


MARLBOROUGH**DISTRICT COUNCIL**

Sections 31 and 35 Building Act 1991

**Building Consent
No: 991461**

<i>Owner</i>	<i>Builder</i>
Name: Aldan Lodge Ltd Address: 86 Wellington Street PICTON	Name: D J Price Ltd Address: 64 Grove Road BLENHEIM  BC
<i>Site</i>	<i>Legal Description</i>
Address: 86 Wellington Street PICTON	Property no: 513156 Legal Description: Lot 2 DP 4295 Lot 2 DP 4450 Lot 2 DP 5199 Valuation Roll No: 20210 59100
<i>Project</i>	
Use(s): Three Motel Units Life: Indefinite, but not less than 50 years Stage: 1 Of: 1 Nature of consent: 1 New building - exclude domestic garages and domestic outbuildings CN Commercial New Estimated Value: \$115,000.00	No of Storeys: 1 FloorArea: 76 m2

This Building Consent is confirmation that the proposed building work may be undertaken. Please note that any deviation from the approved consent is subject to a new Building Consent.

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the plans and specifications so as to comply with the provisions of the Building Code. Enclosed are the site copies which you will need to check for any amendments or conditions imposed by Council. These plans are to remain on site until our Building Control Officer has completed the final inspection.

This building consent is issued subject to the conditions specified in the attached page(s) headed "Conditions of Building Consent No: 991461"

Signed for and on behalf of the Council :

Name: 

Position: **CONSENTS OFFICER**

Date: **08-Oct-99**

Conditions of Building Consent No: 991461

Inspections Required:

Description	No.
Foundation	2
Floor	1
Preline	2
Fire Wall	1
Drainage	1
Veneer 1/2 height	2
Final	1

Engineers Inspections Required:

This Building Consent shall lapse and be of no effect if the building work concerned has not commenced within 6 calendar months after the date of issue, or if reasonable progress has not been made within 12 calendar months after work has commenced.

Section boundaries must be identified by the owner and the issue of this consent does not involve invoice approval of the site as being within the boundaries of the owners land. Particularly in those cases fronting foreshore reserves but in cases of any doubt the owner must if necessary identify his boundaries by a survey and ensure the building site is within those boundaries. The Council specifically excludes itself from any liability arising from the inspection of the site or approval conveyed by the consent in terms of the exact location of the building.

The owner or person undertaking the building work should give at least 2 WORKING DAY'S notice of intended commencement of building work.

Please note that any deviation from the approved consent is subject to a new Building Consent.

Any special conditions of consent endorsed on the Building Consent and/or other documents MUST be drawn to the attention of the subcontractors.

The site copy of the approved consent documents and inspection schedule are to remain on site during construction.

All endorsements in red are to be adhered to!

Please note that the consent fees allow for a single inspection of construction stages of the project as specified in the inspection schedule. Any extra inspections will be invoiced before a code compliance certificate is issued.

It is the Building owners (or agents) responsibility to advise Council (or suppliers of Producer Statements) that work is ready for inspection. At least 24 hours notice is required for each inspection.

Completion inspection required prior to issue of an interim or final Code Compliance Certificate. Please make application for inspection on the appropriate form.

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Engineers Inspections Required:

Access and facilities for people with disabilities are to comply with Section 25 Disabled Persons Community Welfare Act and the New Zealand Building Code documents D1 and D2 or NZS 4121.

Height of Finished Floor Level above Finished Ground Level shall be 150mm for brick veneer (or similar) and 225mm for all other claddings

Plumbing and Drainage work must be carried out by licensed tradespersons. Tradespersons MUST be on site during all plumbing and/or drainage inspections.

Before any construction work commences you are required to notify Council of the names of the licensed tradesmen who will be carrying out your plumbing and drainage work.

NOTE : The stormwater must be completed and inspected before a Code Compliance Certificate will be issued.

Install approved fire collars to all waste pipes and penetrations through fire separations.

No penetrations through any firewall separations.

SFI & SDI ratings to comply with the NZ Building Code.

Signage in accordance with NZBC Document F8/AS1.

Tempering valve required to be installed.

On completion of landscaping all gully traps shall be no less than 25mm above paved surfaces or 100mm above unpaved surfaces.

All absorbent exterior claddings such as cement plaster and fibre cement board require sealing before Code Compliance Certificate will be issued.