

GoGet Inspection Outcome Report

Consent No: **20172013**
Applicant: **Spaghetti Junction Limited**
Site Address: **80 Byron Street Sydenham**
Legal Description: **Lot 1 DP 449853**
Work Type: **Addition to Factory - New Offices, Meeting and Store Room**
Workgroup: **Area 4 - Residential**

Inspection Type: **253 - Pre Cladding**
Inspection Outcome: **Fail**
Inspected By: **Steve Walders**
Inspection Date: **25 September 2019 1:57 p.m.**
Duration: **60 minutes**

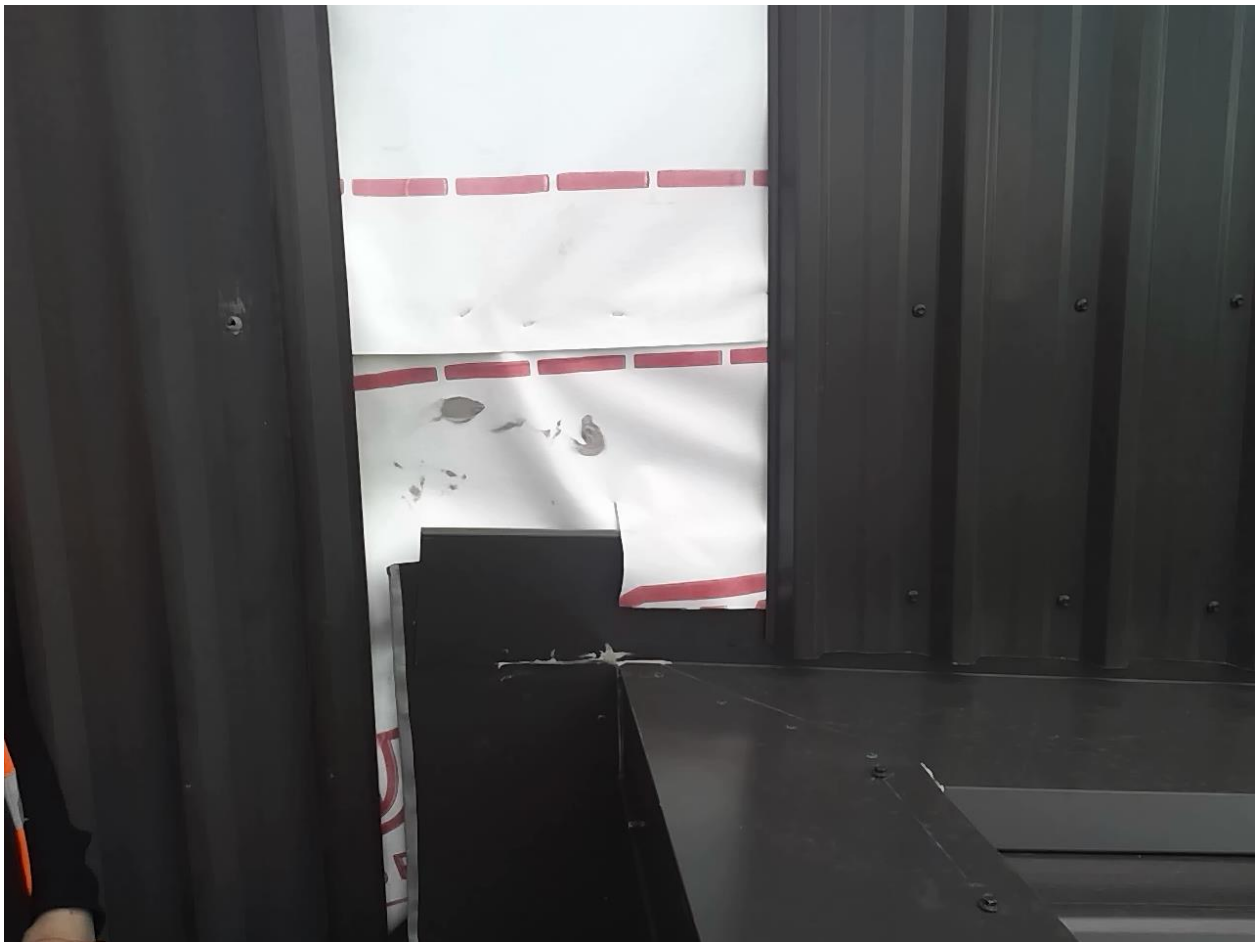
Inspection Element	Status
SUMMARY	NoStatus
Inspection outcome:	NoStatus
Approved to continue once directives have been completed.	
Next inspection required:	NoStatus
Contractor to confirm (Refer to CCC Schedule of Estimated Specified Inspections).	
Summary of inspection undertaken:	NoStatus
Cladding inspection to north face.	
Sighted building wrap and some back flashings. Flashings not fully complete.	
There have been several changes which are considered as low risk and have been treated as minor variations to allow the project to continue.	
Sighted fixing of ceiling battens and moisture readings of wall framing indicate moisture content to be <18% when corrected for treatment type.	
Have agreed that ceiling can be lined once insulation has been installed as the ceiling will be protected from moisture/water.	
Directive	
1. Please provide updated drawings and details to reflect the as built state.	
2. Please provide photos of ceiling insulation prior to lining. Please email photos to stephen.walders@ccc.govt.nz & to codecompliance@ccc.govt.nz. Ensure that the email has the project number and address within the subject line.	
3. Please have a another of building paper over the leading edge of the apron flashing above the existing large door opening as per site discussion.	
GENERAL	Fail
Supervision:	Pass
Competent	
Work ready:	Fail
PARTIAL INSPECTION - This inspection report will read as a "Fail" until all elements under this inspection type are completed.	
Work is permitted to continue in areas outlined in this inspection report only.	
*Additional inspections are required	
Previous inspections completed:	Pass
Required inspections are passed and completed.	
Who attended:	Pass
Name: Todd	
Position: Builder	
Multi-Unit or Multi-Level:	N/A
Consented documentation:	Pass
Noted that there have been several minor changes	

1. Thermakraft Covertex 407 building wrap installed.
Consented documents shown Fast wrap. Change in wrap has been treated as a onsite minor variation
2. The consented plans show the bottom plate against the floor slab. Now a nib wall lifting the bottom plate off the slab as per detail shown on sheet A15 [see attached photo].
3. Change in floor plan layout.
4. Change in cladding profile from Diamond deck rib 50 to corrugate.

Directive

1. Please provide updated drawings and details to reflect the as built state.

Engineer involvement:	N/A
Sediment control:	Pass
Sediment control has been achieved at this inspection.	
BUILDING WRAP or RAB	Pass
Area inspected:	Pass
North elevation.	
Building Wrap or RAB type:	Pass
Thermakraft Covertex 407 building wrap installed.	
Consented documents shown Fast wrap.	
Change in wrap has been treated as a onsite minor variation.	
Building Wrap or RAB installation:	Pass
Building wrap is adequately secured to external framing with minimum overlaps achieved.	
Building wrap has been returned into all openings.	
Mechanical Penetrations:	N/A
Rebate:	N/A
CAVITY BATTENS	N/A
Direct fix	
FLASHINGS	N/A



Building wrap to be applied to leading edge of apron flashing as per site discussion with builder [Todd] onsite
Taken at 1:25 PM on Wednesday 25/09/2019



Apron flashings to velux windows on roof.
Taken at 1:25 PM on Wednesday 25/09/2019



Building wrap to north face
Taken at 1:32 PM on Wednesday 25/09/2019



Taken at 1:35 PM on Wednesday 25/09/2019



Sample of ceiling battens
Taken at 1:35 PM on Wednesday 25/09/2019



Sample of ceiling battens and wall framing
Taken at 1:35 PM on Wednesday 25/09/2019



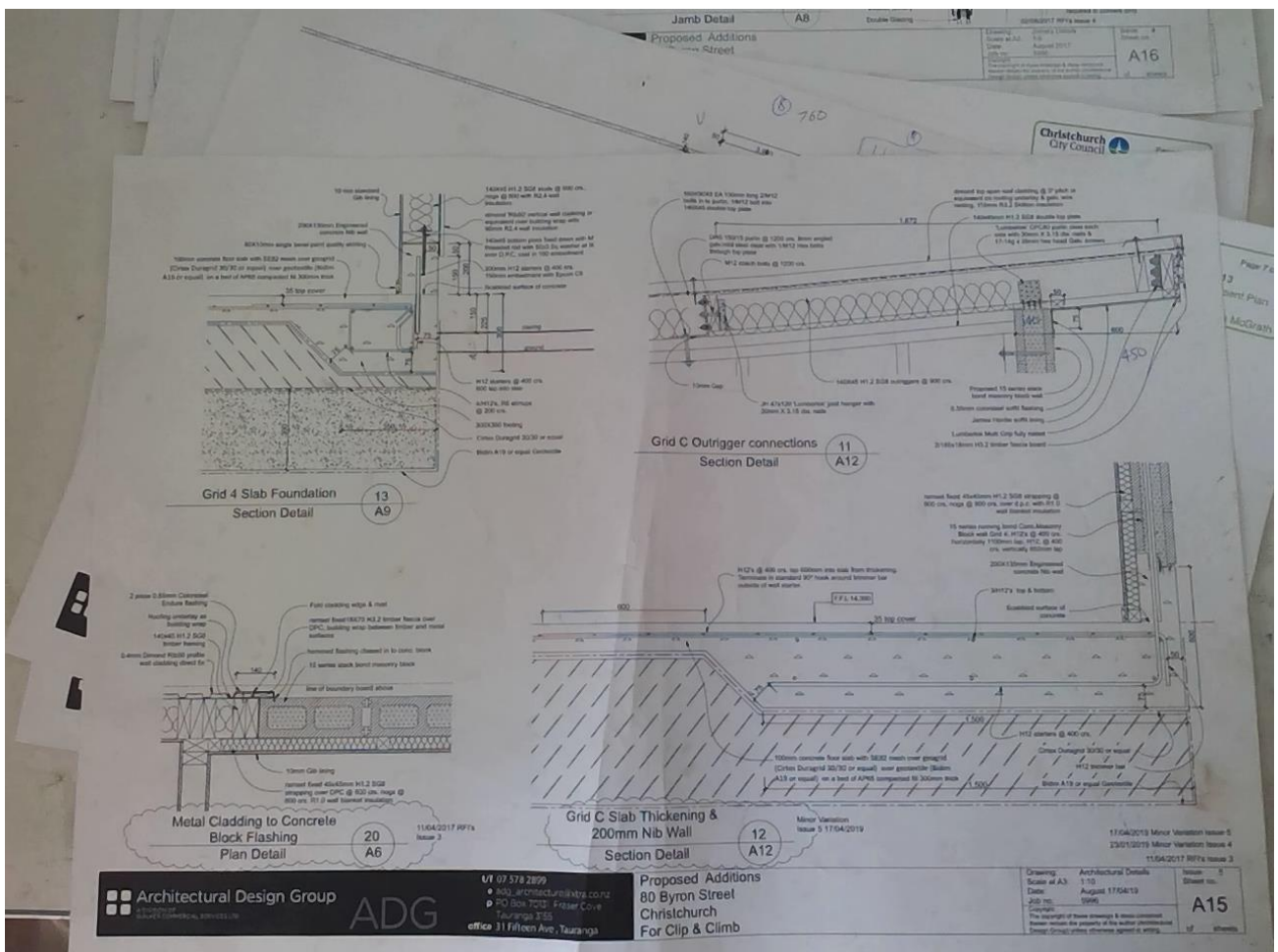
Taken at 1:35 PM on Wednesday 25/09/2019



Taken at 1:35 PM on Wednesday 25/09/2019



Taken at 1:36 PM on Wednesday 25/09/2019



Taken at 1:57 PM on Wednesday 25/09/2019