



SITE NOTICE

Consent No:	20172013	Date Printed: 25 September 2019
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	
Email To:	todd@morelconstruction.co.nz	

Inspection Type:	253 - Pre Cladding
Inspection Outcome:	Fail
Inspected By:	Steve Walders
Inspection Date:	25 September 2019

Failed Items

GENERAL

Work ready:

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**

Passed Items

SUMMARY

Inspection outcome:

Approved to continue once directives have been completed.

Next inspection required:

Contractor to confirm (Refer to CCC Schedule of Estimated Specified Inspections).

Summary of inspection undertaken:

**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

Previous inspections completed:

Who attended:

Consented documentation:

Required inspections are passed and completed.

Name: Todd

Position: Builder

Noted that there have been several minor changes

1. Thermakraft Covertek 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.

Sediment control has been achieved at this
inspection.

Sediment control:

BUILDING WRAP or RAB

Area inspected:

Building Wrap or RAB type:

North elevation.

Thermakraft Covertek 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:

Building wrap is adequately secured to external
framing with minimum overlaps achieved.

Building wrap has been returned into all openings.

Inspection Type: **900 - On Site Minor Variations**

Inspection Outcome: **Fail**

Inspected By: **Steve Walders**

Inspection Date: **25 September 2019**

Failed Items

Minor Variation 1

Owners Approval: **No.**

Minor Variation 2

Owners Approval: **No.**

Minor Variation 3

Owners Approval: **No.**

Minor Variation 4

Owners Approval: **No.**

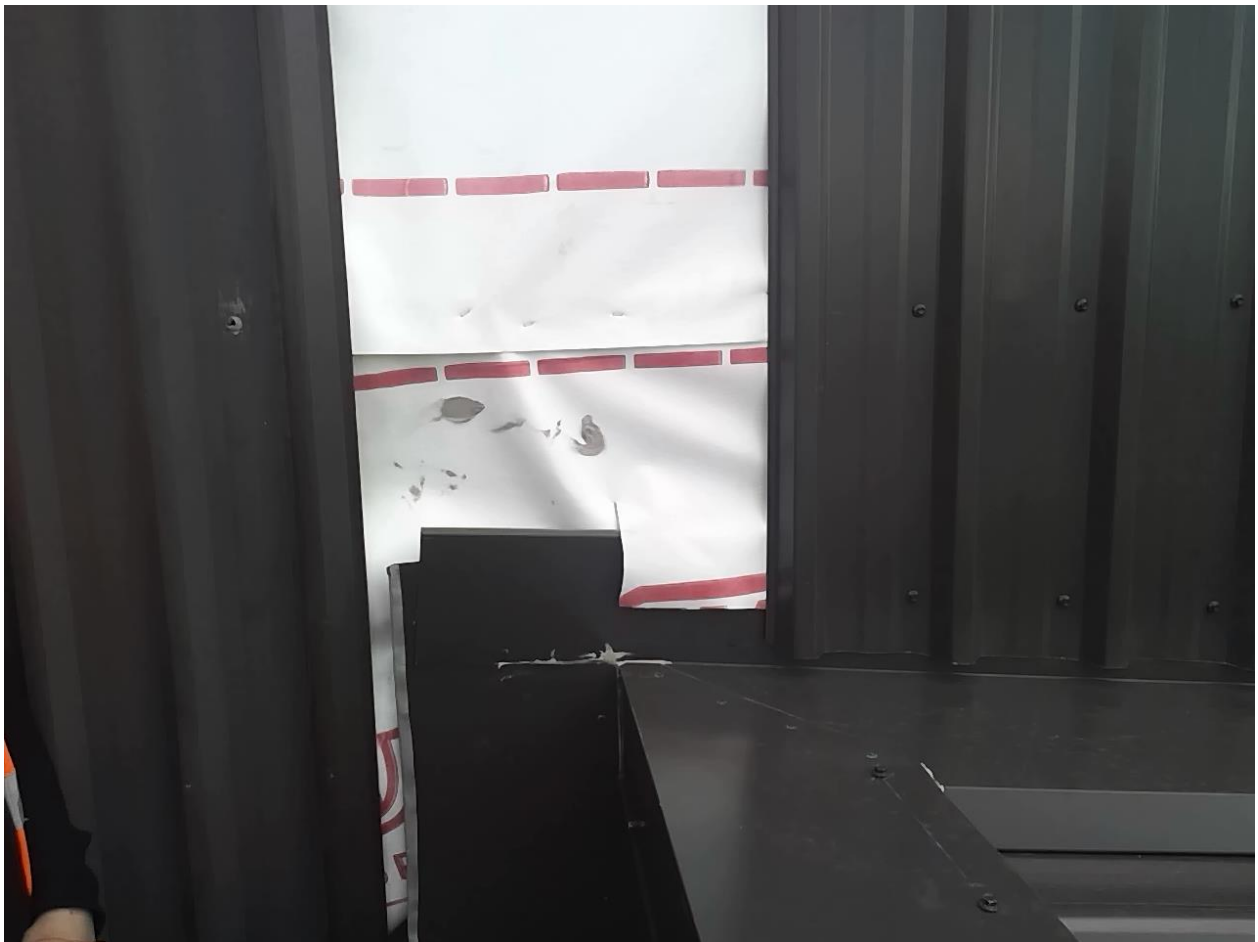
Passed Items

Minor Variation 1

Contact on Site: **Todd, Builder**

Description of Minor Variation: **Consented documents shown Fast wrap. Thermakraft**

BCA Decision:	Covertex 407 building wrap installed. Satisfied on reasonable grounds that the changes proposed will meet the performance requirements of the New Zealand building code.
Minor Variation 2 Contact on Site: Description of Minor Variation: BCA Decision:	Name: Todd Position: Builder Concrete nib for raised bottom plate and removal of surface water channel at building edge. Satisfied on reasonable grounds that the changes proposed will meet the performance requirements of the New Zealand building code.
Minor Variation 3 Contact on Site: Description of Minor Variation: BCA Decision:	Name: Todd Position: Builder Change in floor plan layout. Satisfied on reasonable grounds that the changes proposed will meet the performance requirements of the New Zealand building code.
Minor Variation 4 Contact on Site: Description of Minor Variation: BCA Decision:	Name: Todd Position: Builder Change in cladding profile from Diamond deck rib 50 to corrugate. Satisfied on reasonable grounds that the changes proposed will meet the performance requirements of the New Zealand building code.



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



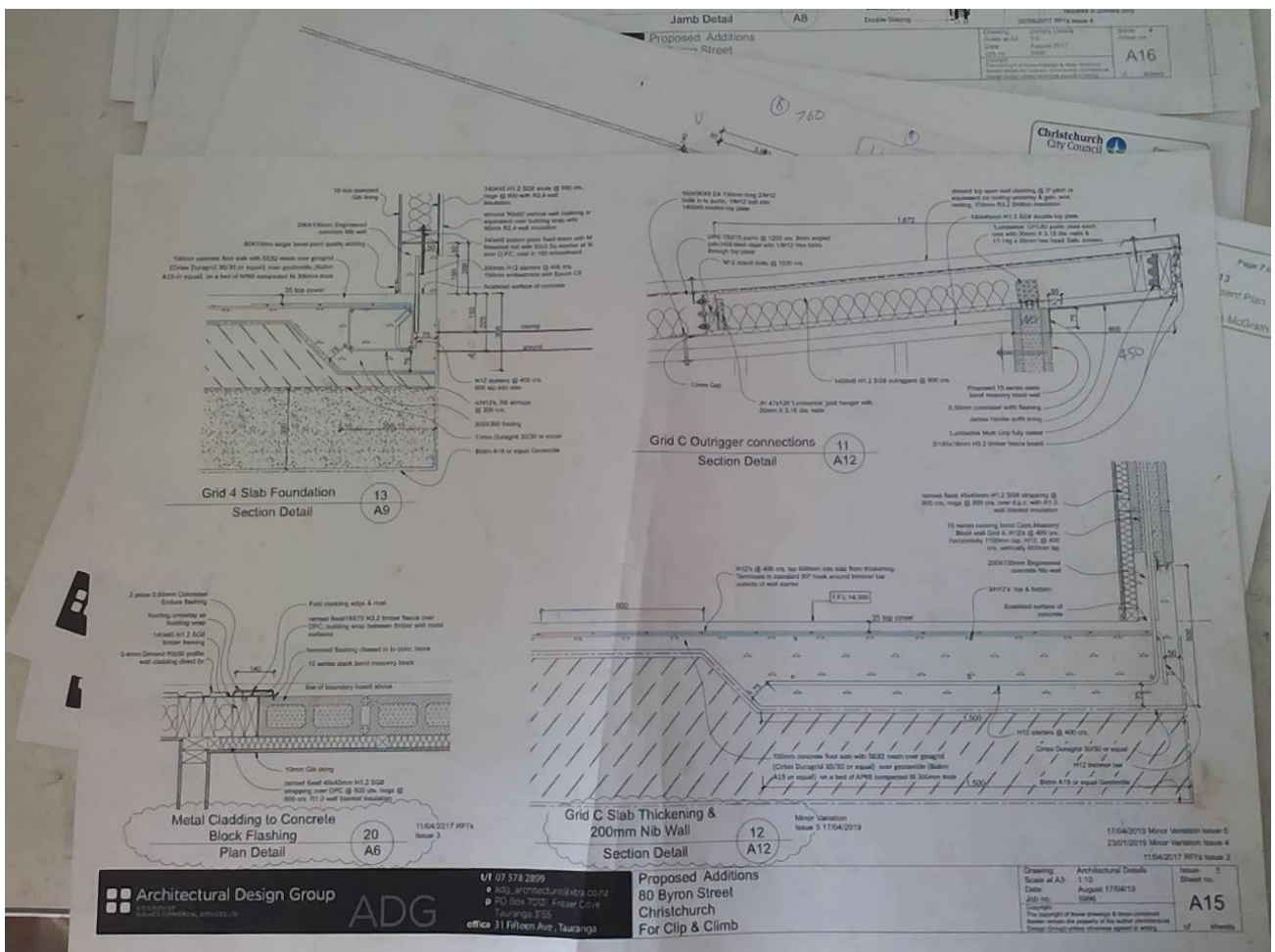
Taken at 1:35 PM on Wednesday 25/09/2019



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