/2022 4 9:18:51	9/08/2022 4 11:50:16 am	Juliet Gigg
RFI	6 am	Juliet Gigg Please provide the manufacturers specifications for the wall and roof cladding.			
		RFI response received via email and the cladding manufacturers specifications have been provided - Corrugate. Fixing details also provided within the manufacturers specifications.			
			8/07/2022 4 9:19:55	9/08/2022 4 11:51:38 am	Juliet Gigg
RFI	7 am	Juliet Gigg			

		Details: Please provide a plumbing and drainage plan to show how stormwater will be discharged to an approved outfall, to meet the minimum requirements of E1.		
		Response RFI response received via email and has been partially accepted. A drainage plan has been provided that clearly identifies the location of the soakpit and calculations however the		
		: construction detail has not been provided. Also identified on the plan is 3		
			9/08/202	
		8/07/202	4	
		4 9:22:15	11:54:21	
RFI	8 am	Juliet Gigg	am	Juliet Gigg
		Details: Please provide information on gutters and downpipes to show how compliance with E1 and E2 will be achieved.		
		Response		
		: RFI response received via email. The plumbing and drainage plan clearly indicates a pvc 80mm downpipe on the pole shed with 100mm pvc pipe from water tanks to soakpit.		
			9/08/202	
		8/07/202	4	
		4 9:24:09	11:55:46	
RFI	9 am	Juliet Gigg	am	Juliet Gigg
		Details: Please add a comment to the site plan to confirm compliance with F5.		
		Response RFI response received via email. Although F5 compliance statement has not been added to the plans, it was clearly confirmed by email (refer correspondance). Given the rural, IL1 nature		
		: of the building, further information has not been requested.		
		9/08/202	19/08/20	
		4	24	
		11:51:38	9:28:11	
RFI	10 am	Juliet Gigg	am	Juliet Gigg
		Details: Thank you for providing a plumbing and drainage plan. Please provide the soakpit construction detail and calculations, to show compliance with E1.		
		Response RFI response received via email, refer correspondence. Soakpit calculations identified on the architectural plans and show compliance with the minimum requirements of E1/VM1 -		
		: calculations and construction detail.		
		9/08/202	19/08/20	
		4	24	
		11:52:46	9:19:25	
RFI	11 am	Juliet Gigg	am	Juliet Gigg
		Details: The plumbing and drainage plan provided in the RFI Round 1 response indicate 3 x 30 000L water tanks. Please provide the manufacturers specifications for these.		
		Response		
		: RFI response received via email, refer correspondence. The specifications for the tanks have been provided and can be found in the manufacturers specifications.		
		12/08/20	19/08/20	
		24	24	
		1:14:02	9:43:44	
RFI	12 pm	Juliet Gigg	am	Juliet Gigg
		Details: Please identify on the plan, the gradient the stormwater pipes will be laid, to achieve compliance with E1.		
		Response RFI response received via email. The gradient is identified as 1:100 but this is not compliant per E2/AS1 Table 2. If compliance is to be achieved through a different compliance pathway		
		: then further information is required.		
		19/08/20	30/10/20	
		24	24	
		9:43:43	8:01:58	
RFI	13 am	Juliet Gigg	am	Juliet Gigg
		Thank you for providing a revised plan with the 1:100 gradient identified for the 100mm pvc stormwater pipe. However, this does not meet the minimum gradient requirements set out in		
		Details: E1/AS1 table 2, therefore further information is required. Please provide		
		pipe at 1:100 complies with E1.		

Response RFI response received via email on 29th October 2024. Confirmation from drainlayer Nathan Mquade that the stormwater system is charged. Comment added to the plans and I am
: satisfied on reasonable grounds that if the stormwater system is installed per the achieved.

Consent No: 240232

Type	Created		Signed Off
	9/09/2024		13/09/2024
	12:10:21		11:04:57
RFI	1 pm	Juliet Gigg The floor plan provided states the fireplace to be a Jet Master fire, which differs from the specifications provided. Please revise the floor plan to state the correct fireplace type or provide Details: the Jet Master specification. Response : Hi Juliet Amended floor plan attached. Kind regards Monique	am Juliet Gigg
	9/09/2024		13/09/2024
	12:14:22		11:43:49
RFI	2 pm	Juliet Gigg Details: The description of building work states the freestanding fireplace is to be installed into an existing alcove / brick chimney. Please provide the following information: 1. The dimensions of the alcove and of the chimney, to ensure compliance with the minimum clearance dimensions stated in the fireplace specifications. 2. Photo(s) of the existing cavity to confirm the condition. Response : Hi Juliet The plans held at council should show that the house is constructed of solid block and so is the chimney alcove. Therefore there is no combustible to consider for clearance. I've attached a photo of the alcove for your info so you can see what I mean.	am Juliet Gigg
	13/09/2024		17/09/2024
	11:43:49		1:51:04
RFI	3 am	Juliet Gigg Details: Thank you for providing a photo of the alcove, please also provide a photo of the brick chimney cavity to confirm its current condition. Response : Hi Juliet Photos of the internal solid brick chimney. These have been taken from down below in the alcove looking up the chimney. Please also note this is not a new inbuilt fireplace as the project title states. This is for a freestanding fire. Can you please also amend the title of this installation from inbuilt to freestanding. Thank you. Kind regards Monique	pm Juliet Gigg

Consent No: 240231

Type	Created		Signed Off
	24/09/2024		26/09/2024
RFI	1 am	Emelia Lukins	8:57:49 am Emelia Lukins
	Details:	As noted in our phone conversation and in Sara's email, you will need to supply a GAP analysis for the building. Please find some guidance on this using the link below:	
		https://www.building.govt.nz/building-code-compliance/b-stability/b1-structure/altering-existing-building/demonstrating-and-assessing-compliance-for-buildings-undergoing-alterations/step-3-applicants-assess-anarp-for-outstanding-fire-and-accessibility-bui	
	Response		
	:	GAP ANALYSIS REPORT is attached as discussed with council as per email 25Sep24	
	24/09/2024		26/09/2024
RFI	2 am	Emelia Lukins	9:14:01 am Emelia Lukins
	Details:	Please confirm the proposed new use for part of the building (garage space) as per Schedule 2 of the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005	
		Reference:	
		Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005:	
		https://www.legislation.govt.nz/regulation/public/2005/0032/latest/DLM313979.html#DLM313979	
		Building Act- Change of use, extension of life, and subdivision of buildings- Sec 114-115: https://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306878.html	
		MBIE Guidance: https://www.building.govt.nz/managing-buildings/change-of-use-and-alterations	
	Response		
	:	WL - Hair Dressing Shop	
	24/09/2024		26/09/2024
RFI	3 am	Emelia Lukins	9:14:50 am Emelia Lukins
	Details:	As a compliance schedule will be required for part of the building in it's new use, please provide the performance standards and IMR (inspection, maintenance, and reporting) for both of the Specified systems: Non illuminated exit signs (SS15/4) and the ba	
		References:	
		Building Act- Compliance schedules- Sec 100-105: https://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306859.html	
		Building Act- Annual building warrant of fitness- Sec 108-111: https://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306869.html	
	Response		
	:	Please see the attached Schedule of Specified Systems	
	24/09/2024		26/09/2024
RFI	4 am	Emelia Lukins	9:15:03 am Emelia Lukins

		Please provide an accessibility report. Unfortunately, waivers and modifications don't apply to accessible facilities under s67(3) of the Building Act, so you will have to comply to 'as near as reasonably practicable'. This item may be addressed in the GA References: Building Act- Access to buildings by persons with disabilities sec 117-120: https://www.legislation.govt.nz/act/public/2004/0072/latest/DLM306888.html Clauses for accessible requirements are outlined in NZS4121 part 1.4.5.1		
	Response			
	:	resolved with council as per email 25Sep24		
	24/09/20			26/09/20
	24			24
	7:45:43			9:15:14
RFI	5 am	Emelia Lukins		am Emelia Lukins
		Under the proposed new use and risk group, you will not be able to have any isolated steps, so you will need to have ramps at the door if it is not level entry as required by D1.3.3(i) (this is something we cannot approve under a waiver).		
	Details:			
	Response			
	:	resolved with council as per email 25Sep24		
	24/09/20			26/09/20
	24			24
	8:55:28			9:15:24
RFI	6 am	Emelia Lukins		am Emelia Lukins
		The part of the building in it's proposed new use will have a new fire risk group and will need to comply with the requirements of C/AS2, which in turn may require fire rating between the altered space and the existing dwelling. Please have the designer a		
	Details:			
	Response			
	:	resolved with council as per email 25Sep24		
Consent No: 240179				
Type	Created			Signed Off
	15/07/20			10/10/20
	24			24
	11:15:57			1:41:31
RFI	1 am	Juliet Gigg		pm Juliet Gigg
	Details:	The PS1 provided for the 1200mm high Aluminum Fencing, issued by Studio89 Group Pty Ltd is not site specific. Please provide an updated PS1 that states the Legal Description.		
	Response			
	:	please find attached		
	15/07/20			10/10/20
	24			24
	11:53:40			11:14:26
RFI	2 am	Juliet Gigg		am Juliet Gigg
	Details:	The detail for the Hose Connection Vacuum Breaker is illegible and cannot be read. Please provide a revised version of this that is clearer.		
	Response			
	:	please find attached		

RFI	15/07/20 24 11:56:31	3 am	Juliet Gigg		10/10/20 24 1:44:18	pm	Juliet Gigg
	Details:	Please provide information to show how backwash and stormwater will be discharged to an approved outfall.					
	Response						
	:	No back wash as pool is on cartridge filter system Stom water to go to soak tench 4m long 300 mm deep 300mm wide , fulled with pea metal and top with grass					
RFI	15/07/20 24 11:58:44	4 am	Juliet Gigg		10/10/20 24 1:48:12	pm	Juliet Gigg
	Details:	The fencing plan provided and the plans within the engineering documentation are different. Please confirm which fencing plan is to be used and ensure there are no discrepancies between plans provided.					
	Response	*Please Note - Further processing of this consent cannot be completed until this information has been provided.					
	:	fencing plan as per engineer documentation					
RFI	10/10/20 24 1:41:31	5 pm	Juliet Gigg		17/10/20 24 9:01:37	am	Juliet Gigg
	Details:	Re RFI #1 - The revised PS1 and associated documents provided are illegible. Whilst all pages are unclear specifically pages 4, 5 and 7 of the 7 page document uploaded cannot be read.					
	Response	Please provide a version of this document that is legible.					
	:	I will bring in the original this week (week beginning 14 Oct 2024) for you to sight and copy yourself to ensure you are satisfied with the information.					
RFI	10/10/20 24 1:44:18	6 pm	Juliet Gigg		17/10/20 24 9:02:43	am	Juliet Gigg
	Details:	Re RFI #3 - Thank you for your response, however further information is required. You stated in your response that a soak trench will be constructed for stormwater discharge however no further information, calculations or consutruction details were provid proposed soak trench will meet the minimum requirements of E1.					
	Response	The soak trench will be 6m long x 300mm wide x 300mm deep. Filled with pea metal (drainage) topped with grass. In addition, the pool will be packed with aprox 30 tonne of pea metal, which will provide additional drainage.					
RFI	10/10/20 24 1:48:12	7 pm	Juliet Gigg		18/10/20 24 8:46:00	am	Juliet Gigg
	Details:	Re RFI #4 - Thank you for confirming that the engineering plans with the retaining walls are the correct plans. However, further information is now required on this. Please provide a detail of both Retaining wall Type A and Retaining wall Type B that shows how compliance with F9 is achieved.					
	Response	*Useful information - https://www.building.govt.nz/assets/Uploads/building-code-compliance/f-safety-of-users/f9-restricting-access-residential-pools/asvm/f9-restricting-access-to-residential-pools.pdf					
	:	F9 requires the restriction of access to the pool: minimum of 1200mm high nonclimbable access.					

		Retaining walls A and B are constructed with poles and the rails are fitted edge to edge horizontally, which provides a smooth surface with no climbing edges or area. Constructed of SG6 wet 50 x 150 rails as per pages 12 and 13 of the engineers details.		
	10/10/2024 1:57:32		18/10/2024 8:48:06 am	
RFI	8 pm	Juliet Gigg The two types of retaining wall specified have varying heights shown in the documentation. Please clearly indicate on the plan the extent and heights across the entire length of the walls, Details: to ensure that the min heights required by F9 are met. Response : The walls do not have varying heights. Please see diagram; the height of all walls is 1200.		Juliet Gigg
	17/10/2024 9:02:42		21/10/2024 8:21:12 am	
RFI	9 am	Juliet Gigg Re RFI #6 - You have provided in your RFI responses the size of the soak trench but this information has not been added to the plans. Please add to the plans the following information to show how the soak trench will meet the minimum requirements of E1: 1. Identify the location of the proposed soak trench on the plans 2. Provide calculations and identify the size of the soak trench 3. Provide a construction detail for the soak trench Response : Soak trench for pool rain fall over flow This is Barrier reef pools standard construction that is recommended for their pool installs, unfortunately i do not have the calculations, but have always enjoyed success with this design Soak trench to be 6m long 300mm wide 300mm deep , filled with pea metal for soakage and top with grass over flow from skimmer box will be piped to soak trench in a 30mm pipe to a perforated pipe laying in trench		Juliet Gigg
	18/10/2024 8:48:05		21/10/2024 8:19:52 am	
RFI	10 am	Juliet Gigg Re RFI#8 - Thank you for your response, however the engineering documentation for Retaining wall type B shows information for a 1200mm, a 900mm and a 600mm section of the retaining wall. Whilst I understand the retaining wall is at an angle, the height of engineering plans state a MAX height of 1200mm, where in F9 a MIN height of 1200mm is required. If there are no varying heights can you please confirm I am able to remove pages 27-30 of the redco package as they will not be applicable to this project. Response : yes that is correct all retaining walls relating to the pool will be a minimum of 1200mm, no 600 or 900 mm please remove pages 27-30		Juliet Gigg
	21/10/2024 8:21:12		30/10/2024 11:49:10 am	
RFI	11 am	Juliet Gigg Details: Re RFI #9 - Thank you for your response - please add the information you provided in your RFI response to the plans, to show compliance with E1 within the documentation provided.		Juliet Gigg

		*You have provided in your RFI responses the size of the soak trench but this information has not been added to the plans. Please add to the plans the following information to show how the soak trench will meet the minimum requirements of E1:		
		1. Identify the location of the proposed soak trench on the plans		
		2. Provide calculations and identify the size of the soak trench		
		3. Provide a construction detail for the soak trench*		
	Response			
	:	please find attached		
	30/10/2024			
	11:49:09			1/11/2024 9:00:39 am
RFI	12 am	Juliet Gigg		Juliet Gigg
	Details:	Re RFI #11 - Thank you for your response and for providing the revised plan page, however this does not provide a complete answer to the questions asked in RFI 11. Please add the information requested below onto the plans, this information is required to		
		1. Please provide the soak trench calculations, required to support the trench size of 6m*300mm*300mm identified on the plan provided.		
		2. Please provide a construction detail for the soak trench.		
	Response			
	:	soak trench is 6m long 300mm deep 300mm wide, filled with drainage metal namely 6mm chip, (pea metal) and topped with grass. This is not for backwash or to drain pool . soak is only for excess rain fall if ever rain fall excesses 150mm of standard pool water level		
		I do not have calculations for trench as this is Barrier reef pools guide to install.		
		Which has been acceptable to all councils I've dealt with including SWDC.		
		I hope this helps		
		regards		
		Alan		
Consent No: 240258				
Type	Created			Signed Off
	30/09/2024			
	3:17:20			3/10/2024 7:49:38 am
RFI	1 pm	Alan Gasson		Alan Gasson
	Details:	Please supply a copy of the Consent Notice 12547346.2 dated 6-10-2022		
	2/10/2024			3/10/2024 7:49:54 am
	4 9:11:50			Alan Gasson
RFI	2 am	Alan Gasson		Alan Gasson
	Details:	Please supply the Firth Ribraft Technical Manual Januray 2020 and the Codemark CM70056, the Firth Ribraft manual supplied is not the current version and please do not mis-interpret the Interim Technical Manual 2023 1.1 using slab edge insulation not used		
	2/10/2024			
	4			3/10/2024 8:05:28 am
	10:16:28			Alan Gasson
RFI	3 am	Alan Gasson		
	Details:	Please supply details of whether a RONDO ceiling Batten system or timber batten system is to be used for the 13mm GIB ceilings noted in the Specification ans whether GIB Aqualine is to be used on the wet area walls and ceiling.		

RFI	2/10/2022 4 10:42:24	4 am	Alan Gasson		3/10/2022 4 8:04:59 am	Alan Gasson
	Please supply the Metro Fires Tiny Rad Woody manufacturers specification and installation instructions including the Flue requirements to the Manufacturers requirements to demonstrate compliance with NZBC Clause B1, B2 & C1-6.					
	Details: 2/10/2022 4 10:55:18					
	5 am Alan Gasson					
Details: Please supply amended documentation noting the correct AS/NZS3500.2 year - refer to sheet 2 where the year 2003 is noted and has been superseded.						
Consent No: 240283						
RFI	Type Created 14/11/2024 2:00:15	1 pm	Juliet Gigg		Signed Off 18/11/2024 8:16:04 am	Juliet Gigg
	Details: Hi Vicki, Please upload the remaining engineering documentation to this RFI for processing.					
	Thanks, Juliet					
	Response : Hi Juliet					
RFI	Please see attached producer statement.					
	Thanks					
	Vicki					
	18/11/2024 8:13:46	2 am	Juliet Gigg		22/11/2024 9:35:00 am	Juliet Gigg
Details: Please identify South Wairarapa District Council in place of the 'Building Consent Authorities in New Zealand' on the PS1.						
Response : Sheet 19 amended to state South Wairarapa District Council						
RFI	Please refer to attached revised producer statement, for this and remaining RFI's					
	18/11/2024 8:20:11	3 am	Juliet Gigg		22/11/2024 9:35:59 am	Juliet Gigg
	Details: Please add the Legal Description to the producer Statement. This information is required so we can tie the producer statement to a specific parcel of land.					
	Response : Sheet 19 amended to show Legal Description.					

RFI	18/11/20 24 8:34:40	4 am	Juliet Gigg		22/11/20 24 9:42:47 am	Juliet Gigg
	Details:		There are two glass doors identified on the plans. Please add a note to the plans to show how the glazing meets the minimum performance and functional requirements of F2 (NZS 4223 part 3).			
	Response		: Added note to sheet 3			
	18/11/20 24 8:39:33	5 am	Juliet Gigg		22/11/20 24 10:10:43 am	Juliet Gigg
RFI			Please provide soil testing results to confirm good ground to NZS 2604 Section 3 with a ultimate bearing capacity of 300kPa to meet the requirements set out in the Producer Statement			
	Details:		provided.			
	Response		: Please see attached document, area highlighted on site plan shows where the new building will be situated which has been covered off in the soil report.			
	18/11/20 24 9:00:55	6 am	Juliet Gigg		22/11/20 24 9:45:34 am	Juliet Gigg
RFI			The framing plan (sheet 2), shows the garage door and the single entry door but not the double entry doors that are shown on the elevations. Please add these to the framing plan so there			
	Details:		are no discrepancies.			
	Response		: Elevations on sheets 4-6 revised to show framing.			
	18/11/20 24 10:01:09	7 am	Juliet Gigg		22/11/20 24 9:59:10 am	Juliet Gigg
RFI			The plans state the wall and roof cladding as 6-Rib cladding however the specification provided is for corrugate cladding. Please provide the 6-rib cladding specification and give			
	Details:		permission for me to remove the corrugate cladding specification currently			
	Response		: Elevations, Details, and images updated to be True Oak Corrugate Roofing and Vertical Corrugate Wall Cladding.			
Consent No: 240287						
RFI	Type		Created		Signed Off	
			18/11/20 24 11:51:43		22/11/20 24 11:23:43 am	Juliet Gigg
	Details:		The design memorandum provided has not been signed. Please provide a revised version with the signature completed.			
	Response		: See signed CODW attached			

	18/11/20			22/11/20	
	24			24	
	1:47:50			11:28:58	
RFI	2 pm	Juliet Gigg		am	Juliet Gigg
	Details:	Please provide the full GIB Ezybrace document for the subfloor bracing (pages 2 and 3).			
	Response				
	:	Please see revied bracing calcs and pile plan attached			
	18/11/20			22/11/20	
	24			24	
	1:46:22			11:30:13	
RFI	3 pm	Juliet Gigg		am	Juliet Gigg
		Sheet 3 of the plans states the piles are to be 125x125 H5 whereas sheets 4 and 5 indicate they are driven piles (175mm SED H5 natural rounds on sheet 4 and details on sheet 5). Please			
	Details:	revise 125x125 note and ensure there are no other discrepancies.			
	Response				
	:	The reference to 125 x 125 piles is for the landing only as there are no decks. The house is to be piled on driven piles as per sheet 4 and the landing will be piled with 125 x 125 piles			
		I have removed the reference to a deck one on sheet 3 as there won't be - please see attached			
	18/11/20			22/11/20	
	24			24	
	1:37:02			11:31:47	
RFI	4 pm	Juliet Gigg		am	Juliet Gigg
	Details:	You have provided a subfloor access detail but have not identified where this will be located on the floor plan or elevations. Please add this to one of those pages.			
	Response				
	:	Please see revised sheet 7 attached showing subfloor access location			
	18/11/20			22/11/20	
	24			24	
	1:24:53			11:45:37	
RFI	5 pm	Juliet Gigg		am	Juliet Gigg
	Details:	Please provide the specification for the macerating sewer pump that is identified on sheet 8 of the plans.			
	Response				
	:	Please see sewer pump specs attached			
	18/11/20			22/11/20	
	24			24	
	1:30:08			11:47:34	
RFI	6 pm	Juliet Gigg		am	Juliet Gigg
	Details:	The drainage plan on sheet 8 states the vanities to be DN50 whereas the notes on the same page states the vanity to be 40mm at a 1:20 gradient.			
		While both would comply, please specify one or the other so there is no discrepancy in the gradients when installed on site.			
	Response				
	:	I have revised the plan to show a DN50 for the vanity - please see attached			
	19/11/20			22/11/20	
	24			24	
	11:01:03			11:47:58	
RFI	7 am	Juliet Gigg		am	Juliet Gigg
	Details:	Please move the Terminal Vent to the other side of the Gully Trap per Figure 6 of G13/AS1.			
	Response				
	:	Please see the revised P&D plan attached to RFI 6			

		19/11/20 24 11:13:12		22/11/20 24 11:48:13	
RFI	8 am	Juliet Gigg		am	Juliet Gigg
	Details:	Please add the soakpit pipes to sheet 2 of the plans to show where these will be in relation to the dwelling. These have not been shown on either sheet 2 or sheet 8.			
	Response				
	:	See revied sheet 2/site plan attached			
		22/11/20 24 11:43:43		25/11/20 24 9:09:48	
RFI	9 am	Juliet Gigg		am	Juliet Gigg
	Details:	Please identify on the plans that the pile depths should be to 1900mm to meet the requirements set out in the soil report provided.			
	Response	All piles will be driven to a minimum depth of 1200mm (as per the requirements of NZS3604 cantilever pile system) and they will achieve the minimum set of 25mm. All driven piles will be			
	:	driven to the minimum set as required under NZS3604. At the completio the minimum along with a PS3 and record of building works			
		This notation has been added to the pile plan attached			
		22/11/20 24 11:45:36		25/11/20 24 9:05:29	
RFI	10 am	Juliet Gigg		am	Juliet Gigg
		Please identify on the plans the location of the isolation valve and provide the specification for this, as this is stated as being required for the macerating pump to comply with AS/NZS			
	Details:	3500 as a means of complying with G13.			
	Response				
	:	Specs for isolation valve attached and location of valve is now shown on the site plan (also attached)			
		25/11/20 24 9:09:47		26/11/20 24 8:10:19	
RFI	11 am	Juliet Gigg		am	Juliet Gigg
		Hi Helena, thanks for your response and the revised plan page. Whilst I understand that the requirements for cantilever driven piles in NZS3604 are to a minimum depth of 1200mm, this			
	Details:	doesn't meet the recommendations set out by the soil report, which state comment from EQOnz ltd to state that the driven pile depth of 1200mm will be suitable or identify on the plans that the piles will be driven to 1900mm to meet the requirements set out in the soil report.			
	Response				
	:	Hi Juliet, I have revised the notation to specify all driven piles are to be driven to a minimum of 1900mm			
Consent No: 240275					
Type	Created			Signed Off	
	11/11/20 24 11:19:38			12/11/20 24 1:16:05	Emelia
RFI	1 am	Emelia Lukins		pm	Lukins
	Details:	Can you please tick Ventilation under the E2 section of the memorandum of design work. This is to cover subfloor ventilation.			

		Response			
		:	Please see attached.		
		11/11/20		12/11/20	
		24		24	
		11:21:42		1:20:45	Emelia
RFI	2 am	Emelia Lukins		pm	Lukins
	Details:	Can you please show the location of the water supply pipes on the drainage plan, including showing the HWC discharge pipes to comply with G12			
		Response			
		:	Please see attached.		
		11/11/20		12/11/20	
		24		24	
		11:24:03		1:21:50	Emelia
RFI	3 am	Emelia Lukins		pm	Lukins
	Details:	Please provide a floor plan showing the smoke alarms compliant with F7 and C/AS1			
		Response			
		:	Please see attached.		
		11/11/20		12/11/20	
		24		24	
		11:27:20		1:22:10	Emelia
RFI	4 am	Emelia Lukins		pm	Lukins
	Details:	Please add the Datm, FGL and FFL to the site plan to show compliance with E1/AS1			
		Response			
		:	Please see attached.		
		11/11/20		12/11/20	
		24		24	
		11:31:27		1:22:21	Emelia
RFI	5 am	Emelia Lukins		pm	Lukins
	Details:	Please provide details for the main entryway. a FFL of >600mm will require steps, however no construction details or pitch and tread details have been provided to satisfy D1/AS1.			
		Response			
		:	Please see attached.		
		12/11/20		14/11/20	
		24		24	
		1:49:27		10:05:09	Emelia
RFI	6 pm	Emelia Lukins		am	Lukins
	Details:	Sorry I am not to sure why this uestion didn't send in the first round.			
		The wind zone for the site is very high as per SWDC maps and shown on the plans, however the GIB Ezybrace calculations you have provided specify a High zone.			
		Can you please correct this and provide revised calculations?			
		Response			
		:	Please see attached, calculations have not changed.		

Consent No: 240272

Type Created

Signed Off

RFI	18/10/20 24 8:27:58	1 am	Jess Botha		1/11/202 4 11:20:34 am	Jess Botha
	Details:	Please supply a copy of the Record of Title for the property.				
	Response					
	:	Considering we have had numerous issues to sort before we got to apply for the BC, the current CT is just outside the 3 months. Will that still be acceptable?				
RFI	18/10/20 24 8:35:11	2 am	Jess Botha		1/11/202 4 11:26:39 am	Jess Botha
	Details:	Please identify the datum on a site plan, and provide spot levels in order to demonstrate compliance with 2.0 E1/AS1.				
	Response					
	:	Added to site plan				
RFI	18/10/20 24 9:52:51	3 am	Jess Botha		1/11/202 4 11:29:16 am	Jess Botha
	Details:	PS1 supplied by Northern Consulting Engineers indicates restricted building work was undertaken in relation to B1: Foundations for the habitable portion of works. 1) please supply a Form 2A: Memorandum from Licensed Building Practitioner for the elements of RBW undertaken.				
	Response					
	:	The Form has been attached to this email.				
RFI	18/10/20 24 9:59:28	4 am	Jess Botha		1/11/202 4 11:36:35 am	Jess Botha
	Details:	Please clarify - PS1 indicates inspections are to be undertaken by SWDC, however page 3 of the design report shows a local engineer will be engaged to undertake inspections and issue a				
	Response	PS4.				
	:	Ps1 updated to state CM2 inspections of subgrade as per Geotech report with SWDC to inspect steel framing.				
RFI	18/10/20 24 10:11:23	5 am	Jess Botha		1/11/202 4 11:42:49 am	Jess Botha
	Details:	Sheet 4 of NCE plans indicate slab edge and internal thickening is founded at a depth of 250, and 200mm respectively. Geotechnical Report notes adequate bearing capacity is found at a depth of 400mm begl. 1) please revise to align with the depth to 'good ground' found on site.				
	Response	The garage component of the building has been designed with the pad footings to depth of good ground as edge thickening are not load bearing these have not been designed for good				
	:	ground depth. The habitable portion of the building has been designed with t thickening is not taking a load bearing wall and only there for the bracing elements it has been designed as not requiring good ground.				
RFI	18/10/20 24 10:40:40	6 am	Jess Botha		1/11/202 4 11:43:43 am	Jess Botha
	Details:	Sheet A301 appears to indicate DPC is only required to external walls. 2.3.3 NZS3604 shows DPC is required to separate all timber from concrete.				

		1) please revise to align with 2.3.3 NZS3604.			
		Response			
		: Correction made			
		18/10/20			1/11/202
		24			4
		10:55:33			11:47:35 Jess
RFI	7 am	Jess Botha		am	Botha
	Details:	EcoPly Specification and Installation Guide supplied is out of date.			
		1) please supply the most recent version dated 2023.			
		Response			
		: Attached			
		18/10/20			1/11/202
		24			4
		11:21:26			11:49:39 Jess
RFI	8 am	Jess Botha		am	Botha
	Details:	Please propose the size, spacing and fixing type of purlins required in accordance with Table 10.10 NZS3604.			
		Response			
		: Revised			
		18/10/20			1/11/202
		24			4
		11:23:35			11:52:08 Jess
RFI	9 am	Jess Botha		am	Botha
	Details:	Please propose the size of the ceiling battens required in accordance with Table 13.1 NZS3604.			
		Response			
		: Revised on the plans, however, it is also written in the specifications			
		18/10/20			1/11/202
		24			4
		12:09:05			11:55:13 Jess
RFI	10 pm	Jess Botha		am	Botha
	Details:	RFI2: Sorry, this one appears to have been missed. Please provide further information on the:			
		2) surface proposed to the main access route in accordance with 2.0 and Table 2 D1/AS1.			
		Response			
		: Fall changed to 1:100			
		18/10/20			1/11/202
		24			4
		12:26:39			11:55:54 Jess
RFI	11 pm	Jess Botha		am	Botha
	Details:	Please propose the location of inspection points required to the stormwater drain as per 3.7 E1/AS1.			
		Response			
		: IP's added to drainage plan			
		18/10/20			4/11/202
		24			
		12:58:37			4 7:38:54 Jess
RFI	12 pm	Jess Botha		am	Botha
	Details:	Table 3 and 9.1.7.2 E2/AS1 shows a rigid air barrier with wall underlay over fixed is required to claddings in extra high wind zones, and to internal walls between unlined garage spaces.			

		1) please ensure this is indicated on the plans and details provided as per Table 3 and 9.1.7.2 E2/AS1.			
		9.1.10.4 and Figure 71(c) E2/AS1 shows there must be sealant between underside of head flashing and window flange in extra high wind zones.			
		2) please ensure this is provided as per 9.1.10.4 and Figure 71(c) E2/AS1.			
		BRANZ Appraisal 695 supplied for Watergate Plus Wall Underlay is out of date.			
		3) please supply the most recent version, dated 2023.			
	Response				
	:	All revised			
	18/10/20				
	24			4/11/202	
	2:26:44			4 7:46:18	Jess
RFI	13 pm	Jess Botha		am	Botha
		RFI 2: Sorry, detail 4 sheet A404.1 has not been revised to show the cover over roofing, and detail 1 sheet A404.1 appears to show the incorrect dimension has been revised with no cover			
	Details:	over roofing noted.			
		1) please propose the cover over roof cladding dimension to the head barge, and apron detail in accordance with Table 7 E2/AS1.			
	Response				
	:	Apron flashing increased to 200mm			
	18/10/20				
	24			4/11/202	
	2:41:28			4 7:47:55	Jess
RFI	14 pm	Jess Botha		am	Botha
	Details:	RFI 2: Thank you, please also provide the dimensions required as per Figure 45 E2/AS1.			
	Response				
	:	Sorry, missed out that whole detail.			
		Added now			
	21/10/20				
	24			4/11/202	
	9:30:50			4 7:50:27	Jess
RFI	15 am	Jess Botha		am	Botha
	Details:	Please provide the following wet area details:			
		1) vinyl to cabinetry and wall as per 3.2.1 and Figure 1 E3/AS1,			
		2) shower pipe penetration as per Figure 6 E3/AS1,			
		3) shower tray to wall as per Figure 4 E3/AS1,			
		4) sink and bench to wall as per Figure 3 E3/AS1.			
	Response				
	:	Details added to new sheet			
	21/10/20				
	24			4/11/202	
	10:07:30			4 8:20:01	Jess
RFI	16 am	Jess Botha		am	Botha
	Details:	1.2.1 G3/AS1 shows a cooker with oven and hot plate or wall oven with separate hob must be provided for cooking.			
		1) please show the location of cooking facilities as per 1.2.1 G3/AS1.			
		1.3.1, 1.3.2 G3/AS1 shows space for a perishable food store must be provided.			

		2) please show the location of perishable food storage as per 1.3.1, 1.3.2 G3/AS1.		
	Response			
	:	No cooking facilities created. The parents will share meals with the daughter in the main house.		
		Small underbench fridge added		
	21/10/20			
	24			4/11/202
	10:10:32			4 8:01:39 Jess
RFI	17 am	Jess Botha	am	Botha
	Details:	Please show the location of safety glazing required to windows/doors in accordance with NZS4223.3		
	Response			
	:	This is already noted on sheet A501		
	21/10/20			
	24			4/11/202
	10:15:54			4 8:17:33 Jess
RFI	18 am	Jess Botha	am	Botha
	Details:	Please demonstrate adequate ventilation is provided to the kitchen cooktop in accordance with 1.3.3 G4/AS1.		
	Response			
	:	There is no kitchen cooktop allowed for		
	1/11/202			
	4			4/11/202
	11:55:13			4 9:56:28 Jess
RFI	19 am	Jess Botha	am	Botha
	Details:	RFI2: Sorry, this one appears to have been missed. Please provide further information on the:		
		2) surface proposed to the main access route in accordance with 2.0 and Table 2 D1/AS1.		
	Response			
	:	Revised on both Floor plans and Foundation Plan		
	4/11/202			4/11/202
	4 7:46:17			4 9:57:54 Jess
RFI	20 am	Jess Botha	am	Botha
		RFI 2: Sorry, detail 4 sheet A404.1 has not been revised to show the cover over roofing, and detail 1 sheet A404.1 appears to show the incorrect dimension has been revised with no cover		
	Details:	over roofing noted.		
		1) please propose the cover over roof cladding dimension to the head barge, and apron detail in accordance with Table 7 E2/AS1.		
	Response			
	:	Both added and corrected		
	4/11/202			4/11/202
	4 7:47:54			4 9:58:34 Jess
RFI	21 am	Jess Botha	am	Botha
	Details:	RFI 2: Thank you, please also provide the dimensions required as per Figure 45 E2/AS1.		
	Response			
	:	All revised		

Consent No: 240269

Type Created

Signed Off

		24/10/20 24 2:41:47		1/11/202 4 1:17:06 pm	Juliet Gigg
RFI	1 pm	Juliet Gigg Please identify on the plumbing and drainage plan how the HWC is supported and the location of the safe tray. This information is required in order to establish compliance with G12/AS1, as identified on the application form. Response : Please see change on plans, this is drawn as the Rheem installation guide, No drawing details are available for cylinder stand however will be built with appropriate materials to adequately support the cylinder and including support against earthquake forces. Treated framing timber stand is existing from current cylinder.			
		24/10/20 24 2:42:54		1/11/202 4 1:17:20 pm	Juliet Gigg
RFI	2 pm	Juliet Gigg The floor plan states that this is the new location for the fireplace suggesting this is a new wetback connection. Please provide a detail to show how the wall will be penetrated and confirm that this is not a load bearing wall. Response : the fire is in an existing location and yes new wetback connection, 2x 25mm dia pipes will be installed through the wall installed in a way to miss any timber regardless if load bearing wall or not.			
		1/11/202 4 1:17:19		4/11/202 4 9:10:52 am	Juliet Gigg
RFI	3 pm	Juliet Gigg Details: Re RFI #2 - thanks for your RFI response confirming how the pipes will penetrate the wall, please add this information to the plans. Response :			0
Consent No: 240259					
Type	Created			Signed Off	
	15/10/20 24 7:08:30			24/10/20 24 10:03:22	Emelia Lukins
RFI	1 am	Emelia Lukins During vetting, you indicated the space next to the mud room will be for storage only. However throughout the plans and notes, this space is labelled 'office' which classes this room as an 'Occupied space' under H1. If this room is to be storage and non-habitable, please remove all references to it being an office space from the plans. Namely sheets: 5- window and door joinery notes, 16- ceiling lining notes Response : Have amended the plans.			
		15/10/20 24 7:16:17		24/10/20 24 10:12:20	Emelia Lukins
RFI	2 am	Emelia Lukins Please complete the soil type in the site conditions boxes in the top right hand corner of the plans. This information is now known as per the soil report and this should have been updated prior to application.			

		Response			
		:	Updated all pages		
		15/10/20		24/10/20	
		24		24	
		7:19:21		10:13:21	Emelia
RFI	3 am	Emelia Lukins		am	Lukins
		The soils report you have provided has 4 test points, which was completed in May for the dwelling. Only one test point is relevant/applicable to this application, test point #2 which is			
	Details:	located under the proposed mud room. Please provide further test poi			
		under this building consent application to confirm that the ground bearing and site requirements of NZS3604 section 3 have been met.			
		Response			
		:	The following method will be used to determine good ground to NZS 3604 3.1.3:		
			Good ground will be determined during construction as per NZS 3604 3.1.3 (a)-(d). A Geotechnical Report has been provided as per NZS 3604 3.1.3 (g) by the provided Soil Report		
		15/10/20		24/10/20	
		24		24	
		7:23:53		10:14:34	Emelia
RFI	4 am	Emelia Lukins		am	Lukins
	Details:	Please remove the tiled shower and waste trap details from the legend on sheet 8, as no plumbing work is proposed under this consent.			
		Response			
		:	Updated sheet 8		
		15/10/20		24/10/20	
		24		24	
		7:28:34		1:31:49	Emelia
RFI	5 am	Emelia Lukins		pm	Lukins
		Please show on the plans and provide detail on how the foundations of the proposed work connect into the existing structure at the mudroom junction. I note you have also provided a stair			
	Details:	detail, however this detail is generic, shows stairs going to deckin			
		provided is meant to relate to the access into the existing house from the mudroom? Please clarify and provide appropriate details.			
		Response			
		:	Stair detail amended to cover both points. Applies to carport steps to main entry to dwelling as well as mudroom entry to laundry.		
		15/10/20		24/10/20	
		24		24	
		8:00:49		1:43:46	Emelia
RFI	6 am	Emelia Lukins		pm	Lukins
		SWDC maps show this site lies within and SED wind zone. Can you please provide wind speed calculations to either NZS3604 or AS/NZS1170 to confirm the 'Very High wind zone you have			
	Details:	designed to.			
		Response			
		:	Wind report attached.		
			The owner wanted all design work to be done to Very high wind zone.		
		15/10/20		24/10/20	
		24		24	
		12:59:46		1:45:12	Emelia
RFI	7 pm	Emelia Lukins		pm	Lukins
	Details:	Please show an additional inspection point on the stormwater drain junction by the corner of the garage			
		Response			
		:	Added. Sheet 6 updated		

Consent No: 240255

Type	Created	Signed Off
	1/10/202 4 8:32:57	4/10/202 4
RFI	1 am Marcus Lundon Details: Please show how you will gain compliance with E2/AS1 8.5.6 (e) Gutters formed with continuous butyl or EPDM strip complying with Paragraph 4.3.9, with no cross-joints. Please confirm an Overflow is provided to the Rainwater Head. Response : 1. Be cross seam joint as per E2/AS1 8.5.6 (e). An additional rainwater head has been introduced so that the existing internal gutter falls the existing rainwater head. The new internal gutter falls to the additional rainwater head. Any seam will be at verandah beams. Existing rainwater head has an overflow, additional rainwater head likewise.	12:37:51 pm Marcus Lundon
	1/10/202 4 8:43:18	4/10/202 4
RFI	2 am Marcus Lundon Details: Please provide a copy of the Consent Notice registered against the Record of Title. Response : Attached. Consent Notice refers to Geotech, Geotech for previous consent was emailed to info@nationalprocessing.co.nz - not possible to upload as well as Consent Notice.	12:55:42 pm Marcus Lundon

Consent No: 240254

Type	Created	Signed Off
	1/10/202 4 9:53:47	9/10/202 4 7:01:35 am
RFI	1 am John McCormack Details: i) Engineer design documentation references the incorrect address. 420 Bidwills, not 421. Please correct. ii) The PS1 is dated 22/11/2023. Please revise to a more current version. Response : Please find attached. Thanks	9/10/202 4 7:04:27 am
	1/10/202 4 11:46:28	9/10/202 4 7:04:27 am
RFI	2 am John McCormack Details: Please identify a suitably located S/Alarm to service Bedroom 3. Response : Hi John Please find the updated floor plan to reflect the relocated SA and notes, to ensure F7/AS1 & C/AS1 objectives is met.	John McCormack

RFI	1/10/2022 4 1:36:14	John McCormack	9/10/2022 4 7:11:27 am	John McCormack
	3 pm	Details: Please provide the manufacturer's specifications & installation requirements for the proposed gas HW system. Response: : Hi John		
		Please find attached the information / specifications for the proposed A26 Rinnai Gas Calefont System		
Consent No: 240244				
Type	Created 24/09/2024 3:10:42		Signed Off 27/09/2024 8:51:23 am	
RFI	1 pm	Juliet Gigg		Juliet Gigg
		Details: Please add a comment to the plans to confirm there will be no climbable objects within 1.2m of the top of the pool fence to show compliance with F9/AS1 Figure 2 (page 13 of the document linked below). F9 online guide - https://www.building.govt.nz/assets/Uploads/building-code-compliance/f-safety-of-users/f9-restricting-access-residential-pools/asvm/f9-restricting-access-to-residential-pools.pdf Response: : Hi Juliet _please see attached plans that confirm there are no climbable objects within 1.2m of the top of the barrier on all 4 elevations of the barrier. The updated PDF is noted by a new file name, including V2.pdf Thanks, RG		
RFI	24/09/2024 3:12:30	Juliet Gigg	27/09/2024 8:55:06 am	Juliet Gigg
	2 pm	Details: Hi Ray, Thank you for your time on the phone yesterday afternoon. Please add a note to the plans to state that the 28 000L pool is not to be considered in this building consent. Response: : Hello _as per attachment provided in the 1st RFI, I have included the note to say the pool is not part of the consent application in the orange title box. Thanks,		
RFI	25/09/2024 7:55:34	Juliet Gigg	27/09/2024 9:53:55 am	Juliet Gigg
	3 am	Details: Please provide the following information for the aluminum gate: 1. Construction detail / X-sectional detail (the document provided does not seem to include this) 2. Self-closing hinge specification (the document provided seems to include information only for the latch) Response: : Hello		

		The construction detail for the gate is the same as the construction for the barrier itself. Already supplied. Does this suffice?		
		The self-closing hinge specification is attached. I believe the section B1 is relevant to this RF1.		
	25/09/2024 8:02:56		27/09/2024 9:45:59 am	
RFI	4 am	Juliet Gigg There is information for three types of glass fence provided within the glass fencing specifications. The post channel pool fence and the chisel spigot pool fence and the slimline spigot pool fence. Please confirm which fence type is to be used and give p used. Details:		Juliet Gigg
	Response			
	:	Hello, we will be using the chisel spigot and you have permission to remove the other pages.		
	25/09/2024 8:07:45		27/09/2024 10:01:04 am	
RFI	5 am	Juliet Gigg Details: Please provide the specification for the self-closing hinges for the glass gate. Response		Juliet Gigg
	:	Hello, this document provides specification on the self-closing hinges for the glass gate.		
		Thanks, RG		
	27/09/2024 9:53:54		30/09/2024 2:04:17 pm	
RFI	6 am	Juliet Gigg Details: Hi Ray, thank you for your response to RFI #3, however some further, clarifying information is required to establish compliance with NZ F9/AS1. 1. Please confirm and identify on the plans the width of the gate as it doesn't state this in the aluminum fence detail provided. This information is required as there are limitations to the hinge/latches based on the gate width. 2. There are several B1 sections in the D&D hinge product specification document provided. Please confirm which TruClose self-closing hinge is to be used. Response		
	:	Hi		
		The alu gate is labelled at .975m.		
		The hinge being used TruClose Series 3 Regular.		
		Dimensions updated in the attached V3 plans.		
	27/09/2024 10:01:03		30/09/2024 2:13:38 pm	
RFI	7 am	Juliet Gigg Hi Ray, thank you for your response to RFI #5. However, the product technical statement provided has an expiry date of 10th October 2021 and doesn't state the hinges are self closing. Details: Please provide an updated document that states how the hinge complies w Response		Juliet Gigg
	:	Hello _ please see attached a valid PS1 compliance certificate for the hinges that will be used on the 900mm glass gate.		

I think page 56 is relevant to your question. Confirmed the spring hinges will return the gate to automatically latch from any position, and are compliant.

RFI	30/09/2024 2:04:16 pm	Juliet Gigg	1/10/2024 8:05:36 am	Juliet Gigg
	Details:	Hi Ray, thank you for your response to RFI #6. You have stated in your response and on the plans that the aluminum gate is to be 975mm wide and that you propose to use the TruClose Series 3 Regular aluminum gate hinge. However, the specifications for the of the gate is 900mm. Please either revise the width of the aluminum gate and note this on the plans or propose a different hinge to be used. I note that the TruClose Series 3 Heavy Duty hinge has a maximum gate width of 1200mm.		
	Response:	Hi there _ I beg your pardon, we had used the maximum weight as the guide to hinge selection.		
		Please update the hinge selection for this consent to include the TruClose Series 3 Heavy Duty hinge.		
Consent No: 240243		Thanks		
RFI	Type	Created	Signed Off	
		24/09/2024 1:08:59 pm	25/09/2024 3:18:19 pm	
	Details:	Emelia Lukins Can you please provide the apron flashing and construction detail for the section of the chimney where it meets the roof shown in chimney section A-A on sheet 003	Emelia Lukins	
	Response:	The chimney details on new sheet 005 attached		
RFI		24/09/2024 1:12:18 pm	25/09/2024 3:18:30 pm	
	Details:	Emelia Lukins Can you please provide the chimney top flashing detail to comply with E2	Emelia Lukins	
	Response:	Chimney cap flashing detail added to Sheet 003 attached.		
		24/09/2024 1:17:08 pm	25/09/2024 3:19:39 pm	
RFI	Details:	Emelia Lukins You have provided 4 different details for the wet area, timber and concrete , and step and level entry. Please specify which detail is the relevant one so I can remove the rest from the documentation	Emelia Lukins	
	Response:	Shower base details required are attached. It will be a step entry on an existing timber floor.		

RFI	24/09/20 24 1:19:49	4 pm	Emelia Lukins		25/09/20 24 3:19:53	Emelia Lukins
	Details:	Please specify the wet area membrane, and also add these details in to the Masterspec general specifications				
	Response	: We will be using Dribond Hydrathane liquid flash. Details attached.				
	24/09/20 24 1:20:56	5 pm	Emelia Lukins		25/09/20 24 3:24:28	Emelia Lukins
RFI	Details:	Please provide a construction detail showing how the new chimney slab will tie/ attach into the existing structure				
	Response	A new base detail has been added to Sheet 004, attached, showing the new weatherboards at the concrete slab. The slab base for the chimney will not be physically attached to the existing floor as it is timber piles (the timber stud framing will be of cou				
	:	timber.				
	24/09/20 24 1:22:00	6 pm	Emelia Lukins		25/09/20 24 3:26:43	Emelia Lukins
RFI	Details:	Please specify the top and bottom plate fixings for the new chimney framing on the plans				
	Response	: The bottom plate fixing details have been noted on the cross section B-B, Sheet 003 already attached.				
	:	Top plate fixing details will be as per NZS 3604 & Lumberlok fixings as attached.				
	24/09/20 24 1:29:00	7 pm	Emelia Lukins		25/09/20 24 3:29:20	Emelia Lukins
RFI	Details:	Please revise the Risk Matrix score for the roof wall intersection to Very High= 5				
		This is applicable for roof elements finishing within the boundaries formed by the exterior walls (lower end of apron & chimney)				
	Response	: The updated Risk Matrix score is attached as per your note				
	:					
Consent No: 240239						
Type	Created					Signed Off
	9/09/202					27/09/20
	4 2:02:53					24
RFI	1 pm	Jess Botha			8:17:16	Jess Botha
	Details:	PS1 supplied by Robin King Engineers Ltd references a report ref 22021 and dated May 2023. I can't see this has been supplied.				
		1) please supply all associated documentation referenced by the PS1.				
	Response	: Please find attached Report ref 22021 may 2023 as requested.				
:						

RFI	9/09/2024 2:21:07 pm	Jess Botha		27/09/2024 8:20:39 am	Jess Botha
	Details:	Please supply a Form 2A: Memorandum from licensed building practitioner for all elements of Restricted Building Work undertaken by Elliott Architects.			
	Response:				
	:	Memorandum of design work attached.			
RFI	9/09/2024 2:24:59 pm	Jess Botha		27/09/2024 8:24:08 am	Jess Botha
	Details:	Form 2A submitted by Essen Engineering appears to indicate all RBW in relation to B1 was undertaken by Michael Somerville, however documentation supplied indicates only specific elements were designed.			
	Response:	1) please revise Form 2A to align with the elements of RBW undertaken by Essen Engineering.			
	:	The structural engineers have now allowed for specific elements related to B1. Please refer attached Design Features Report (DFR) 26/09/2024.			
RFI	9/09/2024 2:41:13 pm	Jess Botha		27/09/2024 8:27:45 am	Jess Botha
	Details:	Please supply all associated manufacturers literature for the Inferno Mega Double Wood Side stacker precast concrete fireplace proposed.			
	Response:				
	:	Manufacturers information for the exterior fire place attached.			
RFI	10/09/2024 8:13:00 am	Jess Botha		27/09/2024 8:28:25 am	Jess Botha
	Details:	Sheets A740 and A050 indicate the pool gate accessed off the outdoor living area opens towards the pool. 3.1.1 d) F9/AS1 shows pool gates must open away from the pool.			
	Response:	1) please revise to comply with 3.1.1 d) F9/AS1.			
	:	Pool gate swing has been flipped to comply. Refer to attached revised drawings A050A and A740A.			
RFI	10/09/2024 9:09:46 am	Jess Botha		27/09/2024 8:29:59 am	Jess Botha
	Details:	In order to enable an accurate site set out, please provide further dimensions to the site plan. (Currently there are no distance to boundary measurements for the shed, and the main dwelling has only two points of reference.)			
	Response:				
	:	Further setout dimensions have been added to the attached site plan as requested. The specification also calls for the buildings to be setout by a surveyor.			
RFI	10/09/2024 9:58:16 am	Jess Botha		27/09/2024 8:31:32 am	Jess Botha
	Details:	Scope of works supplied by Essen Engineering shows reinforced masonry/ concrete or timber pole retaining wall design calculations & construction details was undertaken by them. I can't see that calculations or construction details have been supplied in th			
		1) please provide all associated calculations and design details in relation to the retaining walls proposed, and			

		2) revise Essen Engineering's PS1 to include all elements of work undertaken.			
		Response			
		:	The structural Engineers have revised their scope of works to include elements part of this consent only. Refer to revised structural design features report 26/09/2024 attached in RFI#3		
		10/09/2024		27/09/2024	
		10:20:44		8:33:18 am	Jess Botha
RFI	8 am	Jess Botha			
		Details:	Note on Sheet S202 shows "Details to be confirmed with Johnson & Couzins in relation to their technical information and related design documentation." 1) please provide confirmation from Johnson & Couzins the proposed detailing meets their specific requirements.		
		Response			
		:	Please find following the structural engineers response to this RFI:		
			We wanted to clarify our intent behind the note on Sheet S202. We have updated it to reflect that while our design exceeds the manufacturer_s requirements, we recognize that Johnson & Couzins may have alternative methods for integrating our design effecti differs. We have now revised the note as follows; _REF JOHNSON & COUZINS LOUVRE SYSTEM IN ADDITION TO DETAILS PROVIDED. SHOP DRAWINGS SHALL BE PROVIDED TO ESSEN ENGINEERING FOR REVIEW PRIOR TO FABRICATION. ANY ALTERNATE FIXING DETAILS TO THAT PROVIDED HEREWITHIN SHALL BE CONFIRMED WITH ESSEN ENGINEERING		
		10/09/2024		27/09/2024	
		10:38:49		8:42:12 am	Jess Botha
RFI	9 am	Jess Botha			
			Sheet S100 shows a note "chimney foundation TBC". I can't see any design details have been provided for the external fireplace. If you wish for the external fireplace to form part of these		
		Details:	consent works: 1) please provide all associated construction details for the footing and structure in accordance with the engineering calculations provided.		
		Response			
		:	The structural engineer has added the chimney foundation to their documents. Please refer to the attached revised structural drawing set 26/09/2024		
		10/09/2024		27/09/2024	
		10:58:05		8:44:13 am	Jess Botha
RFI	10 am	Jess Botha			
		Details:	No services locations are marked on Sheet S100, and no pipe penetration through slab details have been provided. Sheet A600 indicates there will be services passing through the slab. 1) please ensure service positions are marked on a foundation plan, and 2) provide penetration through slab details.		
		Response			
		:	1. Service penetrations through floor slab added to revised attached drawing A400A. 2. Pipe penetration through slab detail added to revised attached drawings A400A.		
		10/09/2024		27/09/2024	
		2:28:01		8:49:43 am	Jess Botha
RFI	11 pm	Jess Botha			
		Details:	Please provide manufacturers span tables or similar to support the design compliance of the HYPAN lintels proposed.		
		Response			
		:	DesignIT certificate attached for LVL lintels.		

		13/09/20 24 8:11:27		27/09/20 24 8:53:08	Jess Botha
RFI	12 am	Jess Botha	Details: Sheet A420 shows solar panels are proposed. 1) please confirm have the imposed loads been considered in the truss design? 2) please provide all associated manufacturers specifications and installation requirements.		
		Response :	Please find following the structural engineers response to RFI #12: Yes, this has been considered. The roof trusses have been designed for a live load of 0.25kPa, which would include due allowances for a relatively lower weight of 2.1kg/m2. Manufacturers information on the solar panels is attached.		
		13/09/20 24 8:17:29		27/09/20 24 8:54:10	Jess Botha
RFI	13 am	Jess Botha	Details: Please provide all associated manufacturers literature for the Rondo ceiling batten system proposed.		
		Response :	Rondo ceiling batten system information attached.		
		13/09/20 24 8:20:59		27/09/20 24 8:57:29	Jess Botha
RFI	14 am	Jess Botha	Details: Sheet S300 shows EcoPly Diaphragms are specified. 1) please supply all associated manufacturers literature for the bracing elements proposed.		
		Response :	The structural engineer has added the Ecoply manufacturers information to their documents. Please refer to the appendix in the attached revised structural design features report 26/09/2024 in RFI#3		
		13/09/20 24 9:53:24		27/09/20 24 9:01:06	Jess Botha
RFI	15 am	Jess Botha	Details: Please provide further information on the suitability for use/slip resistance of the PFL Anti-Slip surface on the paving tiles of the swimming pool surrounds to demonstrate compliance with performance requirement D1.3.3(d).		
		Response :	The PFL coating applies only to the areas of exposed aggregate concrete. It is an additive put into the sealer coating to provide a non-slip finish. The exposed aggregate concrete finish is not shown around the pool area, it is a tile finish. Refer to A050 site works plan. The tiles shown around the pool area are yet to be selected but they will have a non-slip finish to comply with NZBC D1/AS1		
		13/09/20 24 10:51:00		27/09/20 24 9:07:43	Jess Botha
RFI	16 am	Jess Botha	Details: Detail 4 Sheet A500 dimension shown from base of cladding to ground level appears to not comply with minimum clearance requirements of E2/AS1.		

		1) please revise to align with Figure 65 and Table 18 E2/AS1. (FFL to ground clearance note complies with thanks)		
		James Hardie HomeRAB and RAB Board Installation Manual is out of date.		
		2) please supply the most recent version, dated August 2024.		
	Response			
	:	1. Detail 4 sheet A500 revised to comply - Refer to attached drawing A500A 2. Latest James Hardie installation manual August 2024 attached.		
	13/09/20 24 10:58:28		27/09/20 24 9:09:08	Jess Botha
RFI	17 am	Jess Botha		
	Details:	Please provide all associated manufacturers literature for the roofing underlay proposed.		
	Response			
	:	Kingspan Thermakraft Covertek 407 manufacturers information attached.		
	13/09/20 24 11:06:23		27/09/20 24 9:09:57	Jess Botha
RFI	18 am	Jess Botha		
	Details:	Figure 51 E2/AS1 shows minimum roof cladding overlap to valley gutter is 80mm (may be reduced to 60mm if gutter is 160mm width). Detail 2, Sheet A520 appears to indicate the overlap is 50mm.		
		1) please revise to align with Figure 51 E2/AS1.		
	Response			
	:	Detail 2 revised to provide 80mm overlap. Refer to attached revised drawing A520A		
	13/09/20 24 11:32:15		27/09/20 24 9:12:08	Jess Botha
RFI	19 am	Jess Botha		
	Details:	Table 7 E2/AS1 shows 200mm minimum cover over roofing is required for situation 2. Detail 3 Sheet A520 shows 150mm cover is proposed.		
		1) please revise to align with Table 7 E2/AS1,		
		2) Please provide a cover either side dimension on the penetration Detail 12 Sheet A521 in accordance with Figure 54 and Table 7 E2/AS1.		
		3) Please provide a small pipe penetration detail in accordance with Figure 53 E2/AS1.		
	Response			
	:	1. Detail 3 revised to show 200mm cover. Refer to attached revised drawing A520A. 2. Section through side of detail 12 has been added to show side cover compliance. Refer to attached revised drawing A521A. 3. Pipe penetration detail has been added. Refer to attached revised drawing A521A.		
	13/09/20 24 11:42:30		27/09/20 24 9:14:40	Jess Botha
RFI	20 am	Jess Botha		
	Details:	Please provide a detail to describe the internal corner of the canopy parapets in accordance with Figure 9 E2/AS1.		
	Response	Detail of the parapet corner cap flashing has been added to the revised attached roof plan A420A. Detail of the internal corner of the cladding system on the inside of the canopy parapets		
	:	has been added to revised drawing A500A and referenced on drawing A		

		17/09/20 24 9:42:33		27/09/20 24 9:33:26	Jess Botha
RFI	21 am	Jess Botha W115 appears to be located within the splash zone of the shower rose (shower rose 1.9m aFFL, W115 sill is 1.85m aFFL). In order to demonstrate compliance with a performance requirement of E3 - to avoid the likelihood of internal moisture penetrating behind Details: 1) please provide further information on the jamb/head/sill junctions and surface finishes to show how it is proposed W115 will be waterproofed and impervious or allow any water penetration to exit in a controlled manner. You may like to refer to MBIE Determination 2017/031 as a reference. Response : Further details and elevations showing water proofing of the window attached.			
		17/09/20 24 11:55:19		27/09/20 24 10:04:10	Jess Botha
RFI	22 am	Jess Botha Please provide all associated manufacturers literature, including PS1, for the Opus Smartlock Base Fixed Channel System with toughened glass panels. Response : Manufacturers information and PS1 for the Opus glazed pool fence and fencing is attached.			
		17/09/20 24 12:02:01		27/09/20 24 9:52:31	Jess Botha
RFI	23 pm	Jess Botha Dashed landscaping plan on Sheet A015 appears to indicate a fall may be possible from over 1m in height from a change in level proposed in the site works. Details: 1) please clarify is a fall possible from over 1m from any change of level on site and therefore barrier required in accordance with F4.3.1? Response : No proposed areas have a fall distance of greater than 1000mm therefore no barriers/balustrades required.			
		17/09/20 24 12:35:30		27/09/20 24 9:53:33	Jess Botha
RFI	24 pm	Jess Botha 2.1.6 and Figure 2 F9/AS1 show no objects that may enable climbing are allowed within 1.2m of the top of the pool barrier. Sheet A100 appears to indicate the outdoor furniture is located within this 1.2m clearance zone. Details: 1) please revise to align with the requirements of 2.1.6 and Figure 2 F9/AS1. Response : Notes have been added to the attached revised floor plan A100A stating furniture to be a minimum of 1200mm away from the pool fence to comply with 2.1.6 and Figure 2 F9/AS1.			
		17/09/20 24 1:04:06		27/09/20 24 9:55:00	Jess Botha
RFI	25 pm	Jess Botha Sheet A650 appears to indicate council mains water supply is available at road boundary. Information held by SWDC indicates no Council mains water supply is available. Details: 1) please clarify how the dwelling is supplied with potable water that is protected from contamination in accordance with G12.3.1, G12.3.2. Response : Wharekauhau Country Estate has it's own reticulated water supply system running to all it's sites. This is supplied to the boundary as shown on the drawings. An email from the general manager of the estate is attached explaining the provisions and tests.			

RFI	17/09/20 24 1:04:26		27/09/20 24 9:59:39 am	Jess Botha
	26 pm	Jess Botha		
	Details:	1) Please provide all associated manufacturers literature for the 25,000L underground water tanks proposed. 2) Please ensure non potable water supply is clearly labelled in accordance with 4.2, 4.3 G12/AS1.		
	Response			
	:	1. Manufacturers information on the water tanks attached. 2. Labelling noted on the water reticulation plan. Refer to attached revised drawing A650A.		
RFI	17/09/20 24 1:10:36		27/09/20 24 10:01:07 am	Jess Botha
	27 pm	Jess Botha		
	Details:	Please provide all associated manufacturers literature for the hot water cylinder proposed. (Please note in order to meet minimum energy performance standards (MEPS) the cylinder must be on this list - https://www.eeca.govt.nz/regulations/equipment-energy-efficiency/about-the-e3-programme/products-under-e3/electric-storage-water-heaters/new-zeal)		
	Response	Manufacturers information on the Rheem Ecoplus heat pump hot water system is attached. The system uses the Rheem 32530015 300L tank which is on the EECA MEPS list (also attached).		
RFI	17/09/20 24 3:02:59		27/09/20 24 10:03:21 am	Jess Botha
	28 pm	Jess Botha		
	Details:	1) Please confirm plywood substrate is H3 CCA treated not LOSP as per BRANZ Appraisal 1061 supplied for Ardex Weldtec Exposed Membrane Systems. Table 7 E2/AS1 shows minimum lap under roofing shall be 250mm. Detail 10 Sheet A520 indicates this dimension is 200mm. 2) please revise to align with the provisions of Table 7 E2/AS1 3) Please provide all associated manufactures literature referred to in the certification supplied for Cedarscreen Board & Batten Weatherboards.		
	Response			
	:	1. Additional CCA notes added to attached revised drawing A001A. It is noted throughout the documents and specifications the plywood is to be CCA treated not LOSP. 2. Detail 10 revised to 250mm lap. Refer to revised attached detail A520A. 3. Additional Rosenfeld Kidson information attached as referred to in their code mark certification.		
Consent No: 240238				
RFI	Type	Created	Signed Off	
		12/09/20 24 8:50:25	17/09/20 24 1:49:49 pm	
	1 am	Marcus London	Marcus Lundon	
	Details:	Please show compliance with Clauses 5.6 and 13.5.2 NZS 3604 for the Scissor Trussed area.		
	Response			
	:	Please note that bracing lines are spaced less than 6.0m apart and as such a ceiling diaphragm is not required in this instance.		

Additional Updates (not part of RFI response):

Hi Marcus,

A request was sent through to SWDC to upload a revised set of Arch Plans, after lodgment and prior to processing. The updated plans include a minor update to the location of the family room windows, and altered a couple of cladding and roofing details sli please see the full set of arch plans attached (including all RFI response items clouded).

Attached also is a revised set of foundation details we have received from the engineers.

RFI	12/09/20 24 8:57:47		17/09/20 24 11:56:59		
	2 am	Marcus London	am		Marcus London
	Details:	Please supply the Ecoply BRANZ Appraisal.			
	Response	:			
RFI	12/09/20 24 8:58:45		17/09/20 24 11:50:48		
	3 am	Marcus London	am		Marcus London
	Details:	Please provide Pink Batts and Expol Insulation product specifications and BRANZ Appraisal certificates.			
	Response	:			
RFI	13/09/20 24 7:52:48		17/09/20 24 11:40:43		
	4 am	Marcus London	am		Marcus London
	Details:	Please supply the latest edition(2022) of the Supercourse 500 DPC BRANZ Appraisal as the appraisal supplied is currently out of date.			
	Response	:			
RFI	13/09/20 24 9:06:10		17/09/20 24 1:16:34		
	5 am	Marcus London	pm		Marcus London
	Details:	Please provide comment; Will Brick ties @ 400crs to the top layer of Brick be adequate to support the additional weight of the gutter when this is full with water? Also is there risk of water entering the cavity via the weep holes (when gutter is in overflow)?			
	Response	:			

The gutter brackets as specified create a 10mm overflow protection gap between the back of the gutter and the face of the brick veneer, which allows overflowing water to drip away. Any water that does make its way into the brick cavity via the weep holes at the top is able to drain freely via the weep holes at the base of the veneer. Any brick cladding has some water that can make it's way into the brick cavity, given the correct weather conditions or hose washing. The open cavity system of brick allows water to freely drain. To stop water being able to access the brick cavity, it wou

Please note that we have revised detail R6 & R8 (S201) to show the brick ties at the top of the veneer and added an additional note on their location/orientation.

RFI	13/09/20 24 10:58:12	6 am	Marcus Lundo		17/09/20 24 1:07:53 pm	Marcus Lundo
	Please provide additional flashing details to the high risk Chimney - Barge to wall junction. Refer to E2/AS1 Figure 8B & Build Magazine issue 162 section 4. Please note best practice is to run the created channel (Transition Tray Flashing/ internal co					
	Details: Response					
	: Apologies, please see the revised detail which now aligns with Build Magazine 162 Figure 83a-83F.					
RFI	The 50x50 angle has been replaced with a 100x100 soaker flashing continuous to the base of the cladding, and the barge flashing is now turned up behind the apron flashing as shown.					
	13/09/20 24 11:09:58	7 am	Marcus Lundo		17/09/20 24 12:59:49 pm	Marcus Lundo
	Please detail the locations of Type 1 surface sumps in accordance with E1.					
	Details: Response					
: Apologies for this oversight.						
Please see the revised drainage plan (S140) which now shows the downpipes discharging into a yard sump before entering the soakpit. This ensures any debris on the roof such as tree leaves cannot easily enter the soakpit, prematurely filling it.						
Please note that we are not proposing any impermeable yard surfaces. No yard sumps are proposed or required.						
Consent No: 240233						
Type	Created					Signed Off
RFI	17/09/20 24 3:09:42	1 pm	Juliet Gigg		1/10/202 4 8:17:23 am	Juliet Gigg
	The geotechnical report you have provided is dated August 2022 and is for the main dwelling and cannot be accepted for the proposed building work under this building consent.					
	The six test points shown in the geotechnical report you have provided are for locations under an already consented dwelling. Please provide information from the geotechnical engineer showing test points from under the proposed building platform, as noted Design.					
	Details: Response					
: RFI response received via email with further supporting information provided by Mac Fauvel - Civil Engineer. After discussion with Richard and brief discussion with Sara I have agreed that as the required ground bearing is 50kPa, and that this consent is engineer stating that "whilst they acknowledge that no tests have been completed under the proposed platform, a thorough investigation was completed for adjacent property. With this information and given what is known about the ground conditions that the a reasonable use of the information. noting further that an inspection of the sub-grading would be acceptable.". Advice note added to state that a site notice is required from the engineer to confirm ground bearing - also updated in documentation tab.						
RFI	18/09/20 24 2:46:13	2 pm	Juliet Gigg		1/10/202 4 8:49:38 am	Juliet Gigg

		The Design assumptions in the engineering specifications from Infinity Consulting Engineers Limited states "Good ground as per NZS3604" which does not match the requested ground bearing by the foundation design engineer. Please have this revised by the en		
	Response :	RFI response received via email. Quote from the engineer stating that the design requires a capacity of 50kPa but is conservative with respect to the geotechnical conditions encountered on the site. and furthers this by adding that building subgrade to be investigation.		
	17/09/2024 3:11:50 pm	Juliet Gigg	21/10/2024 10:51:37 am	Juliet Gigg
RFI	Details:	Please add the following information to the site plan: 1. Finished Ground Level to comply with E1.3.2 2. Datum Points to comply with E1.3.2 3. The dwelling is not to be considered under this building consent		
	Response :	RFI response rejected - this information has not been provided. Re-RFI this question.		
	18/09/2024 2:12:36 pm	Juliet Gigg	21/10/2024 12:25:15 pm	Juliet Gigg
RFI	Details:	Please revise the following discrepancies: 1. Bracing element - B4; plans state QB400, calculations state QB300 2. Bracing element - M1; plans state QB400, calculations state QB300 3. Bracing element - M3; plans state QB400, calculations states QB300 4. Bracing element - Row O; plans show three bracing elements, calculations show four bracing elements		
	Response :	RFI response received via email - Bracing elements revised in calculations to match the plans refer to the updated design features report from Infinity Consulting Engineers in the Job Specifications.		
		This is not accepted as the changes have not been made. Re-send RFI.		
	18/09/2024 1:19:20 pm	Juliet Gigg	22/10/2024 7:54:43 am	Juliet Gigg
RFI	Details:	Please provide the 4.5mm James Hardies manufacturers specification as noted on sheet D5.		
	Response :	RFI response received via email - Refer to the amended Job Specifications.		
		RFI response accepted - The James Hardies 4.5mm manufacturers spec has now been provided and can be located on pages 54 - 85 of the manufacturers data documentation.		
	18/09/2024 12:04:16 pm	Juliet Gigg	22/10/2024 7:58:55 am	Juliet Gigg
RFI	Details:	There are notes throughout the plans referencing G13 foul water. There are no fixtures identified on the floor plan so this does not apply. Please remove all comments referencing G13 from the plans or provide further detail on what this is in relation to.		
	Response :	RFI response received via email - References to G13 removed.		

		RFI response accepted - Notes referring to G13 throughout the plans have been removed			
	17/09/20			21/10/20	
	24			24	
	2:41:52			10:35:56	
RFI	7 pm	Juliet Gigg		am	Juliet Gigg
		The inputs for the soak pit details on sheet A4D of the plans have not been populated, resulting in a failed output. Please provide revised plans with this page completed in full to show how			
	Details:	the soakpit will comply with the minimum requirements of E1.			
		- Please also show the location of the proposed soakpit and all stormwater pipe locations, sizes and gradients on this plan.			
	Response	RFI response rejected - A revised plan has been received, refer page 1 of the architectural plans, which states a 12,3 soakpit to be added and that the soakpit is existing with pipes gradient			
	:	oh 1:100 this is not satisfactory. Information is required, as			
	17/09/20			22/10/20	
	24			24	
	2:39:32			8:03:53	
RFI	8 pm	Juliet Gigg		am	Juliet Gigg
	Details:	Sheet A2 identified an insulated area. Please provide H1 calculations as the area indicated is considered occupied space and will be the extent of the thermal envelope.			
		H1 does not require unconditioned spaces to be insulated, however, Appendix F of H1/AS1 – the appendix that covers the thermal resistance of slab-on-ground floors – makes the comment:			
		“Since insulation cannot be easily retrofitted to slab-on-ground floors, it is recommended to also insulate the floor of any unconditioned spaces of the building, where these may become conditioned spaces at a later stage during the building life. An exam habitable space in the future.”			
		Where this is not done, which is the case in this proposed work, another comment in Appendix F of H1/AS1 applies: “Any parts of a slab-on-ground floor that are not part of the thermal envelope (such as the floor of porches, attached garages or storage are insulation in between conditioned and unconditioned parts of the floor.”			
		Thermally separated edge insulation within slabs is not currently common practice and may require specific design by the Engineer to consider any impact on the foundation design, reinforcing and load bearing capacity of the slab at this junction. Minimum			
		A solution to this problem would be to either add the total floor area to the calculations, and insulate the whole underside of the slab OR put in a thermal break.			
	Response	RFI response received via email - The storage room has been removed and all linings and insulation has been removed apart from the ply lining the garage side of the remaining internal			
	:	wall.			
		Sheet A2 Dimensioned floor plan has been removed.			
		Sheet A10 Section B-B has been removed.			
		All sheets from A2 onwards have been renumbered			
		RFI response accepted - Revised plans and specifications have been provided that now show the storage room removed and all insulation removed. This will require re-processing in part but will be completed and if any RFIs are required from that they will b			
	18/09/20			22/10/20	
	24			24	
	2:57:22			8:06:13	
RFI	9 pm	Juliet Gigg		am	Juliet Gigg

		On the first page of the Lintel documentation from Hyne Timber, Lintel 5 is not identified. Pages further down specify this to be 2/90x45 KD pine SG8. Please have this corrected so there are no discrepancies throughout the documentation.			
	Details:				
	Response				
	:	RFI response received via email - Updated Hyne Project report, refer to the Job Specifications.			
		RFI response accepted - A revised Hyne project report has been provided and Lintel 5 has been amended to now be clear and correct per the other documentation provided by Hyne.			
	18/09/20			22/10/20	
	24			24	
	3:05:55			8:12:34	
RFI	10 pm	Juliet Gigg		am	Juliet Gigg
	Details:	Sheet A10 of the plans states the ceiling battens are at 450mm crs, however the truss design has ceiling restraints at 400mm centres. Please revise the discrepancy.			
	Response				
	:	RFI response received via email - Ceiling battens removed			
		RFI response rejected. The ceiling battens have been removed from the plan and sheet A10 is no longer part of the consenting documentation. Ceiling battens are still noted under the roof materials on sheet A4 of the engineering plans.			
	18/09/20			22/10/20	
	24			24	
	3:08:21			10:15:25	
RFI	11 pm	Juliet Gigg		am	Juliet Gigg
	Details:	Please specify the purlin fixing type for the Very High wind zone to show compliance with NZS3604 Table 10.10			
	Response				
	:	RFI response received via email - This is SED design, refer to the bracing calculations in the Job Specifications and to detail 1 on sheet A5D.			
		RFI response accepted - This is SED design, however purlins fixing on sheet A5D has been located o states 4/3.15x90mm skew nails. Further fixing information on page 13 of the engineering specifications. This shows compliance with the minimum requirements			
	18/09/20			22/10/20	
	24			24	
	3:14:09			10:20:41	
RFI	12 pm	Juliet Gigg		am	Juliet Gigg
	Details:	Your structural calculations specify a ceiling diaphragm, please provide further details on this diaphragm due to the greater than 6m distance between your bracing lines.			
	Response				
	:	RFI response received via email - Ceiling diaphragm provided by two crosses of lumberlok strip brace, refer to the updated Design Features Report in the Job Specifications.			
		RFI response - discuss with Emelia - the design features report states the width as 6m but the plans show the width as 6.6m.			
		RFI response accepted regarding the ceiling diaphragm, Whilst the ceiling battens have been removed the roof bracing plan shows the lumberlok strip braces are fixed underneath the truss bottom chords.			
		Further RFI identified through assessing this response - size of outbuilding on engineering notes is incorrect.			
	18/09/20			22/10/20	
	24			24	
	3:19:45			10:24:09	
RFI	13 pm	Juliet Gigg		am	Juliet Gigg
	Details:	Due to the very high wind zone and the eaves being less than 100mm on one side, please show an Eaves flashing detail to comply with E2/AS1.			
	Response				
	:	RFI response received via email - Eaves flashing is not required as all conditions for an eaves flashing are not met.			

		RFI response accepted - the risk regarding flashings is now lower given that there is no longer an occupiable space. For this reason, further eave flashing detail has not been requested due to the risk of water being trapped between the wall elements bein		
	18/09/2024 3:21:09		22/10/2024 8:24:02	
RFI	14 pm	Juliet Gigg	am	Juliet Gigg
	Details:	Please provide a Risk Matrix for all four elevations, required as this is a lined outbuilding which is within the scope of E2/AS1.		
	Response			
	:	RFI response received via email -This is no longer a lined building.		
		RFI response accepted. Whilst this is not entirely correct, as one wall is proposed to be lined however, as it is not fully lined and there is now no insulation so there is no space considered occupiable, I am satisfied that a risk matrix does not need to		
	21/10/2024 10:51:36		11/11/2024 11:44:31	
RFI	15 am	Juliet Gigg	am	Juliet Gigg
	Details:	Re RFI #3 - This question appears to have not been answered in response to round 1 RFIs.		
		Please add the following information to the site plan:		
		1. Finished Ground Level to comply with E1.3.2		
		2. Datum Points to comply with E1.3.2		
		3. The dwelling is not to be considered under this building consent		
	Response	RFI response accepted - in the Revised plans that have been provided this information has not been identified on the plans. However given the nature of this IL1 building this is low risk and		
	:	therefore further information has not been requested.		
	21/10/2024 12:25:15		11/11/2024 11:45:24	
RFI	16 pm	Juliet Gigg	am	Juliet Gigg
		Re RFI #4 - Thank you for your RFI response, however the bracing calculations and bracing plan have not been revised and the below discrepancies are still identified. Please revise the		
	Details:	following discrepancies:		
		1. Bracing element - B4; plans state QB400, calculations state QB300		
		2. Bracing element - M1; plans state QB400, calculations state QB300		
		3. Bracing element - M3; plans state QB400, calculations states QB300		
		4. Bracing element - Row O; plans show three bracing elements, calculations show four bracing elements		
	Response	RFI response accepted. Despite the plans and calculations not matching as they have now revised both the calculations and the plans so the discrepancies have swapped over, I am		
	:	satisfied on reasonable grounds that the bracing identified on the bracing pla		
		The Performance and Functional requirements of B1 will be met and exceeded with the bracing identified on the plans.		
	21/10/2024 10:35:55		11/11/2024 8:04:50	
RFI	17 am	Juliet Gigg	am	Juliet Gigg
	Details:	Re RFI #7 - The information provided for the soak pit does not show compliance with the minimum requirements of E1. Please clearly show the following information on the plans:		
		1. Please provide information to show that the existing soakpit has capacity for the additional load created by this outbuilding.		
		2. Please identify on the drainage plan the size and material of the stormwater pipes and downpipes.		

		3. The gradient of the stormwater pipes from the new outbuilding to the existing soak pit is identified as 1:100. This does not comply with the minimum requirements of E1/AS1. Please either revise the plans to state 1:120 to comply with the minimum requirements or provide an alternative solution.			
	Response :	RFI response accepted. A response was received via email to this RFI and sheet A3 of the engineering plans have been revised to show the stormwater calculation whilst stating what the existing soakpit is constructed as. Given the IL1 nature of this outbuilding grounds that the existing soakpit will have capacity for the additional load.			
	22/10/2024			11/11/2024	
RFI	18 am	Juliet Gigg		8:24:06 am	Juliet Gigg
	Details:	Re RFI #10 - Thank you for your RFI response, however ceiling battens are still noted under the roof materials on sheet A4 of the engineering plans. Please ensure all reference to ceiling battens have been removed as your previous RFI response indicated.			
	Response :	RFI response received via email and has been accepted. The comment to ceiling battens on sheet A4 of the plans have been removed.			
	22/10/2024			11/11/2024	
RFI	19 am	Juliet Gigg		8:26:45 am	Juliet Gigg
	Details:	The technical specification provided by Infinity Consulting states the width of the outbuilding as 6m however the plans state the width as 6.6m. Please revise this discrepancy on the technical specification provided.			
	Response :	RFI response received via email and has been rejected. The technical specification has not been revised.			
	11/11/2024			12/11/2024	
RFI	20 am	Juliet Gigg		2:14:33 pm	Juliet Gigg
	Details:	Thanks for the RFI responses for round 2. The plans referenced in the appendices of the technical specification provided by Infinity Consulting are not the most current version (the dates and version numbers differ). Please could you provide the full Infi			
		I also noticed when reviewing the revised technical specification stating 6.6m (thanks for updating that), that the plan provided that is titled 'Richard Nation 93B Puruatanga Road, Martinborough' still states 6m Please could we get this updated too? (I h			
	Response :	RFI response received via email. A valid explanation has been given along with an additional page that states why the plans differ. Irrelevant/old architectural plan noted by the designer from Quinn buildings to be removed.			
Consent No: 240230					
Type	Created			Signed Off	
	10/09/2024			2/10/2024	
RFI	1 pm	Alan Gasson		12:20:12 pm	Alan Gasson
	Details:	Please supply a sloping head flashing detail to demonstrate compliance with E2/AS1 9.1.10.1 (note page 104), also refer to Figure 8B (similar idea), and Build magazine 162-30 for reference.			
	Response :	Please see attached added details.			

		10/09/20 24 3:09:35		2/10/202 4 12:19:15	Alan Gasson
RFI	2 pm	Alan Gasson Please supply an appropriate flashing system to flue/masonry chimney to demonstrate the functional requirements to and compliance with NZBC Clause E2 as an historically proven Details: alternative solution to include water shed capabilities products used in the co Response : Please refer to detail on sheet A.028 - Chimney cap detail.			
		10/09/20 24 3:28:48		11/09/20 24 11:30:07	Alan Gasson
RFI	3 pm	Alan Gasson Please define and correlate the proposed underfloor heating pipework, 16mm diameter, to the concrete floor sawcut criteria, refer to CPEng dwg ST01 Reinforced Concrete, part 8, and Details: the 30mm top cover clearance to the SE62 mesh, refer to CPEng dwg ST50 and unduly damaged and to demonstrate compliance with NZBC Clause B1, B2, & H1.			
		11/09/20 24 8:59:25		2/10/202 4 12:23:31	Alan Gasson
RFI	4 am	Alan Gasson Ceiling Diaphragm design over kitchen/dining/living room area does not comply with NZS3604 section 13.5.1(a)(c) & 13.5.2.(b)(i-ii & iii) this also includes the intrusion of introducing three Details: skylights within the structural Ceiling Diaphragm, (large openin length and width. Neither opening dimension shall exceed a third of the diaphragm width.) please supply SED bracing for this area to include calculations for the diaphragm outside the scope of NZS3604:2011, section 13 and the inclusion of the skylights to Response : Please see attached response from engineer.			
		11/09/20 24 11:27:41		2/10/202 4 12:21:21	Alan Gasson
RFI	5 am	Alan Gasson Underfloor heating plan supplied with a required cover above top of heating tube to be 30mm ±5mm. Foundation/Floor design notes SE62 reinforcing mesh with 30mm top cover. The Details: proposed underfloor heating pipework is Ø16 OA size, this equates to a top cover required, as per CPEng & designer, a specific design detail and sawcut plan to be overlaid on the Heating Partners Ltd plan to ensure that no pipework will be compromised, please supply as requested. NPL PO comment: Yes, I do note the statement for the pipework where the sawcuts are > 20mm, and that the top cover to reinforcing to be 30mm, the builder is to cut steel mesh to enable heating tube to drop below mesh with the mesh re-tied after heating tu detail to be supplied for greater clarity. Please define and correlate the proposed underfloor heating pipework, Ø16, to the concrete floor sawcut criteria, refer to CPEng dwg ST01 Reinforced Concrete, part 8, and the 30mm top cover clearance to the SE62 mesh, refer to CPEng dwg ST50 and Designers and to demonstrate compliance with NZBC Clause B1, B2, & H1. Response : Please see attached updated foundation details, noting mesh to have 50mm cover to achieve all the required covers for UFH and saw cuts.			
		11/09/20 24 11:29:10		2/10/202 4 12:24:27	Alan Gasson
RFI	6 am	Alan Gasson Details: No action required for this question, however if you would like to discuss with me, my direct contact details are 021 550 432 or alang@nationalprocessing.co.nz			

Response
: N/A.

Consent No: 240228

Type	Created	Signed Off
	30/08/2024 9:20:04	3/09/2024 8:49:21 am
RFI	1 am Juliet Gigg	Juliet Gigg
Details:	Please confirm if the Metro Ambie Plus fireplace is being installed into an existing cavity as identified on maps and insert flue kit specification pages or as a freestanding fireplace per the flashing detail provided.	
	- If it is to be installed into an existing cavity please provide a chimney plate detail and give permission for me to remove the dektite flashing detail provided.	
	- If it is to be installed as a freestanding fireplace please identify the location of the existing insert fireplace on the floor plan and give permission for me to remove the insert flue kit specification pages from the documentation.	
Response		
:	This fire is being installed as freestanding, Free standing eco flue kit is what has been submitted.	

Consent No: 240226

Type	Created	Signed Off
	13/09/2024 8:20:58	25/09/2024 8:41:38 am
RFI	1 am Juliet Gigg	Juliet Gigg
Details:	Please complete the following on the memorandum of design work: B1 Primary Structure: 1. Please tick foundations and subfloor framing to cover the design of the bearers E2 External Moisture: 1. Please tick wall cladding or wall cladding system 2. Please tick ventilation system (this relates to the cavity)	
Response		
:	As requested on amended RW	
	11/09/2024 9:59:40	25/09/2024 8:43:43 am
RFI	2 am Juliet Gigg	Juliet Gigg
Details:	Please provide information and design details to show how the dwelling will be supported on temporary foundations, whilst being constructed prior to relocation.	
Response	Being built off site the house joists will be constructed on the bearers. The bearers will be made level to support blocks at 1.5m on the concrete pad, spacings to comply with the loadings for 2/140 x 45mm bearers	
:		

RFI	12/09/20 24 3:04:59	3 pm Juliet Gigg	25/09/20 24 8:47:30 am	Juliet Gigg
	Details:	Please provide manufacturers specifications for ALL proposed products, this includes:		
		1. Wall Cladding 2. Wall, ceiling and under floor insulation 3. Hot Water Cylinder		
	Response			
	:	Enclose the specifications for the materials as a separate attachment at the end as one document with the other RFI's		
RFI	11/09/20 24 10:16:16	4 am Juliet Gigg	25/09/20 24 9:00:58 am	Juliet Gigg
	Details:	Please identify on the floor plan which room is which.		
	Response			
	:	Refer to the floor plan M2 showing the spaces		
RFI	13/09/20 24 9:47:25	5 am Juliet Gigg	25/09/20 24 9:02:49 am	Juliet Gigg
	Details:	Please specify the rafter fixing type in compliance with NZS3604 Table 10.1.		
	Response			
	:	Table 10.1 for rafters at 900mm crs. mentions type E fixings which are 2/90 x 3.15mm skewed nails + 2 wire dogs or the alternative fixings capacity of 4.7 kN. Now I have shown on sheet M4A Roof/Wall Fixings 1: 20 detail as a CPC40 screwed plate, capacity 9kN, (Lumberlock) to top plate and the outside continuous plate with Tylock 34 x 120mm to all studs + skew nails 90 x 3.15mm		
RFI	13/09/20 24 9:45:01	6 am Juliet Gigg	25/09/20 24 9:03:52 am	Juliet Gigg
	Details:	Please correct the discrepancy in rafter sizes on sheet M5. One note says 290 and another says 240.		
	Response			
	:	The rafters are all 290's to allow insulation batts . The sheet M5A have been amended to show 290's		
RFI	13/09/20 24 9:51:05	7 am Juliet Gigg	25/09/20 24 9:06:20 am	Juliet Gigg
	Details:	Please specify the ceiling batten spacing and fixing in compliance with NZS3604.		
	Response			
	:	The ceiling battens 75 x 35mm are at 400mm crs. Fixings with 2/ 90 x 3.15mm powered nails. Refer sheet M4A update		

RFI	13/09/20 24 9:06:53	8 am	Juliet Gigg		25/09/20 24 9:07:52	am	Juliet Gigg
	Details:	Please provide a floor framing plan showing bearers and joists and their directions including providing connection details for bearer to joist.					
	Response						
	:	Refer to Sheet M4A for the 1:100 plan					
RFI	13/09/20 24 9:06:01	9 am	Juliet Gigg		25/09/20 24 9:08:44	am	Juliet Gigg
	Details:	As this building consent is only assessed from the bearers up, please remove the reference to piles on sheet M4.					
	Response						
	:	Nom piles shown on sheet M4A					
RFI	13/09/20 24 9:28:54	10 am	Juliet Gigg		25/09/20 24 9:12:06	am	Juliet Gigg
	Details:	Please amend the following discrepancies on the bracing calculations: 1. The bracing calculations have a pitch of 5 degrees, however the roofing notes on sheet M3 states a pitch of 4 degrees. Please confirm the pitch and correct the discrepancy. 2. In your wall bracing analysis the wind bracing requirement notes 'across 30 X 11m'. Please revise this to align with the building length identified on the plans.					
	Response						
	:	The bracing calculation adjusted to 4 degrees on sheet M7A					
RFI	12/09/20 24 3:10:30	11 pm	Juliet Gigg		25/09/20 24 9:14:13	am	Juliet Gigg
	Details:	Please supply a risk matrix for all 4 elevations to show compliance with E2/AS1.					
	Response						
	:	Risk Matrix for individual 4 walls as follows Wall North south west south Wind Zone H - 1 H - 1 H - 1 H - 1 no. of stories 0 0 0 0 Roof wall junctions 3 3 3 3 Eaves width 5 5 5 5 envelop complexity 0 0 0 0 Decks 0 0 0 0 Total Score 9 9 9 9 Vertical boarding to cavity required for all walls					
RFI	13/09/20 24 9:45:32	12 am	Juliet Gigg		25/09/20 24 9:29:33	am	Juliet Gigg
	Details:	Please provide the following details to comply with E2/AS1.					

		1. ridge flashing 2. barge flashing 3. through wall penetrations for ventilation			
		Response :	Refer to details on sheet M4A		
		13/09/20 24 9:55:51		25/09/20 24 9:31:30	
RFI	13 am	Juliet Gigg		am	Juliet Gigg
	Details:	You have provided details for two external corners. Please specify if it is to be cavity boxed or cavity mitred. and remove the detail that is not applicable.			
	Response :	The corners will be by a proprietary timber molding as shown in the detail of the vertical boarding specification attachment. Sheet M3A amended.			
		13/09/20 24 9:08:52		25/09/20 24 9:34:07	
RFI	14 am	Juliet Gigg		am	Juliet Gigg
	Details:	Please provide all bathroom junction details.			
	Response :	Have notation to this on sheet M9A Bathroom junctions from Gib. Wet Areas. Refer to attachment RFI 1 - 14			
		13/09/20 24 8:55:45		25/09/20 24 9:36:52	
RFI	15 am	Juliet Gigg		am	Juliet Gigg
	Details:	Please show that the wood overlay flooring in the kitchen will comply with the requirements of E3 and provide the manufacturers specifications.			
	Response :	The flooring through out will be now in vinyl, a plank vinyl product			
		12/09/20 24 11:57:28		25/09/20 24 9:38:08	
RFI	16 am	Juliet Gigg		am	Juliet Gigg
	Details:	Please confirm the mechanical extractor fan for the range hood in the kitchen will have a flow rate of 50l/s to comply with G4.			
	Response :	Fisher & Paykel 600cm Series 5 Pyramid Chimney Wall Rangehood has a fan capacity of 780 m3/h or 216L/sec. Refer attachment.			
		12/09/20 24 2:11:26		25/09/20 24 9:40:41	
RFI	17 pm	Juliet Gigg		am	Juliet Gigg
	Details:	Please provide or identify on the plans the following information to show compliance with G12: 1. Please identify on sheet M9 of the plans the pipe materials, as this information has not been provided for the water supply lines. 2. The temperature details for the HWC and hot water at the shower/ bathroom basin/ kitchen basin			
	Response :	Pipe material - Polybutylene to AS/NZS 2642 1 -3 using Marley Secura One for hot and cold water pipes.			

		Refer to attachment		
		Temperature - to the bathroom fittings 50c		
		-the kitchen sink can be set higher but generally from a HWC it is		
		also 50c to avoid additional piping		
	13/09/20		25/09/20	
	24		24	
	8:34:06		9:42:39	
RFI	18 am	Juliet Gigg	am	Juliet Gigg
	Details:	Please confirm what the hot water supply line insulation is to comply with G12 and H1.		
	Response			
	:	The insulating sleeved material itemized on sheet M9A is ThermaSmart Pro		
		with this added note		
	13/09/20		25/09/20	
	24		24	
	8:37:49		9:43:18	
RFI	19 am	Juliet Gigg	am	Juliet Gigg
	Details:	Some of the information on sheet M9 of the plans has been cut off. Please provide a revised plan sheet with the WC pipe size clearly shown under "wastes"..		
	Response			
	:	Sheet M9A improved		
	13/09/20		25/09/20	
	24		24	
	8:47:34		9:44:31	
RFI	20 am	Juliet Gigg	am	Juliet Gigg
		In order to comply with H1 via schedule method, skylights are required to be R0.54. The skylights you have proposed show an R value of 0.46. Please revise the skylights or the H1		
	Details:	compliance pathway.		
	Response			
	:	Skylights have been amended to R0.54. on sheet M2A		
	13/09/20		25/09/20	
	24		24	
	8:49:05		9:48:22	
RFI	21 am	Juliet Gigg	am	Juliet Gigg
		In order to comply with H1 via schedule method, floors (other than slab on grade) are required to be R2.8. The subfloor insulation you have proposed shows an R value of 2.5. Please revise		
	Details:	the subfloor insulation or the H1 compliance pathway.		
	Response			
	:	Have amended the subfloor insulation to be R2.8		
		Refer amended sheet M3A & M4A		
	13/09/20		25/09/20	
	24		24	
	8:52:56		9:49:44	
RFI	22 am	Juliet Gigg	am	Juliet Gigg
	Details:	As you are not complying with H1 via calculation method and supplying supporting H1 calculations, please confirm that:		
		1. The balance between insulation, heating and ventilation to habitable spaces		
		2. The building has a minimum or better thermal resistance to each building element as identified in E3/AS1 cl1.1.5.		
	Response			
	:	Walls insulation will be R2.4 (R2 min.)		
		Ceiling insulation with 2 x R3.6 will be R7.2 (R6.6 min.)		

	25/09/2024 8:50:14		3/10/2024 10:48:44 am	Juliet Gigg
RFI	23 am	Juliet Gigg You have provided two types of specifications for the subfloor insulation (GreenStuf Insulation blanket and Mammoth insulation blanket). Please specify which one is to be used. Please also update your R value number of sheer M4A to reflect the revised H1 Details: Response : We will use the Mammoth The minimum wall insulation is R2. I. R2.2 Mammoth batts to be used to comply with the Mammoth specification As for ceiling insulation to be R6.6 is achieved with two layers of R3.6 resulting in R7.2 Have made these notes on sheets now numbered M3B and M4B		
	25/09/2024 8:51:57		3/10/2024 10:51:11 am	Juliet Gigg
RFI	24 am	Juliet Gigg You have provided Mammoth specifications, however sheet M4A shows Wall insulation as R2.4 batts. Please revise this discrepancy. Details: Response : Provide R2.2 batts to the walls. Noted on sheets M3B, M4B		
	25/09/2024 8:53:06		3/10/2024 10:52:59 am	Juliet Gigg
RFI	25 am	Juliet Gigg You have provided Mammoth specifications for skillion roof insulation, however sheet M4A shows Ceiling insulation as R6.6 batts. Please revise this discrepancy. Please also revise the R value on sheet M4A to align with the revised H1 R value on sheet M3A. Details: Response : We normally use two layers of R3.6 which provides R7.2. The R6.6 is the minimum which is not available. Refer sheets M3B,M4B		
	25/09/2024 9:12:05		3/10/2024 10:56:24 am	Juliet Gigg
RFI	26 am	Juliet Gigg Please amend the following discrepancies on the bracing calculations: 1. Thank you for revising the roof pitch and EQ zone on the bracing analysis, however the bracing calculations have not been updated. Please revise the bracing calculations to reflect the updated roof pitch and EQ Zone. 2. In your wall bracing analysis the wind bracing requirement notes 'across 30 X 11m'. Please revise this to align with the building length identified on the plans. Details: Response : Have amended sheet M7B to read for wind across as 30 BU x 9m =270 Wind along stay the same as 35 BU x 3m = 105 BU. For EQ walls 4 deg. is 11 BU x 27m2 = 297 BU All amended sheets follow the RFI's as one file Also the exterior joinery is now in timber to amended sheet M6A		

	25/09/20 24 9:14:13		3/10/202 4 10:57:48	
RFI	27 am Juliet Gigg Details: The risk matrix copied into the RFI response has lost its formatting. Please add the Risk Matrix to the plans and ensure the formatting is correct. Response: : All the walls have no soffits and achieve a 9 point risk matrix requiring a cavity construction for vertical boarding which will be cedar. Refer to sheet M3B notation		am Juliet Gigg	
	25/09/20 24 9:29:32		3/10/202 4 11:00:50	
RFI	28 am Juliet Gigg Thank you for adding the flashing details to the plans. The ridge flashing cover does not meet E2/AS1 Table 7 requirements. Please revise the dimension on this detail to meet E2 requirements (200mm minimum). Details: requirements (200mm minimum). Response: : Ridge flashing width increased to 200mm Refer sheet M4B		am Juliet Gigg	
	25/09/20 24 9:44:31		3/10/202 4 11:01:31	
RFI	29 am Juliet Gigg Details: Sheet M2A of the plans state the windows to be R0.46 and the skylights R0.54 but sheet M3A states all glazing is to be R0.54. Please revise the plans so there are no discrepancies. Note - please double check for consistency across the plans and specifications for the specified H1 products before submitted your response. Response: : Hopefully have all glazing now as R0.54 on sheets M2B,M3B,M4B		am Juliet Gigg	
	25/09/20 24 9:49:43		3/10/202 4 11:04:36	
RFI	30 am Juliet Gigg Details: Please add next to the R7.2 for the ceiling that this is made up of two layers of R3.6. This is required to ensure that compliance with H1 is achieved during the construction phase. Response: : As mentioned to obtain R6.6 for ceilings is by two layers of R3.6 batts. Have noted this on sheets M2B,M3B,M4B		am Juliet Gigg	
	3/10/202 4 10:48:43		15/10/20 24 9:24:53	
RFI	31 am Juliet Gigg Re RFI #23 - This question has not been answered correctly. The specifications you have provided do not show the R-Value for the Mammoth Underfloor Blanket. Refer BRANZ Appraisal page 2 where this is not listed in the table. Please provide this. Details: page 2 where this is not listed in the table. Please provide this. Response: : The Mammoth blanket as specified comes only as R2.6. To achieve the R2.8 we will use Wall Sections 140mm thick instead.		am Juliet Gigg	
	3/10/202 4 10:52:59		15/10/20 24 9:30:08	
RFI	32 am Juliet Gigg		am Juliet Gigg	

		Re RFI #24 - You have specified two layers of R3.6 Mammoth Skillion roof insulation. These are nominal 140mm thickness each, equalling 280mm total. Your skillion roof space is only 240mm deep and also does not show a 25mm clearance gap for ventilation req compliance using the Schedule Method.			
		You can call or email me if you would like me to explain this further. Email - juliet.gigg@swdc.govt.nz Phone - 063069611 ext 850			
	Response				
	:	we are using 290 x 45mm rafters + ceiling battens at 35mm provide more then the required 25mm clearance. Being built in a shed the batts will be placed from the roof down.			
	3/10/2024			15/10/2024	
	11:01:31			9:31:35	
RFI	33 am	Juliet Gigg Re RFI #29 - You have not revised all R Values for the windows. Sheets M2B and M8 under the windows section of 'plan notes' still states the window R value to be R0.46. Whilst the tables have been updated these comments have not. Please revise these so th		am	Juliet Gigg
	Details:				
	Response				
	:	My previous latest M2B shows windows at R0.54 and M4B also. My sheet M8 now M8A has been updated to R0.54			
	15/10/2024			21/10/2024	
	9:24:53			7:58:27	
RFI	34 am	Juliet Gigg Re RFI #31 - You have said that a wall insulation product is to be used as underfloor insulation product. Please provide confirmation from the manufacturers to state that the wall insulation can be used as underfloor insulation or specify an underfloor sp specification documentation).		am	Juliet Gigg
	Details:				
	Response				
	:	Going back to a blanket roll by GreenStuff which provides R2.9			
	15/10/2024			21/10/2024	
	9:31:35			7:53:29	
RFI	35 am	Juliet Gigg Re RFI #33 - You have not revised all R Values for the windows. Sheet 2B still states under the 'Window' section of the Plan notes that the windows are to be R0.46. Please revise this so there are no discrepancies - refer email screenshot.		am	Juliet Gigg
	Details:				
Consent No:	240224				
Type	Created			Signed Off	
	4/09/2024			9/09/2024	
	4 2:39:05			4 8:02:57	Emelia Lukins
RFI	1 pm	Emelia Lukins Please supply a copy of the Consent Notice and Land covenants that are listed on the record of title		am	Lukins
	Details:				
	Response	With respect to covenant item (1), to avoid any ambiguity we have written agreement from the vendor to allow the Bach to be transported to the site and installed as a permanent building (see attached email from owner's lawyer).			
	:				

	4/09/2022		9/09/2022	
	4 2:52:22		4 8:10:30	Emelia
RFI	2 pm	Emelia Lukins	am	Lukins
	Details:	Please clearly show the locations of the water supply lines to the container dwelling to comply with G12		
	Response			
	:	Hi Emelia, please find attached the proposed stormwater/sewer plan as previous supplied with the application. Is this sufficient?		
	4/09/2022		9/09/2022	
	4 2:53:48		4 8:12:32	Emelia
RFI	3 pm	Emelia Lukins	am	Lukins
	Details:	Please provide further detail on the method of hot water supply to comply with G12		
	Response			
	:	Hey Emelia, please find attached a schematic of the hot water supply along with specification for the Puretec water filtration system & Rinnai Infinity gas continuous flow water heater.		
	9/09/2022		12/09/2024	
	4 8:02:57		8:39:04	Emelia
RFI	4 am	Emelia Lukins	am	Lukins
	Details:	As required by the consent notice attached to the record of title for lots 1-11. Please provide a ponding and overland flow report from a suitably qualified person to address ponding and confirm overland flow paths.		
	Response			
	:	Hi Emelia, as requested, please find attached the ponding and overland flow report.		
	12/09/2024		16/09/2024	
	9:00:49		8:35:28	Emelia
RFI	5 am	Emelia Lukins	am	Lukins
	Details:	The Geotechnical report provided by CF projects dated 03.07.24, recommendation foundations to TC2, however, page 3 of the design documentation provided by The Engineering Collective has had this same recommendation statement digitally altered to show TC1.		
	Response			
	:	Good morning Emelia, the Geotechnical report was revised dated 08/07/2024. Please find attached updated report.		
	16/09/2024		23/09/2024	
	10:37:57		8:09:08	Emelia
RFI	6 am	Emelia Lukins	am	Lukins
	Details:	Can you please add pipe gradients for all storm water and waste water pipes to the drainage plan		
		Can you also please specify both the size and gradient of the kitchen washbasin and shower waste		
	Response			
	:	Good morning Emelia, please find attached plumbing drainage legend with the size and gradients listed for all drainage on the plan.		
	16/09/2024		23/09/2024	
	10:43:23		8:35:27	Emelia
RFI	7 am	Emelia Lukins	am	Lukins
	Details:	Please provide further details on the main entry access to satisfy D1 for general access, access routes and stairs. If this information has previously been provided can you point me to where it is within the documentation.		

Response
: Good afternoon Emelia, please find attached revised BC drawings with access to the Flexicube shown with an additional Access compliance detail shown

Consent No: 240221

Type	Created	Signed Off
	2/09/2022	5/09/2022
	4 2:35:05	4
RFI	1 pm Emelia Lukins Details: Please supply the construction R-values for the building elements- slab, roof and walls to support the BRANZ H1 calculations provided Please also provide the manufacturers specifications for the underslab insulation Response : H1 construction R values have been collated and attached along with the QuickSet foundation slab insulation technical specifications	11:58:58 am Emelia Lukins
	4/09/2022	23/09/2022
	4	24
	12:40:14	10:34:13 am Emelia Lukins
RFI	2 pm Emelia Lukins Details: Sheets 8.01 references Herman pacific vertical cedar cladding, can you please revise this note so it shows the correct Abodo Vulcan vertical cladding Response : Note has been updated to Abodo	
	4/09/2022	23/09/2022
	4	24
	12:43:53	10:33:54 am Emelia Lukins
RFI	3 pm Emelia Lukins Details: Specifications have been provided for the Metrofires woodburner, however sheet 8.02 notes a Pyroclassic woodburner, please correct this discrepancy Response : Incorrect fireplace notation has been updated to the Metro LTD Wee Rad	
	4/09/2022	23/09/2022
	4	24
	12:52:04	10:10:13 am Emelia Lukins
RFI	4 pm Emelia Lukins Details: Please include access details on the site plan (from the site access to the main entry of the new dwelling to satisfy the requirements of D1.3.1 and D1.3.3- - Where the surface of an access route or an accessible route is subject to wetting, the surface shall have a cross fall of between 1:50 and 1:100 unless it is constructed to drain water Response : A note has been added to Sheet 0.20 instruction that the drive shall be formed to comply with D1/AS1 1.2.2	
	4/09/2022	5/09/2022
	4	4
	12:55:29	12:01:34 pm Emelia Lukins
RFI	5 pm Emelia Lukins Details: Please remove the reference to Masterton council details soak pit design NZET plans sheet 1 Response : NZET has removed the reference to Masterton Council	

RFI	4/09/2024 1:05:16 pm	Emelia Lukins		23/09/2024 10:34:02 am	Emelia Lukins
	Details: Please only show lintel fixing types E and F on sheet 5.02, as these are the only two lumberlok fixing types specified to be used on this project				
	Response:				
	: Sheet 5.02 has been updated to only show Types E and F fixings.				
RFI	4/09/2024 1:21:36 pm	Emelia Lukins		23/09/2024 10:04:36 am	Emelia Lukins
	Details: Please show the ensuite WC drainage line connection into the 100, 1:60 line to the septic tank on sheet 1.00				
	Response:				
	: WC drain line to the 1:60 main drain has been added to Sheet 1.00				
RFI	4/09/2024 1:23:31 pm	Emelia Lukins		23/09/2024 10:09:29 am	Emelia Lukins
	Details: Please show the location of the water supply lines from tank to the dwelling on sheet 1.00 to comply with G12				
	Response:				
	: Cold water supply line has been shown on 1.00 including a rough location of the UV filtration unit				
RFI	4/09/2024 1:24:40 pm	Emelia Lukins		23/09/2024 10:07:46 am	Emelia Lukins
	Details: Please confirm that there will be a non combustible splash back behind the kitchen gas hob in compliance with AS/NZS 5601.1: 2013.				
	Response:				
	: Splashback note has been added to Sheet 3.00 to ensure compliance.				
RFI	5/09/2024 12:04:05 pm	Emelia Lukins		23/09/2024 9:11:33 am	Emelia Lukins
	Thank you for the RFI responses, unfortunately the revised set of plans wasn't attached. Can you please provide this set of plans and attach the .pdf to this response so I am able to sign off				
	Details: RFI questions 2-4 & 6-9				
	Response: Sorry for not getting back to you sooner, but the clients wanted to change the house's orientation onsite. I have been talking with Matthew Gilson about the 25m radius setback from the internal boundary corner, and he said it is ok. Updated plans are attached				
Consent No: 240219					
Type	Created			Signed Off	
	23/08/2024 10:06:04			30/08/2024 12:37:28 pm	John McCormack
RFI	1 am	John McCormack			

		i) Flooding Natural Hazard. Please have a suitably qualified engineer provide an assessment under the requirements of Section 72 (a), B/Act 2004 - "the building work to which an application for a building consent relates will not accelerate, worsen, or be carried out or any other property;" ii) Wall construction continues down to almost ground level. Please have the design engineer assess the potential Flooding Overland Flow, with regard to Loadings & impact these potential flows will have on the wall construction & associated foundations, u			
		Response : Please see attached responses from engineer.			
		23/08/2024 10:19:41		30/08/2024 12:44:59 pm	John McCormack
RFI	2 am	John McCormack			
	Details:	Please have the design engineer provide comment regarding the Moderate Liquefaction identified on the site, & how this will be mitigated against.			
	Response :	Please refer to the responses from engineer.			
		23/08/2024 10:29:29		30/08/2024 12:56:03 pm	John McCormack
RFI	3 am	John McCormack			
	Details:	Please identify the existing site levels in terms of Mean Sea Level (MSL) Wellington 1953 Datum, & correlate onto the Site Plan.			
	Response :	Please see MSL levels added to site plan. Please note changes on plans: -Engineers L2 updated to match engineering. A.015 & A.016 (250 PFC not 150PFC). -Foundation plan portal pile location updated to match engineering. -Deck details A.028. -Plans updated to reflect foundation cladding change for flood protection.			
		23/08/2024 11:05:45		30/08/2024 12:56:39 pm	John McCormack
RFI	4 am	John McCormack			
		Ref Eng Plan ST50, Detail P3 - Associated notation - "CONNECTION OF NEW 2 / 140 x 45 BEARER BETWEEN EXISTING CONCRETE PERIMETER FOUNDATION AND NEW PILE FOUNDATION TO BE CONFIRMED ON SITE. " Please review & revise this notation as there is no existing conc			
	Details:				
	Response :	The note has been removed from the structural drawings.			
		26/08/2024 12:40:56		30/08/2024 12:58:48 pm	John McCormack
RFI	5 pm	John McCormack			
	Details:	Please provide the manufacturer's specifications & installation requirements for the proposed Under-floor ducted heating system throughout the dwelling, as ref on Sheet A.04.			
	Response :	Please see attached - Model FDYQN180.			

Consent No: 240216

Type	Created	Signed Off
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RFI	22/08/2024 2:14:14 pm	Juliet Gigg			
	Details:	Council maps identifies this site as being within a Specific Design Required zone. Sheet 1 of the engineering plans states a wind speed of 39.41m/s. Please provide a site specific wind assessment to justify the wind speed given.			
	Response:	Please see attached wind speed site report from EGIS.			
RFI	23/08/2024 11:35:56 am	Juliet Gigg			
	Details:	Please provide the manufacturers specifications for the wall and roof cladding.			
	Response:	Please see attached data sheet for Colorsteel Endura cladding.			
RFI	23/08/2024 1:41:20 pm	Juliet Gigg			
	Details:	Please provide information to confirm that the timber driven piles, as shown on sheet 18 of the engineering plans, will meet the minimum requirements of B2.			
	Response:	Timber Piles will be H5 treated to meet the minimum requirements of B2.			
RFI	23/08/2024 1:42:10 pm	Juliet Gigg			
	Details:	Please confirm the construction material of the awning posts and clearly identify this on sheet 12 of the engineering plans. This information is required to ensure the correct connections have been identified on the plans.			
	Response:	Post details are clearly identified and specified on sheets 7,8 & 9.			
RFI	23/08/2024 2:21:01 pm	Juliet Gigg			
	Details:	Two details titled '100mm Foundation (Central Reinforcing)' have been provided but whilst they have the same title, the details themselves are different. Please provide some clarification on this or revise the plans so there are no discrepancies.			
	Response:	Note from EGIS - The sheet 12 details are clearly section 1 and 2, clearly shown to be different locations and wording within the detail confirm building along and building span. The additional tile wording is surplus to requirements.			
RFI	2/09/2024 4 8:07:38 am	Juliet Gigg			
	Details:	Re RFI #3 - Thank you for confirming the timber piles will be H5 treated. I am unable to locate this comment on the plans. Please either provide revised plans that state the piles treatment or identify where it is already noted.			
	Response:	Please see updated PS1 with comment added for piles on sheet 18.			

Consent No: 240212

Type	Created		Signed Off
	23/08/2024 7:02:52		5/09/2024 1:10:39 pm
RFI	1 am	Emelia Lukins The cover letter and consent plans exclude the front entry porch from the consent. As this forms the main access to the dwelling, it will need to be included in the building consent to demonstrate compliance with D1.3.1 and D1.3.3. As well as B1, B2 & E2 Details: demonstrate compliance with D1.3.1 and D1.3.3. As well as B1, B2 & E2 Response : Unfortunately, due to budget constraints, the scope has been reduced and the front porch has been deleted. please find the revised drawings in the updated architectural drawing set	Emelia Lukins
RFI	2 am	Emelia Lukins Please provide the construction and flashing details for the valley gutter to comply with B1, NZS3604 cl 10.2.1.8, and E2/AS1 Details: Please provide the construction and flashing details for the valley gutter to comply with B1, NZS3604 cl 10.2.1.8, and E2/AS1 Response : Please find attached additional valley gutter detail 6 on sheet A600	Emelia Lukins
RFI	3 am	Emelia Lukins Truss plans indicate the load bearing wall, however no thickening in the slab has been shown or detailed by the engineer. Please have this detailed. Details: Truss plans indicate the load bearing wall, however no thickening in the slab has been shown or detailed by the engineer. Please have this detailed. Response : A thickening has now been shown to SK01A with an internal foundation beam detail shown on SK03A.	Emelia Lukins
RFI	4 am	Emelia Lukins Pleaser provide the bottom plate fixing details to comply with NZS3604 cl 8.7.2 Details: Pleaser provide the bottom plate fixing details to comply with NZS3604 cl 8.7.2 Response : Bottom plate fixings are Proprietary anchors as noted on A204 . Details have been provided on additional sheet A605.	Emelia Lukins
RFI	5 am	Emelia Lukins Please specify each lintel fixing type on sheet A204 to comply with NZS3604 table 8.14 Details: Please specify each lintel fixing type on sheet A204 to comply with NZS3604 table 8.14 Response : Please find attached revised sheet A204 completed with lintel fixings information	Emelia Lukins
RFI	6 am	Emelia Lukins The table on sheet A204 notes D106 'lintel and fixings by eng' however no further details have been provided, and there is nothing in the structural plans. Please provide the size and fixings details for this lintel. Details: The table on sheet A204 notes D106 'lintel and fixings by eng' however no further details have been provided, and there is nothing in the structural plans. Please provide the size and fixings details for this lintel.	Emelia Lukins

		Response		
		:	Please find the revised table on sheet A204. Loaded dimensions have been revised to suit the truss framing and SED is not required anymore	
		23/08/20		6/09/202
		24		4
		8:04:08		12:46:34
RFI	7 am	Emelia Lukins		pm Emelia Lukins
			The engineers bracing plan shows a dashed line on the external corner of the living area, however no bracing element has been shown. Please have this revised so compliance with	
		Details:	NZS3604 cl 5.4.3 can be met	
		Response		
		:	Please see attached SK02A showing this bracing element more clearly.	
		23/08/20		6/09/202
		24		4
		8:29:13		12:46:47
RFI	8 am	Emelia Lukins		pm Emelia Lukins
			Plans show cavity sliders in multiple bracing walls. This is allowed, however, please provide the manufacturer specifications for the cavity sliders demonstrating they have been designed	
		Details:	to meet the requirements of the New Zealand Building Code and have b	
			NZS 3604:2011 which is listed as an acceptable solution.	
		Response		
		:	Please find attached the cavity sliders Product Technical Statement and Appraisal .	
		23/08/20		6/09/202
		24		4
		7:31:44		12:50:03
RFI	9 am	Emelia Lukins		pm Emelia Lukins
		Details:	Please show on sheet A205 that the SW pipes have a min 1:120 gradient as per E1/AS1 table 2	
		Response		
		:	Please find attached A205 showing the SW pipes minimum gradient	
		23/08/20		6/09/202
		24		4
		7:29:16		12:52:24
RFI	10 am	Emelia Lukins		pm Emelia Lukins
		Details:	Please provide the construction detail for the soakpit to comply with E1	
		Response		
		:	Please find attached A205 completed with the soakpit construction detail	
		23/08/20		6/09/202
		24		4
		7:47:10		12:53:09
RFI	11 am	Emelia Lukins		pm Emelia Lukins
		Details:	Please clearly show the datum point, FGL and FFL on the site and foundations plans to demonstrate compliance with E1	
		Response		
		:	Please find attached A200 & A203 showing FFL in relation with Bell Street Road crown and FGL in relation with FFL .	
		23/08/20		6/09/202
		24		4
		7:40:50		12:53:18
RFI	12 am	Emelia Lukins		pm Emelia Lukins
			Please revise the risk matrix for the Southern elevation (front entrance). As there will be an apron flashing present for the front porch, this has increased the roof/ wall intersection risk	
		Details:	score to very high = 5, which results in a new score of 9 for th	

		Response : Unfortunately, due to budget constraints, the scope has been reduced and the front porch has been deleted.		
		23/08/2024 7:35:05	6/09/2024 12:53:27 pm	Emelia Lukins
RFI	13 am	Emelia Lukins Details: Please provide the apron flashing detail for the front porch to show compliance with E2. Response : Unfortunately, due to budget constraints, the scope has been reduced and the front porch has been deleted.		
		23/08/2024 7:57:32	6/09/2024 4 1:01:44 pm	Emelia Lukins
RFI	14 am	Emelia Lukins Details: Thank you or referencing the BRANZ bulletin for timber windows. As you are aware, timber window installation is outside the scope of E2/AS1 and must be submitted as an alternative solution. you will need to provide evidence through an 'alternative solution proposal' to show how your proposed work will meet the perform You will also need to show more adequate flashing tape cover on the timber door sill detail on sheet A610 (as the detail shows this stopping short of the rebate inner edge)		
		Response : Please find attached the Alternative Solution Report for timber windows and revised Door sill detail 4 on sheet A610.		
		23/08/2024 7:23:39	6/09/2024 12:55:01 pm	Emelia Lukins
RFI	15 am	Emelia Lukins Details: Please provide the construction details for the junctions in the wet areas to comply with E3, including showing adequate fall to drains of 1:50 on the plans Response : Please find attached Additional sheets A606 & A607 showing WPM Extent, Wet Areas junction detailing & falls to drains		
		23/08/2024 8:17:54	6/09/2024 4 1:01:54 pm	Emelia Lukins
RFI	16 am	Emelia Lukins Details: Please show a TV in the main bathroom between the WC and laundry tub to comply with cl 3.9 Response : Please find attached the revised Plumbing Plan A220 as well as the roof plan showing the 50mm TV		
		6/09/2024 4 1:01:30	10/09/2024 7:56:12 am	Emelia Lukins
RFI	17 pm	Emelia Lukins Thank you for the response showing the wet area details, You have specified Daveco K10 on the sheet provided in the RFI Response, however on sheet A230 and in the General and Details: product specifications Ardex WPM002 has been specified. Please clarify and updat Response : Hi Emelia, Please accept my apologies for the mix-up. Please find attached the Weat Area Detail sheet A606 updated with Ardex WPM 001		

Consent No: 240206

Type	Created	Signed Off
	15/08/2024 11:59:13	28/08/2024 12:41:25 pm
RFI	1 am Emelia Lukins Details: In order to use Villaboard bracing elements within the wet area, the manufacturers specifications state that the membrane must have a durability of 50years. Ardex WPM 155 has a durability of 15-25 years. Please propose another solution, to comply with B1 and B2 or consider moving the bracing to the external side of the wall. Reference- James Hardie Bracing design manual, section 2.9 page 6 Response : Villaboard as bracing has been removed as no waterproofing product offers 50 years. 19/08/2024 9:17:36	Emelia Lukins
RFI	2 am Emelia Lukins Please provide penetrometer testing to support this Building Consent application to confirm that 'good ground' has been established under the foundations for the proposed building work, and that compliance with the Scope, Site and Test Requirements set o To note: contractors can no longer determine good ground on site, and have not been able to since the changes to NZS3604 and B1 came into effect in 2021. These changes also revoked the use of a 'deemed to comply' pathway for foundations unless the ground has been assessed and/or categorised as not being liquefaction-prone - i.e. 'good ground'. So, saying good ground to be assessed at the time of inspection (or similar) is no longer appropriate, or accepted. Response : Please see attached 19/08/2024 9:34:05	Emelia Lukins
RFI	3 am Emelia Lukins The wind speed calculations provided show a speed of 45m/s, which is considered a 'Very High'wind zone. Plans provided show a high wind zone in the site details box, top right corner of each plan page. Please revise this. Response : Have corrected. See attached. 19/08/2024 9:36:33	Emelia Lukins
RFI	4 am Emelia Lukins Details: Please specify the purlin size and spacing, on the roof framing plans to comply with table 10.10 and the fixing for the Very High wind zone Response : Added to sheet 13	Emelia Lukins

	19/08/20 24 9:38:20		28/08/20 24 1:20:47 pm	Emelia Lukins
RFI	5 am	Emelia Lukins Please submit an alternative solution proposal for the timber windows within the wet area to support the details on the plans and to show how the functional and performance requirements of E3 will be met. Response : I haven't had to do one of these before, as the details have always been enough for other jobs. So please see attached and let me know if I have done it incorrectly.		
	19/08/20 24 9:41:31		28/08/20 24 1:21:38 pm	Emelia Lukins
RFI	6 am	Emelia Lukins The Bracing calculations you have provided are for a High wind zone, however wind speed calculations show 45m/s which is a Very High wind zone. Please revise the calculations. Response : See attached		
	28/08/20 24 12:41:25		29/08/20 24 11:00:30 am	Emelia Lukins
RFI	7 pm	Emelia Lukins Thank you for the revised bracing details. You will still need to specify bracing elements on the external corner of the new ensuite to ensure that compliance with NZS3604 cl 5.4.3 can be met Response : Please review with the building team. Compliance with NZS3604 cl 5.4.3 has been met, with bracing element o1 'located as close as possible to the corner.' Note that GIB systems do not allow bracing elements to be placed in a shower. Please note that NZS 3		
	28/08/20 24 1:04:25		29/08/20 24 11:02:57 am	Emelia Lukins
RFI	8 pm	Emelia Lukins Thank you for providing the soils report and updated plans. Can you please also update the ordinary pile footing depths in the floor construction notes on sheet 8 from 200mm depth to the 900mm required as a result of the soils report. Response : Updated		
	28/08/20 24 1:07:30		29/08/20 24 11:03:06 am	Emelia Lukins
RFI	9 pm	Emelia Lukins Thank you for revising the wind zone on the plans. Now that the soil type is also known too, please update the 'soil type' in the box on each page from TBC to D & E Response : Updated		
	28/08/20 24 1:13:07		29/08/20 24 11:03:28 am	Emelia Lukins
RFI	10 pm	Emelia Lukins Thank you for providing the purlin sizes. You have specified a spacing of 900mm crs. However, the spacing for 90x45 purlins on their flat in a Very High wind zone is required to be at 750mm crs. Please revise this. You have also provided the lumberlok fix U or a 5.5kN alternative to comply with table 10.10		

	Response		
	:	Changed to 70x45 purlins at 600crs Type C mitek fixing required. Updated sheet 2 and roofing plan	
		29/08/20	6/09/202
		24	4
		11:00:30	10:59:58
RFI	11 am	Emelia Lukins	am Emelia Lukins
	Details:	A copy of this RFI question has been sent via email with a screenshot attached.	

1. The wall bracing schedule lists elements 03, 04 as GS1-N, however the calculations specify these to be BL1-H. Please correct this discrepancy.

2. As you know, I am aware there may not be bracing elements behind a shower using the GIB system, however this is in relation to the internal side of the wall linings behind the membrane.

You will need to specify bracing elements for the external side of the wall on that external corner (junction of lines o and a). To comply with NZS3604 cl 5.4.3, bracing elements should be located close to external wall corners, they shall be evenly distr

I am not disputing the bracing units achieved, along these lines, as the total demand has been exceeded as required by NZS3604 and compliance with cl 5.4.7.2 has been met. However, in this case your bracing design relies on the bracing elements on line o
no bracing element included in the section of external wall for the bathroom along brace line o, and this does not meet Cl 5. 4.3. I also consider that the bracing elements are not evenly distributed along both of these lines.

Response
:
Refer to emails sent 29th August.

Consent No: 240188

Type	Created		Signed Off
	26/07/20		17/09/20
	24		24
	1:36:59		10:07:49
RFI	1 pm	Emelia Lukins	am Emelia Lukins
	Details:	As per our phone conversation, please respond to this RFI when a decision has been made in regards to the subfloor insulation. Please also attach all applicable documentation to this response.	
	Response		
	:	Kia ora,	

Please find attached the revised drawings showing alterations to the floor framing.

Note that, the bathroom window position has been adjusted, the downpipe diameter changed to 65mm dia, and the MVHR unit has been relocated. All modifications are highlighted with revision clouds.

Please do not hesitate to contact us if you require further information.

Thank you

		17/09/20 24 9:38:27		19/09/20 24 10:00:44	Emelia Lukins
RFI	2 am	Emelia Lukins Details: Please show how the external corner of units 1/2 will be braced to comply with NZS3604 cl 5.4.3 on corners C/M and C/O Response :	Please refer to updated bracing plan and bracing calculations		
		17/09/20 24 9:39:18		19/09/20 24 10:00:56	Emelia Lukins
RFI	3 am	Emelia Lukins Details: Please show how the external corner of units 3/4 will be braced to comply with NZS3604 cl 5.4.3 on corners M/C and O/C Response :	Please refer to the updated Bracing plan and bracing calculations		
		17/09/20 24 9:42:34		19/09/20 24 9:11:33	Emelia Lukins
RFI	4 am	Emelia Lukins Details: The truss documentation supplied has the Whanganui Address. Can you please have this changed to the Birdwood street address? Response :	Please see the response from the truss suppliers.		
		17/09/20 24 9:44:54		19/09/20 24 10:15:32	Emelia Lukins
RFI	5 am	Emelia Lukins Details: Please show on sheets FT115 and FT116 how the roof areas will be braced to comply with NZS3604 Response :	Please refer to the tensioned straps now shown on the mentioned sheets		
		17/09/20 24 9:55:48		19/09/20 24 10:15:43	Emelia Lukins
RFI	6 am	Emelia Lukins Details: Please revise the WC gradients for all 4 units to Min 1:60 as required by G13 Response :	WC gradient changed from Min 1:40 to Min 1:60		
		16/09/20 24 12:46:36		19/09/20 24 10:16:22	Emelia Lukins
RFI	7 pm	Emelia Lukins Details: Numerous sheets for units 1 & 4 show doors opening onto toilet in the bathroom space. Please clarify what this cupboard is for, and relocate either it or the toilet Response :	The door opens above WC. Note added in door schedules (Comments column)		
		19/09/20 24 9:11:33		25/09/20 24 1:32:53	Emelia Lukins
RFI	8 am	Emelia Lukins		pm	Lukins

Details: RE RFI question 4: Thank you for your time on the phone yesterday afternoon.

As discussed, the truss documentation needs to have the Birdwood Street address, as this is the address that the proposed building work under this building consent will be being taken place, and for the district in which the construction of the dwellings

As a note: this was also raised as an RFI question under the previous consent for two units BC230333 (question #3), and the address was corrected by the truss manufacturer, with no dispute.

Response

: Hi, to address the site address issue, we have switched suppliers.
Please find attached the Trusses layout and PS1 for each unit.