

Agreement to provide a producer statement during construction

Auckland Council
Te Kaurihera o Tāmaki Makaurau



Producer statement construction (PS3) or producer statement construction review (PS4)

I, COLIN CAMPBELL	being the owner (agent) confirm that I have engaged, the person named below (the author), to be responsible for construction or observation of construction (as described below)	
Name TO BE ADVISED	Role CONSTRUCTOR	
Building consent number (if known)	ABA-1018632	
Address of project:	2-6 Wharf Street, Warkworth 0910	
Construction (description of work, which is the subject of this producer statement):	<i>If more than one producer statement is required, please complete the back of this form.</i> Espresso bar fitout in existing window display area	
Owner (Agent) signature: Colin Campbell	Date: 19/11/14	
Producer statement author's name: TO BE ADVISED	Date:	
Approved author number: TO BE ADVISED	Type: PS3	PS4

Advice notes:

In order to approve a building consent, Council must be satisfied on reasonable grounds that the provisions of the Building Code will be met. Council must also be satisfied that the building work is constructed in accordance with the building consent and Building Code before it can issue a code compliance certificate.

Producer statements are a mechanism used for establishing compliance with the Building Code and are a cost-effective alternative to Council undertaking design reviews and inspections itself.

In order for a building consent to be granted and issued, Council must be satisfied that the construction works will be properly inspected and monitored. In some instances, building work that is specifically designed and/or construction is of a specialist nature may require specialist supervision. Where these elements are identified, the design professional and/or constructor may enter into an agreement with Council, to provide a producer statement to support compliance.

This form serves as acknowledgement by the owner/agent that a producer statement will be provided on completion of the building work to which it relates. If at the time of application, the design professional or contractor details are unknown, please complete all other fields of this form noting the words "to be advised" in the author's name field.

Producer statements must be supported by way of site observation records and instructions, diary notes, testing and commissioning certificates, warranties, or such documents applicable to the construction, which has been undertaken / observed / supervised. On completion of the building work, Council will rely on the producer statement and supporting documentation when making its decision on whether to issue a code compliance certificate.

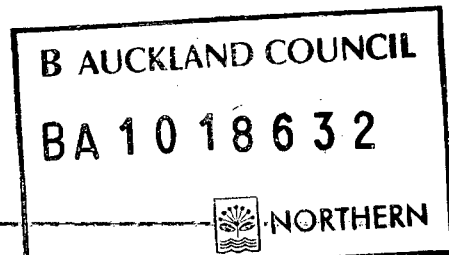
Producer statement construction review (PS4)

Where a PS4 is to be provided, the owner / applicant is responsible for ensuring the author is on Council's Approved Author Register (refer to Council's website for a copy of the register).

Producer statement construction (PS3)

PS3's are slightly different because Council usually undertakes an inspection on this work, in this instance, the person providing the statement does not need to be registered. However, if Council accepts that an inspection is not required in relation to the work, the author must be registered in order for Council to accept the statement.

Campbell Registered Architects Ltd



SPECIFICATION of work to be done and materials to be used in carrying out the works shown on the accompanying drawings

ESPRESSO BAR

Espresso Bar Specification

2-6 WHARF ST, WARKWORTH, New Zealand

Project Ref: 14023

Printed: 10 October 2014

Specification built using masterspec software

Masterspec ID: 105923; Version ID: 18786

masterspec

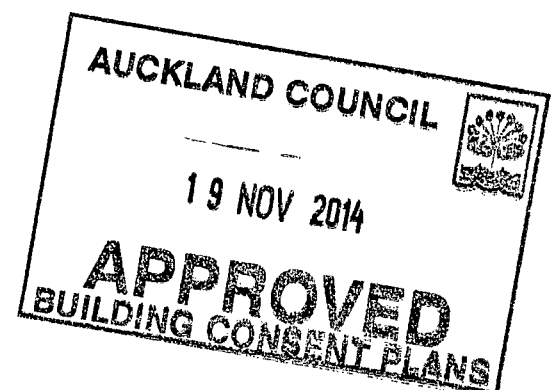


TABLE OF CONTENTS

1220 GENERAL REQUIREMENTS	3
2100 DEMOLITION WORK	7
3110 CONCRETE WORK	8
3800 TIMBER FRAMING	10
4220 WALL CLADDING	12
4520 ALUMINIUM WINDOWS AND DOORS	13
6200 TILING	15
6700 PAINTING	17
7351 MANUAL FIRE ALARM SYSTEM	19
7420 SANITARY WASTE SYSTEM	22
7700 ELECTRICAL	23

1220 GENERAL REQUIREMENTS

1. GENERAL

1.1 THE WORKS

The works are as described in this specification and shown on the drawings.

1.2 PERSONNEL

Owner: The person defined as "owner" in the New Zealand Building Code.

Contractor: The person contracted by the owner to carry out the contract.

1.3 THE SITE

The site of the works, the site address and the legal description are listed under the sections 1210 PROJECT. Confine access and work to the area of site indicated on the drawings.

1.4 SPECIFICATION SECTIONS

Sections are for reference and convenience only and do not constitute individual trade sections or work elements. Read all sections together and read this section with all other sections.

1.5 INTERPRETATIONS

Required:	Required by the documents, or by a statutory authority.
Proprietary:	Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
Approval:	Approval in writing.
Direction:	Direction in writing.
Notified:	Notified in writing.

1.6 ABBREVIATIONS

The following abbreviations are commonly used throughout the specification:

AS	Australian Standard
AS/NZS	Joint Australian/New Zealand Standard
BCA	Building Consent Authority
BRANZ	Building Research Association of New Zealand
LBP	Licensed Building Practitioner
NZBC	New Zealand Building Code
NZS	New Zealand Standard
NZS/AS	Joint New Zealand/Australian Standard
NUO	Network Utility Operator
OSH	Occupational Safety and Health
RBW	Restricted Building Work
TA	Territorial Authority

1.7 INCONSISTENCIES

If there are any inconsistencies, errors or omissions in or between documents, the contractor must seek direction in resolving it. Figured dimensions take precedence over scaled dimensions; drawings to a larger scale take precedence over drawings to a smaller scale and drawings take precedence over specification.

1.8 SUBSTITUTIONS

A substitution may be proposed where specified products are not available, or if substitute products are brought to the attention of and are considered by the owner as equivalent or superior to those specified. Except where a specified product is not available, the owner is not bound to accept any substitutions.

Notify proposed substitution of specified products. Include sufficient information to allow the owner to confirm that the substitution is equivalent or superior to that specified.

Advise the owner whether an amendment will or may be required to the Building Consent and the expected costs of such amendment.

- 1.9 THE WORDS "PROVIDE" OR "FIX"**
The words "provide" (or "supply") or "fix" if used separately mean "provide and fix" unless explicitly stated otherwise.
- 1.10 MANUFACTURERS AND SUPPLIERS**
Manufacturers and suppliers requirements, instructions, specifications or details are those issued by them for their particular material, product or component and are the latest edition.
- 1.11 REFERENCED DOCUMENTS**
Reference is made to various New Zealand Building Code (NZBC) acceptable solutions (AS) and verification methods (VM) for criteria and/or methods used to establish compliance with the Building Act 2004. Reference is also made to various Standards produced by Standards New Zealand (NZS, AS/NZS) and to listed Acts, Regulations and various industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise. Documents cited both directly and within other cited publications are part of this specification.
- 1.12 PRECEDENCE OF REFERENCED DOCUMENTS**
This specification takes precedence in the event of it being at variance with and requiring a higher standard than, the cited documents. Resolution of any variance must be confirmed in writing and where Building Consent is affected, the change notified to the BCA for advice as to whether an amendment is required to the Building Consent Authority.
- 1.13 BUILDING CONSENT COMPLIANCE**
It is an offence under the Building Act 2004 to carry out any work not in accordance with the Building Consent. Refer the resolution of matters concerning compliance to the owner for a direction. Where Building Consent is affected refer any change to the BCA for advice as to whether an amendment is required to the Building Consent.
- 1.14 STATUTORY OBLIGATIONS**
Comply with all statutory obligations and regulations of regulatory bodies controlling execution of the works.
- 1.15 BUILDING CONSENT**
Obtain the original or copies of the Building Consent form and documents from the owner and keep on site. Liaise with the BCA and/or the building certifier for all required notices and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.
- 1.16 INSPECTIONS**
Do not proceed with work noted on the Building Consent for inspection until it has been inspected and passed by the BCA inspector.
- 1.17 KEY PERSONNEL**
Provide names and contact detail of LBP's/ key personnel. Prior to Restricted Building Work being carried out, provide names, registrations numbers (where appropriate) and contact detail of LBP's that are required for RBW by the Building Consent Authority as part of the Building Consent.
- Include the following as applicable:
- Person with the appropriate site license
 - Carpenter
 - Registered drainlayer
 - Registered plumber
 - Registered electrician
 - External plasterer
 - External window manufacturer

- 1.18 PRODUCER STATEMENTS AND LBP DOCUMENTATION**
When Records of Work or producer statements verifying construction are required, for the application for the Code Compliance Certificate, provide copies to both the BCA and the owner. Provide LBP documents and producer statements in the form required by the BCA.
- 1.19 CERTIFICATE OF COMPLIANCE**
Provide Certificates of Compliance for electrical and gas work carried out.
- 1.20 CODE COMPLIANCE CERTIFICATE**
Provide documentation that the Owner requires in order to obtain a Code Compliance Certificate for the consented work.
- 1.21 TRADE GUARANTEES AND WARRANTIES**
Where specific trade guarantees/warranties are offered covering materials and/or execution of proprietary products or complete installations, or are required as a condition of Building Consent, provide guarantees/warranties to the owner.
- 1.22 HEALTH AND SAFETY**
Make the works safe and provide and maintain a safe working environment. Ensure that all those working on or visiting the site are aware of the rules governing site safety, are properly supervised and are not unnecessarily exposed to hazards.
- 1.23 PROTECT THE WORKS**
Protect parts of the work liable to damage until completion of the works. Take all precautions necessary to protect the works from damage by unauthorised entry or inclement weather. Brace and support all parts of the works against damage during construction.
- 1.24 STORAGE AND PROTECTION**
Provide temporary storage areas and protective covers and screens. Fillet stack and protect all framing and structural members from moisture and contamination. Completely protect finishing materials from the weather and damage and store in accordance with the manufacturer's requirements. Protect fabricated elements from the weather and damage, and store in accordance with suppliers requirements.
- 1.25 ANTIQUITIES AND ITEMS OF VALUE AND INTEREST**
Report immediately the finding of any fossils, antiquities, pre-1900 items, or objects of value. Ensure they remain undisturbed until approval is given for their removal.
- 1.26 MEANS OF COMMUNICATION**
All directions and approvals in writing.
- 1.27 WORKING HOURS**
Work on site is restricted to between 0800 to 1800, Monday to Friday, excluding statutory holidays. Work outside these hours may be permitted, with prior approval in writing by the owner.
- 1.28 RESTRICTIONS**
Do not:
 - smoke on site
 - light rubbish fires on the site
 - bring dogs on to or near the site
- 1.29 QUALITY ASSURANCE**
Carry out and record regular checks of material quality and accuracy. Provide all necessary materials, equipment, plant, attendances, supervision, inspections and programming to ensure required standards are met.
- 1.30 DAMAGE AND NUISANCE**
Prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and other causes resulting from the contract works. Comply with the requirements of the TA and relevant Acts and Standards.

- 1.31 **SET-OUT AND DATUM**
Set out the works to conform with the drawings. Establish a permanent site datum to confirm the existing ground floor level and its relationship to other existing and new building levels.
- 1.32 **EXECUTION OF THE WORK**
Conform to the requirements of this specification. Ensure work is level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.
- 1.33 **MATERIALS AND PRODUCTS**
Use only new materials and products, unless stated otherwise, of the specified quality and complying with cited documents.
- 1.34 **COMPATIBILITY**
Ensure all parts of a construction or finish are compatible and their individual use approved by the manufacturers and suppliers of other parts of the system. Source all parts of a system from a single manufacturer or supplier.
- 1.35 **COMPLETE ALL SERVICES**
Ensure completed building services are operational, with temporary labelling removed, required labelling fixed and service instructions provided.
- 1.36 **CLEAR AWAY**
Regularly clear away trade debris, unused materials and elements from the site. On completion of the work leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove temporary markings, coverings and protective wrappings.
- 1.37 **CLEAN**
Clean and wash down external surfaces to remove dirt, debris and marking. Clean interior surfaces including floors, glass, cabinetwork, joinery, sanitary and hardware items.

2100 DEMOLITION WORK.

1. GENERAL

1.1 QUALIFICATIONS

Carry out work using persons competent and experienced in the trade.

1.2 SURVEY EXISTING BUILDING

Carry out a thorough survey and examination of the building to ensure the extent, sequence, technique and method of demolition proposed can be safely and efficiently carried out.

1.3 HEALTH AND SAFETY

Conform with the Health and Safety in Employment Act 1992 and the NZDAA Best practice guidelines for demolition in New Zealand.

1.4 NUISANCE

Take all precautions necessary to minimise nuisance caused by dust, dirt, rubbish and water.

1.5 NOISE

Refer to NZS 6803, table 2, **Recommended upper limits for construction noise...** for the allowable upper limits of construction work noise in residential areas over the various time periods. Use silenced and noise insulated plant to ensure compliance.

2. PRODUCTS

2.1 MATERIAL FROM DEMOLITION

Material from the demolition becomes the property of the contractor except for items designated for reuse or removal by others. Remove redundant materials from the site as work proceeds.

3. EXECUTION

3.1 DISCONNECT SERVICES

Before commencing demolition, disconnect services and remove associated fittings and equipment.

3.2 PROTECTION

Protect retained parts of existing buildings, site and site structures, trees and shrubs.

3.3 SUPPORT

Support and brace the existing structure during the cutting of new openings or the replacement of structural parts. Prevent debris from overloading any part of the structure. Do not remove supports until the new work is strong enough to support the existing structure. Ensure all work remains structurally stable and sound.

3.4 TEMPORARY SCREENS

Erect screens to maintain security and to prevent penetration of weather, dust and dirt.

3.5 SITE SAFETY

Prevent access by unauthorised persons. Illuminate and protect all holes, unsafe buildings and other hazards. Leave site and buildings safe at the close of each day's work.

3.6 ASBESTOS

Where demolition work includes contact with or removal of material containing asbestos, conform with the NZDAA New Zealand guidelines for the management and removal of asbestos.

3110 CONCRETE WORK

1. GENERAL

1.1 QUALIFICATIONS

Carry out work using persons competent and experienced in the trade. Structural and foundation work to be carried out by or supervised by the appropriate LBP.

2. PRODUCTS

2.1 REINFORCEMENT

Bars to AS/NZS 4671, grade 300E deformed, other than for ties, stirrups and spirals, unless shown otherwise on the drawings. Welded reinforcing mesh to AS/NZS 4671 Class E. Mild drawn steel tying wire not less than 1.2mm diameter.

2.2 MESH FOR SLABS TO NZS 3604 OR NZS 4229

For slabs on ground, welded reinforcing mesh to AS/NZS 4671, minimum to NZBC B1/AS1 - Grade 500E, 2.27kg/m² (1.14kg/m² in each direction).

2.3 SPACERS AND CHAIRS

Precast concrete or purpose made moulded PVC. Use concrete spacer blocks only where the concrete surface is not exposed in the finished work.

2.4 CONCRETE

Strength as selected. Ready-mix normal grade, maximum aggregate size 19mm to NZS 3104. Site mixed prescribed grade, using either separate batching of sand and coarse aggregate, or builder's mix, to NZS 3104.

3. EXECUTION

3.1 HANDLE AND STORE REINFORCING

Handle and store reinforcing steel and accessories without damage or contamination. Ensure reinforcement is clean and remains clean and free of contamination that may reduce bonding capacity.

3.2 FALSEWORK AND FORMWORK

Use falsework and formwork of sufficient strength to retain and support the wet concrete to the required profiles and tolerances. Select formwork finish to produce the specified finished quality.

3.3 CUT AND BEND

Cut and bend bars using proper bending tools to avoid notching and to the requirements of NZS 3109. Do not rebend bars without written approval. Bend main reinforcing bars, stirrups and ties to the former pin diameters as given in NZS 3109, figure 3.1, **Standard bend, hook and stirrup**.

3.4 SECURE REINFORCEMENT

Secure reinforcement adequately with tying wire and place, support and secure against displacement when concreting. Bend tying wire back well clear of the formwork. Spacing as dimensioned, or if not shown, to the clear distance minimums laid down in NZS 3109, 3.3. **Hooks and bends**.

3.5 LAPPED SPLICES

Set length of laps, where not dimensioned on the drawings, in accordance with NZS 3109: 3.7, **Splices in reinforcement**. Increase laps of plain round steel by 100%.

3.6 MESH LAPS FOR SLABS TO NZS 3604 OR NZS 4229

For slabs on ground, mesh to be lapped and tied, so the outermost wires overlap by the greater of:- the spacing of the cross wires plus 50mm or, 150mm or, manufacturer's requirements. Do not count bar extensions beyond the outermost cross wire.

- 3.7 **COVER**
Minimum cover to reinforcing as shown on the drawings and to NZS 3109, 3.8 **Cover**. Fix chairs for top reinforcement in slabs at 1.0 metre centres. Cover tolerances to NZS 3109, 3.8. **Cover**. Mesh for slabs to be within 50mm to 75mm of the slab outside edge.
- 3.8 **SURFACE FINISHES**
To comply with NZS 3114, section 105 **Specification of finishes**, or as denoted on the drawings. Formwork linings and surface finishes as nominated for both fair face and concealed or exposed surfaces. Surface tolerances to comply with NZS 3114, section 104 **Surface tolerances** and 105.3.2.
- 3.9 **DAMP-PROOF MEMBRANE**
Apply membrane to prepared basecourse with 150mm laps between sheets. Tape seal laps and penetrations with 50mm wide pressure sensitive plastic tape. Refer to drawings for perimeter details.
- 3.10 **CASTING IN**
Build in grounds, bolts and fixings for wall plates and bracing elements, holding down bolts, pipes, sleeves and fixings as required. Form pockets, chases and flashing grooves as required. No grounds exceeding 100mm in length. Minimum cover on conduits 40mm. Do not encase aluminium items in concrete. Do not paint steel embedded items more than 25mm into the concrete encasement. Cut back form ties to specified cover and fill the cavities with mortar. Wrap all pipes embedded in concrete with tape to break the bond and to allow for expansion.
- 3.11 **FLOOR SLABS TO NZS 3604**
Slabs on ground to NZS 3604 as modified by NZBC B1/AS1 and NZBC E2/AS3. Construct to NZS 3604, 4.5 **Concrete and concrete masonry** and NZS 3604, 7.5, **Concrete slab-on-ground floors in timber buildings** as modified by NZBC B1/AS1, 3.0 **Timber**. Lay to true and straight surfaces, screeded, floated and steel (manual or power) trowelled finish. Tolerance on flatness: maximum 3mm gradual deviation over a 3 metre straight-edge, to NZS 3114, 304, **Surface tolerances**. Allow for free joints maximum 24m centres to NZBC B1/AS1, 3.1.13 **NZS 3604 New clause**. In the Canterbury Earthquake Region comply with the changes to NZS 3604 in NZBC B1/AS1.
- 3.12 **SURFACE REPAIRS**
Make good surface defects as soon as forms are stripped. Make good hollows or bony areas with 1:2 mortar, finished to the same tolerances as the parent concrete. Fill tie rod holes with 1:2 mortar.
- 3.13 **CURING OF CONCRETE**
Keep damp for not less than seven days. Ensure curing of slabs commences as soon as possible after final finishing, by the use of continuous water sprays, or ponding. Alternately, apply a curing membrane. Ensure any membrane used will not affect subsequent applied finishes.
- 3.14 **STRIKE FORMWORK**
Strike formwork without damaging or overloading structure.

3800 TIMBER FRAMING

1. GENERAL

Use experienced competent carpenter familiar with the materials and techniques specified. Work to be carried out by or supervised by the appropriate LBP.

2. PRODUCTS

2.1 TIMBER FRAMING GENERALLY

Species, grade and level of treatment to NZBC B2/AS1, NZS 3602, tables 1 to 3 **Requirements for wood-based building components...**, and moisture content to NZS 3602, table 4 **Allowable moisture content...** Structural Grade (SG) to NZS 3604, NZS 3622 with properties to NZS 3603.

2.2 ACCESSORIES

Damp-proof course:	High impact embossed polyethylene
Nails, bolts and screws:	Steel, stainless steel, galvanized steel of pattern to suit the location and to BRANZ BU 519: Fasteners selection. To <u>NZS 3604</u> , 4 Durability and <u>NZBC E2/AS1</u> .
Nail plates connectors:	Stainless steel and/or galvanized steel toothed or nailed plates to the plate manufacturer's design for the particular locations as shown on the drawings and to <u>NZS 3604</u> , 4 Durability . Galvanized steel and stainless steel connectors and brackets to the connector manufacturer's design for locations shown on drawings and to <u>NZS 3604</u> , 4 Durability and <u>NZBC E2/AS1</u>
Corrosion risk	For exterior timber, timber in damp areas and timber subject to occasional wetting, use only stainless steel (or equivalent) fixings and connectors, when the timber is treated with; Copper Azole (CuAz, Preservative code 58), Alkaline Copper Quaternary (ACQ, Preservative code 90), Micronise Copper Azole (code 88) or Micronised Copper Quaternary (code 89).

3. EXECUTION

3.1 ATTENDANCE

Provide and fix blocks, nogs, openings and other items as required by others.

3.2 MOISTURE CONTENT

Maximum allowable moisture content to NZS 3602, table 4 **Allowable moisture content...**, for framing supporting interior linings:

Framing at erection	24%
Framing at enclosure	20%
Framing at lining	16%

3.3 EXECUTION GENERALLY

To NZS 3604 except as varied in this specification. To include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs). Set out framing in accordance with the requirements of NZS 3604 and as required to support sheet linings and claddings.

3.4 INSTALL FLOOR, WALL AND ROOF FRAMING

Floors and bottom plates framed and fastened to NZS 3604, 7 **Floors**. Frame walls to required loading and bracing complete with lintels, sills and nogs, all fabricated and fastened to NZS 3604, 8 **Walls**. Frame roof to required loading and bracing complete with valley boards, ridge boards and purlins to NZS 3604, 10 **Roof framing**. Design and fit roof trusses complete with anchorage. All fabricated and fastened to NZS 3604, 9 **Posts**, and NZS 3604, 10 **Roof framing**.

3.5

BATTENS

For drained cavity construction nominal 20mm H3.1 cavity battens (non-structural) to NZBC E2/AS1, 9.1.8.4 **Cavity battens**. For direct fix cladding window and door openings nominal 20mm H3.1 jamb battens to NZBC E2/AS1, Fig. 72A.

4220 WALL CLADDING

1. GENERAL

1.1 QUALIFICATIONS

Carry out work using persons competent and experienced in the trade.

2. PRODUCTS

2.1 FIBRE CEMENT BACKING HARDIES MONOTEK

Treated cellulose fibre in a matrix of cement and sand autoclaved sheet, 9mm thick, tinted.

2.2 ACCESSORIES

Wall underlay:	Watertight Plus Breather type, waterproof.
Jointers:	To suit cladding type and thickness.
Nails, screws, fastenings:	Metal, size and pattern, to cladding manufacturer's requirements and complying with the relevant aspects of <u>NZS 3604</u> , section 4: Durability and E2/AS1.

3. EXECUTION

3.1 MOISTURE CONTENT

Maximum allowable moisture content to NZS 3602, table 4 **Allowable moisture content**....

3.2 EXECUTION GENERALLY

To NZBC E2/AS1 except as varied in this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

3.3 INSTALL WALL UNDERLAY

Fix to the manufacturer's requirements. Refer to 1213 SELECTIONS for type

3.4 CAVITY BATTENS OR JAMB BATTENS

As specified in the section 3800 TIMBER FRAMING, to suit the selected wall cladding and construction type.

3.5 INSTALL FIBRE CEMENT PLASTER BACKING

Install drained cavity to the sub-sheathing manufacturer's requirements, including expansion joints and control joints as required.

3.6 INSTALL EXTERIOR TIMBER FINISHINGS

Install timber fascias, barge boards, facings, beads, trim and enclosures level, true to line and face, with all end grain sealed and joints mitred.

3.7 INSTALL FLASHINGS

Install flashings, covers and soakers as detailed on the drawings and to NZBC E2/AS1, 4.0 **Flashings**.

3.8 USE OF SEALANTS

Selection and use of sealants to follow BRANZ BU 441: Sealed joints in external claddings - 2. Sealants.

3.9 COMPLETE

Complete all flashings, finishings and trim so the cladding system is completely weathertight.

4520 ALUMINIUM WINDOWS AND DOORS

1. GENERAL

1.1 QUALIFICATIONS

Fabricators/Installers to be experienced, competent trades people familiar with the materials and techniques specified.

1.2 CERTIFICATION

Provide documentation that the windows and doors comply with NZS 4211 and safety glass complies with NZS 4223.3 as modified by NZBC F2/AS1 and NZBC B1/AS1.

1.3 WIND LOADINGS

LOW wind zone.

2. PRODUCTS

2.1 WINDOW AND DOOR REVEALS

As selected, manufactured to comply with NZS 4211. Timber jamb liners to NZS 3602.

2.2 FLASHINGS

To NZBC E2/AS1, 9.1.10 **Windows and Doors** and as required.

2.3 POWDER COATING FINISH

To WANZPQAS: Powder Coating Quality Assurance System. All finished surfaces to show uniformity of gloss and colour (to match sample) free of all coating defects.

2.4 SEALANT, GLAZING TAPE AND GASKETS

To the window manufacturer's requirements.

2.5 FIXINGS

Ensure fixings and bracketing are compatible with aluminium. Do not use electroplated zinc fasteners or brass fastenings.

3. EXECUTION

3.1 OPENING PREPARATION

Confirm framing openings (including jamb battens for direct fix cladding) on site for dimension, plumb and straightness prior to fabrication or ordering of aluminium joinery. Prepare and trim to WANZ Window Installation Guide requirements. For openings over 600mm wide on cavity construction provide sill support bars.

3.2 EXECUTION GENERALLY

To NZBC E2/VM1 and NZBC E2/AS1. Install to WANZ Window installation Guide requirements.

3.3 HANDLING

Avoid distortion of elements during transit, handling and storage. Prevent pre-finished surfaces from rubbing together. Prevent contact with mud, plaster and cement. Do not deliver to site any elements which cannot be immediately unloaded into suitable conditions of storage.

3.4 CORROSION PROTECTION

Seal or suitably coat cut ends and holes drilled in aluminium before the frames are installed. Before fixing, apply bituminous coatings, slips or underlays between dissimilar metals in contact, or aluminium in contact with concrete.

3.5 FIX FRAMES

Fix frames rigidly in place without distortion, to the window manufacturer's requirements and to NZBC E2/AS1, 9.1.10.8, **Attachments for windows and doors**, plumb, true to line and face, weathertight and with all openings operating freely.

- 3.6 **DRAINAGE**
Anti-condensation channels to sills. All sills to sashes and fixed lights to incorporate positive drainage to the exterior.
- 3.7 **GLAZING INSTALLATION**
All glass held in aluminium beads and black PVC gaskets.
- 3.8 **SAFETY GLASS INSTALLATION**
Use in doors, sidelight panels, low level windows and all other locations to comply with NZS 4223.3, as modified by NZBC F2/AS1, 1.0 Glazing and NZBC B1/AS1, 7.0 Glazing.
- 3.9 **INSTALL FLASHINGS**
Install flashings to heads, jambs and sills of frames as supplied and required by the window manufacturer and as detailed on the drawings. Finish on head flashings to match window finish.
- 3.10 **SEAL FRAMES ON SITE**
Seal frames to each other and to adjoining structure and finishes, all as required by the window manufacturer and to make the installation weathertight. Provide a continuous internal air seal between reveals and framing, using sealant over a backing rod.
- 3.11 **SAFETY**
Indicate the presence of transparent glasses for the remainder of the contract period, with whiting, tape or signs compatible with the glass type. Indicators other than whiting must not be applied to the glass surface. Permanent manifestations to comply with NZS 4223.3, 303.1 **Manifestations** (making glass visible).
- 3.12 **CLEAN GLASS AND FRAMES**
Clean off or remove glass indicators at completion of the building. Clean glass inside and out to a shining finish. Clean down both sides of window and door frames using the methods required by the window and door manufacturer.

6200 TILING

1. GENERAL

1.1 QUALIFICATIONS

Use tilers experienced with the materials and techniques specified.

1.2 SLIP RESISTANCE

Accessible routes slip resistance to NZBC D1/AS1, 2.1 Slip resistance.

2. PRODUCTS

2.1 ADHESIVES COMPATIBILITY

On proprietary substrates or waterproof membranes use only adhesives with documented compatibility approval from the respective manufacturers.

2.2 ACCESSORIES

Cement-based screed:	Mix of 3:1 Portland cement, wash-mix sand, gauged with liquid polymer additive to the tile manufacturer's requirements.
Tile adhesive:	To the tile manufacturer's requirements.
Grout:	Cement based, compressible and to suit the particular location and use.

3. EXECUTION

3.1 HANDLING AND STORAGE

Handle tiles with care to avoid chipping, soiling and damage. Store on hard, level standings in non-traffic, non-work areas that are enclosed, clean and dry. Reject all damaged tiles.

3.2 SUBSTRATE

Ensure all services and accessories are in place, located to suit the tile layout, with the substrate required for tiling work.

3.3 TEMPERATURE

Do not carry out tiling where the ambient temperature is below 5°C, or onto a substrate with a temperature higher than 40°C.

3.4 LAYOUT

Obtain confirmation of the proposed layout of tiles, expansion joints and other visual considerations.

3.5 EXECUTION GENERALLY

Prepare surfaces and carry out the tiling work in accordance with BRANZ Good practice guide: Tiling.

3.6 SURFACE PREPARATION

To BRANZ Good practice guide: Tiling, section 4.0.

3.7 TILE FIXING, CONCRETE, CEMENT-BASED ADHESIVE

Apply and float thin (thick) bed cement-based adhesive to a minimum 3mm (6mm) bed thickness to the tile manufacturer's requirements. Rib surface with a notched trowel, press the tile and beat it into place with 3mm joints, and to obtain required coverage of adhesive on the back of each tile.

3.8 GROUTING

Remove spacers. Prepare joints, mix and apply proprietary grout and finish off the grout uniform in colour, smooth and without voids, pinholes or low spots.

3.9 MOVEMENT CONTROL JOINTS

Minimum width of 6mm, carried through tile and bedding. Where substantial movement is anticipated, carry through the rigid sheet to the structure. Ensure joints are clean, formed, filled, and the sealant inserted to the sealant manufacturer's requirements.

3.10 CLEAN

Upon completion of setting and grouting, thoroughly sponge and wash the tiles to leave clean and free of blemish. Finally polish tiles with a clean, dry cloth.

6700 PAINTING

1. GENERAL

1.1 QUALIFICATIONS

Carry out work using competent and experienced painters.

1.2 HEALTH AND SAFETY

Refer to the requirements of the Health and Safety in Employment Act 1992 and if elimination or isolation is not possible, then minimise the hazards in this work. Refer to OSH publication, Repainting lead based paints, for the required procedures and precautions when treating or removing lead based paint, burning or sanding off paint, or using solvent based paint removers.

1.3 SELECTIONS

Confirm all selections, colours and finishes with the owner.

2. PRODUCTS

2.1 PAINT

As selected and to the paint manufacturer's standards for exterior and/or interior primers, undercoats, sealers, stains, clear coatings, solvent-borne and water-borne paints.

2.2 GAP FILLERS

Linseed oil, putty, plastic wood, wood filler or plastic filler, to suit and to match the surface being prepared.

3. EXECUTION

3.1 INSPECT SURFACES

Inspect surfaces being painted and report to the owner any that will not, after the preparatory work laid down by the paint manufacturer, allow work of the required standard. Confirm that all areas have adequate lighting and are sufficiently free of other construction activities to enable painting work to proceed.

3.2 EXISTING FINISHED SURFACES

Ensure that all surfaces are sound, remove any, blistered, drummy, chalky, powdery, loose, soft or corroded material and make good. Remove or treat any surface contaminates or moss and mould to manufacturer's requirements.

3.3 PROTECT

Cover up adjoining surfaces and areas liable to damage or over-painting.

3.4 REMOVE HARDWARE

Remove hardware and door/window furniture and replace on completion. Do not paint over permanently attached hinges, or any hardware items which cannot be removed.

3.5 PRIMING AND SEALING

Ensure that priming and sealing work needed before or during construction is carried out when required.

3.6 ENVIRONMENTAL CONDITIONS

Carry out work within acceptable temperature and humidity limits, with timber dry, all to the requirements of the paint manufacturer.

3.7 SHARP EDGES, CRACKS AND HOLES

Repair as required by the paint manufacturer.

3.8 PREPARE SURFACES

Prepare surfaces as required by the paint manufacturer. Make good all damage and defects.

3.9 PAINT APPLICATION

Apply paint by brush and/or roller to suit the location of the coating and to the paint manufacturer's requirements. Do not spray on site without express permission.

3.10 MANUFACTURER'S MANUALS

Refer to the paint manufacturers' manuals and follow their preparation, sequence and application requirements applying to each system. Ensure all paint coats in any system are supplied by the same manufacturer.

3.11 SCUFF BETWEEN COATS

Scuff between all coats to remove any dust pick-up, protruding fibres and coarse particles.

3.12 FINISHED PAINT SURFACES

Finished paint surfaces to show uniformity of gloss and colour, with the correct thickness for each coat, and freedom from painting defects. Ensure finished work is clean and free of any disfigurement.

3.13 CLEAN

Clean adjoining surfaces, glass and fittings of any paint contamination.

3.14 REFIT HARDWARE

Refit hardware without damage to the hardware or the adjoining surfaces.

7351 MANUAL FIRE ALARM SYSTEM

1. GENERAL

This section relates to the design, installation and commissioning of manual fire alarm systems type 2 - Manual alarm system with call points as described in the NZBC F7/AS1: Warning Systems.

1.1 ABBREVIATIONS

Refer to the general section 1232 INTERPRETATION & DEFINITIONS for abbreviations and definitions used throughout the specification.

The following abbreviations apply specifically to this section:

FRR Fire Resistance Rating

1.2 DOCUMENTS

Refer to the general section 1233 REFERENCED DOCUMENTS. The following documents are specifically referred to in this section:

NZBC C/AS1-AS7 Protection from Fire

NZBC F7/AS1 Warning systems

NZBC F8/AS1 Signs

AS/NZS 3000 Electrical installations (known as the Australian/New Zealand Wiring Rules)

NZS 4512 Fire detection and alarm systems in buildings

AS/NZS 5000.2 Electric cables - polymeric insulated - For working voltages up to and including 450/750V

Fire Protection Association register of approved equipment

Building Regulations 1992

1.3 QUALIFICATION

Fire alarm installers to be a Fire Protection Association of New Zealand certified fire alarm contractor, employing experienced competent workers, familiar with the materials and the techniques specified.

1.4 SHOP DRAWINGS

Provide outline drawings and preliminary installation details for evaluation. Then provide shop drawings for review showing the layout and location of all equipment, manual call points, alerting devices, indicating panel and all ancillary services provided and to be provided by others before manufacture.

1.5 INFORMATION FOR MAINTENANCE MANUAL

Supply maintenance manual information to requirements set out in the general section 1239 OPERATION & MAINTENANCE and including the following:

The manual is to set out the monthly and annual checking and testing of the system as required by NZS 4512, part 6: "Maintaining systems in compliance and good working order", for the compliance schedule required by the second schedule of the Building Regulations 1992 and a copy of the certificate of completion.

1.6 REGULAR MAINTENANCE PROPOSAL

Provide a priced proposed maintenance contract for the ongoing servicing of the fire alarm system specified to NZS 4512, part 6 "Maintaining systems in compliance and good working order".

1.7 APPROVED EQUIPMENT

Select equipment from the Fire Protection Association register of approved equipment.

1.8 COMMISSIONING

The completed system to be fully tested and commissioned in accordance with NZS 4512 part 5 "Commissioning" and as necessary to ensure the system is complete. Testing to include:

- visual examination

- testing the electrical equipment and
 - testing to verify correct operation and function.
- Carry out in the same manner as an annual survey. Record the results in a logbook to NZS 4512, appendix J "Certificate of completion for fire alarm system".

1.9 CERTIFICATE

Provide a completion certificate for the fire alarm system to NZS 4512, appendix J "Certificate of completion for fire alarm system".

2. PRODUCTS

2.1 MANUAL FIRE ALARM SYSTEM, TYPE 2 FIRE SAFETY PRECAUTION

Multiple zone, non-brigade connected, manual alarm system to comply with NZBC F7/AS1: Warning systems and NZS 4512.

2.2 CABLE

To AS/NZS 5000.2.

2.3 FIRE RESISTANT SEALER

Gunnable inorganic or silicone elastomer sealant, packed to maintain the specified fire resistance rating of the ceiling or wall to NZBC C/AS1-AS7, 4.4 Fire Stopping.

3. EXECUTION

3.1 COMPLY

Comply with the requirements of NZS 4512, part 4 "Installation", and the following.

Multizone systems: To NZS 4512 part 2 Design and construction - Multizone fire alarm systems

3.2 PROVIDE FOR

Provide for the system by way of conduit, chases, penetrations, spaces for equipment and trimming out for same.

3.3 CONFIRM LOCATION

Confirm location of equipment and their visual impact relative to surrounding materials and finishes.

3.4 RUN CABLE

Run cabling concealed, using conduit, chases and penetrations, located and provided previously to NZS 4512.

3.5 INSTALL INDICATING PANEL

Set rigidly in place plumb and true to line and face in the space provided. Fit neatly and without damage to the surrounding finish.

3.6 INSTALL MANUAL CALL POINTS

Set rigidly in place plumb and true to line and face. Fit neatly and without damage to the surrounding finish.

3.7 INSTALL ALERTING DEVICES

Install devices to the device manufacturer's requirements rigid plumb and true to line and face, and without damage to the surrounding finish. Wire back to the control panel to AS/NZS 3000.

3.8 SIGNS

Install signs as required by NZBC F8/AS1: Signs, where required information is not already on the call point.

3.9 DC SUPPLY

Supply and fix the primary and secondary batteries and battery charger to the requirements of NZS 4512 and the fire alarm system offered. Indelibly mark batteries with the date of installation.

3.10 FIRE RESISTANT SEALER TO PENETRATIONS

Thoroughly clean the penetration of the ceiling or wall. Pack if necessary to support the sealant. Implant the sealant to the manufacturer's requirements to ensure full penetration and to obtain the required fire resistance rating. Tool the surface flush and smooth and allow to cure. Refer to SELECTION for details.

Service penetrations through fire rated construction to NZBC C/AS1,4.4 and the project-specific Fire Resistance Rating (FRR).

3.11 COMPLETION

Replace damaged, cracked or marked elements. Leave units and fittings clean and in full working order, wiring concealed and fire protected as required and with adjacent surface finishes unmarked. Leave work to the standard required by following procedures.

Remove debris, unused materials and elements from inside fixtures and from the rest of the site.

4. SELECTIONS

4.1 MANUAL FIRE ALARM SYSTEM TYPE

System type: Type 2 - Manual alarm system with call points

4.2 REGULAR MAINTENANCE PROPOSAL

The maintenance contract is to commence from:	installation
The period for this maintenance contract to be:	1 Year

7420 SANITARY WASTE SYSTEM

1. GENERAL

1.1 QUALIFICATIONS

Carry out work by or under the direct supervision of a certifying person under the Plumbers, Gasfitters and Drainlayers Act 2006.

2. PRODUCTS

2.1 PVC-U WASTE, SOIL AND VENT PIPES

PVC-U pipe, complete with fittings brand-matched to the pipe manufacturer's requirements.

3. EXECUTION

3.1 EXECUTION GENERALLY

Carry out sanitary plumbing work and tests as applicable to: AS/NZS 3500.2

3.2 ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.

3.3 INSTALL TRAPS, WASTE AND VENT PIPES

Connect waste outlets to traps and run waste pipes and back vents concealed, sized and fixed to AS/NZS 3500.2 Discharge wastes into floor waste gully, drainage system stack, soil pipe, or gully trap as shown. Bird proof mesh to roof vents and vermin proof mesh to untrapped waste pipes.

3.4 PENETRATIONS

At penetrations through constructions provide and fit collars and escutcheon plates to match pipework.

3.5 TEST

Test soil and waste disposal systems to ensure no leakage exists and leave in working order.

3.6 ENSURE

Ensure all sanitary plumbing fittings and pipework are complete and operational.

7700 ELECTRICAL

1. GENERAL

1.1 COMPLY

Comply with the Electricity (Safety) Regulations 2010, AS/NZS 3000 for listed and prescribed work and with the NUO's requirements. Apply for the service connection. Arrange for the required inspections of listed work. Pay all fees.

1.2 QUALIFICATIONS

Carry out work by or under the direct supervision of an electrical licensed supervisor under the Electricity (safety) Regulations 2010.

1.3 ELECTRICAL CERTIFICATE OF COMPLIANCE

Provide, prior to connection, a Certificate of Compliance (CoC) as required by the Electricity (Safety) Regulations 2010, to the owner and if required to the NUO. Allow the NUO to view before the meter installation, listed work inspection, polarity check and livening of supply.

1.4 ELECTRICAL SAFETY CERTIFICATE

Provide an Electrical Safety Certificate (ESC), as required by the Electricity (Safety) Regulations 2010, to the owner and when required the BCA. To be provided at completion of the work, prior to Practical Completion.

1.5 SAFETY OF INSTALLATION

Before installation work commences, provide a declaration of conformity to Electrical (Safety) Regulations 2010, regulations 57 & 58

2. PRODUCTS

2.1 SUB BOARD

Proprietary manufactured sub board, heavy duty plastic, fire resistant enclosed construction, complete with neutral and earth busbars, MCB's, RCD's and main switch. All protective devices: 6kA MCB's of the appropriate rating. Fit to board manufacturer's requirements where detailed. Recess into wall and ensure fire containment properties of the enclosure is maintained.

2.2 CABLES

Tough plastic sheathed copper conductors. Minimum sizes are indicated below. Increase these as necessary due to method of installation, cable length or load.
Lighting circuits: 1.5mm² on 10 amp MCBs for domestic construction
Power circuits: 2.5mm² on 16 amp MCBs for domestic construction

2.3 ELECTRICAL ACCESSORIES

As selected and to the following details:

Switch units	Minimum 16 amp, 230 volt flush polycarbonate units. For number of switches per unit, dimmer units, neon (indicator or toggle) units, locator units and 2-way units refer to the electrical drawings.
Switched socket units:	10 amp, 230 volt flush polycarbonate 3 pin combined switch units.
Hot water system switch:	One way 20 amp switch complete with clamp for flexible PVC conduit.

3. EXECUTION

3.1 CABLING

Install with a maximum of 10 light outlet units or 6 switched socket units on any circuit. Separate circuits for all electric heating appliances. All cabling run concealed. No TPS cable laid directly in concrete. Locate holes in timber framing for the passage of cables at the centre line of the timber member. Provide earth bonding and main earth.

3.2 INSTALL SWITCH AND SOCKET UNITS

Fit single and double switch units and socket units level and plumb where shown on the drawings. Install at the following heights (to the centre of the unit) unless shown otherwise on the drawings or to match existing.

Switch Units:	1000mm above floor
Socket Units:	400mm above floor
	150mm above work benches

Mount switches vertically and socket units horizontally. Label switch units which control electrical equipment by engraving on the rocker switch.

3.3 INSTALL LIGHT FITTINGS

Install selected light fittings in the locations and heights shown on the drawings and in accordance with the fitting manufacturer's requirements. Recessed fittings to AS/NZS 3000, types IC-F, IC, CA-80 or CA-135 only (no clearance to insulation required for these types).

3.4 ELECTRIC HOT WATER SYSTEM

Wire as a separate circuit through a wall-mounted isolating switch, with the cable from switch to element encased in flexible PVC conduit, clamp fixed at each end.

3.5 INSTALL DOMESTIC SMOKE ALARMS

Install alarms to NZBC F7/AS1, 3.3 Location of smoke alarms, and to manufacturer's requirements, fitted neatly and without damage to the surrounding finish.

3.6 ELECTRIC POWERED FITTINGS AND EQUIPMENT

Install and wire selected fittings and equipment to the Electricity (Safety) Regulations 2010 and the individual fittings and equipment manufacturer's requirements. Refer to the drawings for required layouts and locations for equipment.

3.7 COMPLETION

Leave all fittings, lamps and tubes operational, with equipment and diffusers clean.

17/10/14

JOB REF #14025

BUILDING ASSESSMENT for
ESPRESSO BAR FITOUT
At 2-6 Wharf Street, WARKWORTH

Legal Description: Lot 5, LT 272277,

Part Allotment 67 Parish of Mahurangi

Site Area, 243 m2



INTRODUCTION

We have carried out a Building Assessment in relation to the proposed alterations, for compliance with Section 112 of the New Zealand Building Act, 2004 and Clauses C/AS1, C/AS4, D1/AS1, F6, F7, F8 of the New Zealand Building Code. A Fire review appraisal was carried out in September 2003, by Colin Ashby Consulting for building consent ABA 31972. Facilities for persons with disabilities remain unaltered. This proposal seeks a waiver under NZBC Section 112(2), in that the alteration would not take place without a waiver, and the proposal results in significant improvements to the attributes of the building for means of escape from fire.

1. DRAWINGS

1.1

This report is based on the drawings attached as 101A, 102A and 103A, and Fire Review Appraisal dated September 2003.

2. DESCRIPTION

2.1

The existing building was built in 1989 with part of the verandah enclosed and included in the restaurant in 2003. It comprises a ground floor restaurant, shop, window display and upper floor office/apartment. The internal partitions separating the ground floor fire cells are 200mm concrete masonry. The Floor/ceiling and supporting structure is shown on the plans as 60/60/60. The alterations consist of altering the external windows and fitting out the existing 4 m2 display window as an Espresso bar.

3. SCOPE

3.1

As discussed on site with the building Owners, this report covers life safety of the building occupants and protection of neighbouring properties only, as is necessary to meet the requirements of the New Zealand Building Code. It does not cover owner property protection unless specifically requested. This is important for the Owner, occupier and insurer to be aware that the Building Code does not make specific allowance for the protection of the building or contents other than that which automatically arises from consideration of life safety and neighbouring property protection.

4. STATUTORY REQUIREMENTS

4.1

Section 112(1) of the Building Act, 2004 relates to alterations where building code compliance is required and states;

“Alterations to existing buildings –

- 1) A building consent authority must not grant a building consent for the alteration of an existing building, or part of an existing building, unless the building consent authority is satisfied that, after the alteration, the building will –
 - a) comply, as nearly as is reasonably practicable ..., with the provisions of the building code that relate to –
 - i) means of escape from fire, and
 - ii) access and facilities for persons with disabilities (if this is a requirement in terms of section 118); and
 - b) continue to comply with the other provisions of the building code to at least the same extent as before the alteration.”
- 2) Despite subsection (1), a territorial authority may, by written notice to the owner of a building, allow the alteration of an existing building, or part of an existing building, without the building complying with provisions of the building code specified by the territorial authority if the territorial authority is satisfied that, –
 - a) if the building were required to comply with the relevant provisions of the building code, the alteration would not take place; and
 - b) the alteration will result in improvements to attributes of the building that relate to –
 - i) means of escape from fire; or
 - ii) access and facilities for persons with disabilities;
 - c) the improvements referred to in paragraph (b) outweigh any detriment that is likely to arise as a result of the building not complying with the relevant provisions of the building code.

4.2

Section 112(1) requires the building comply “as nearly as is reasonably practicable” with the provisions of the building code for means of escape from fire. As defined in Section 7 of the Act, this “includes all active and passive protection features required to warn people of fire and to assist in protecting people from the effects of fire in the course of their escape from the fire”.

5. RISK GROUPS

5.1

In accordance with C/AS1, C/AS4 & C/AS5 Table 1 the building contains the purpose groups WB and CA. The Espresso bar will be a “change of use” from retail, however the risk group will remain unchanged;

SHOP 1	CA
SHOP 2; RESTAURANT	CA
ESPRESSO BAR	CA
OFFICE	WB

6. BUILDING MEASUREMENTS

6.1

The existing firecells are divided by 20 series solid filled masonry walls giving FRR 240/240/240. The original consent notes FRR 60/60/60 to floor/ceiling and supporting structures and FRR 30/30/30 to the upper floor wall separating the office from the stair. The net floor areas of the firecells are;

FIRE CELL	Risk Group	Net area	Escape route width	Open path
SHOP 1	CA	36 m ²	1 @ 1,510 mm	9 m
RESTAURANT	CA	84 m ²	2 @ 1,510 mm	18 m
			separated by 7.5m	
ESPRESSO BAR	CA	4 m ²	710 mm	3 m
OFFICE	WB	83 m ²	1,200 mm	16 m

The safety of occupants will be increased due to the installation of interconnected alarms, exit signage. It is not reasonable or practicable to provide an alternative means of escape. Note: Shop 1 and 2 have an alternative 810 mm escape route to the service lane, however this does not provide a complying alternative as it has a 1.2m drop to ground level at the boundary.

With an escape height of 3 m. The existing stair is 1200 mm wide, with a total rise of 2,900 mm, and a mid landing at 800 mm.

7. OCCUPANT NUMBERS

7.1

In accordance with C/AS4 Tables 1.1 the building contains the purpose groups SH, and CA;

SHOP 1	CA	36 m ² net @ 3 m ² / person = 12
SHOP 2; RESTAURANT	CA	84 m ² net @ 1.1 m ² / person = 76
		actual occupancy = 40 seats plus 3 staff
ESPRESSO BAR	CA	4 m ² net @ 3 m ² / person = 1
OFFICE	WB	83 m ² net @ 10 m ² / person = 8

8. MEANS OF ESCAPE

8.1

In accordance with C/AS1/AS4/AS5 3.2.1, table 3.1, 3.2 and 3.13 every occupied space is required to be provided with the following means of escape;

FIRECELL	No.	WIDTH
SHOP 1	1	1200 mm
SHOP 2 RESTAURANT	2 separated by 8m	1200 mm
SHOP 3 ESPRESSO BAR	1	1200 mm
OFFICE	2	1200 mm horizontal & vertical
Doors in Escape Routes to be minimum		760 mm

FIRECELL	SINGLE DIRECTION OPEN PATH	MAXIMUM LENGTH
SHOP 1		20 m
SHOP 2 RESTAURANT		20 m
SHOP 3 ESPRESSO BAR		20 m
OFFICE		20 m

8.2

The minimum clear height within an escape route shall be no less than 2,100 mm, with smoke control or fire doors having a minimum clear height of 1,955 mm.

8.3

Doors on escape routes shall be hung to open in the direction of escape where the number of occupants is greater than 50 in an open path.

8.4

Where the building is occupied door locking devices shall;

a) be clearly visible, located where such a device would normally be expected, designed to be easily operated without a key or other security device, and allow the door to open in the normal manner.

b) Not prevent or override the direct operation of panic bolts fitted to any door

8.5

All escape routes and doors shall have signs complying with NZBC F8.
Visibility in Escape Routes F6/AS1 1.2 (d)

9. FIRE SAFETY PRECAUTIONS

9.1 FIRE CELL AREA LIMITS

Fire cell floor area limits for CA 5000m² unsprinkled.

9.2 FIRE SAFETY SYSTEMS

In accordance with C/AS4 2.2.1 for firecells <100 people and < 4m escape height, the following minimum fire safety precautions are required for this building:

Type 2 alarm, unmonitored manual system

9.3 FIRE RESISTANCE RATINGS

Life Rating = 60 min
Property Rating N/A

10. CONTROL OF INTERNAL FIRE AND SMOKE SPREAD

10.1

Firecells shall be fire separated from each other by the life rating specified in 6.3 above = 60 min. Existing FRR's 240/240/240 and 60/60/60 comply. The door from the Espresso Bar into the Escape route is proposed to be 60/60/60 smoke stop fire door.

10.2

It is our opinion that the existing surface finishes shall be deemed to comply "as nearly as is reasonably practicable".

10.3

New surfaces in the Espresso Bar shall comply with Table 4.1, maximum permitted Group Number = 3. Resene paint system over 10 mm paper faced plaster board = 1S.

11. CONTROL OF EXTERNAL FIRE SPREAD

11.1

The building envelope is not being altered and there is no change of use, therefore under section 112 there is no requirement to address the fire ratings of the external wall, as these will continue to comply to the same extent as before the alterations.

12. FIRE SERVICE ACCESS

12.1

Maximum distance to any point on any floor from the point of Fire Service vehicular access is 25.3 m.

Fire Hydrant system

- c) not required where the fire Service hose run distance, from the vehicular access to all points on all floors is less than 75m.

13. INSPECTION, MAINTENANCE AND REPORTING

13.1

It is proposed to use maintenance and inspection procedures as outlined in NZS 4512:2010 Part 6.

14. CONCLUSION

14.1 The following systems are proposed to be installed

- i) install type 2 alarm, as per 9.2.
- ii) signage, to comply with 8.5
- iii) door locking, to comply with 8.4
- iv) 60/60/60 FRR door into exitway from Espresso Bar.

14.2

We trust that this is satisfactory. Three copies are enclosed, for yourselves and submission to the Territorial Authority. A Building Consent subsequently issued by the Territorial authority will validate our opinion as given above and permit building work to commence.

Yours Faithfully,

Colin Campbell, B Arch ANZIA. Director

SITE INFORMATION:

2-6 WHARF ST. WARKWORTH
LOT 5 LT 272277 PART ALLOTMENT 67 PARISH OF MAHURANGI
CT 527/223
SITE AREA: 242.85 m²
ZONE: RETAIL SERVICE
WARKWORTH TOWN CENTRE
STREET FRONTAGE

CARPARKING CALCULATION: EXISTING PROPOSED

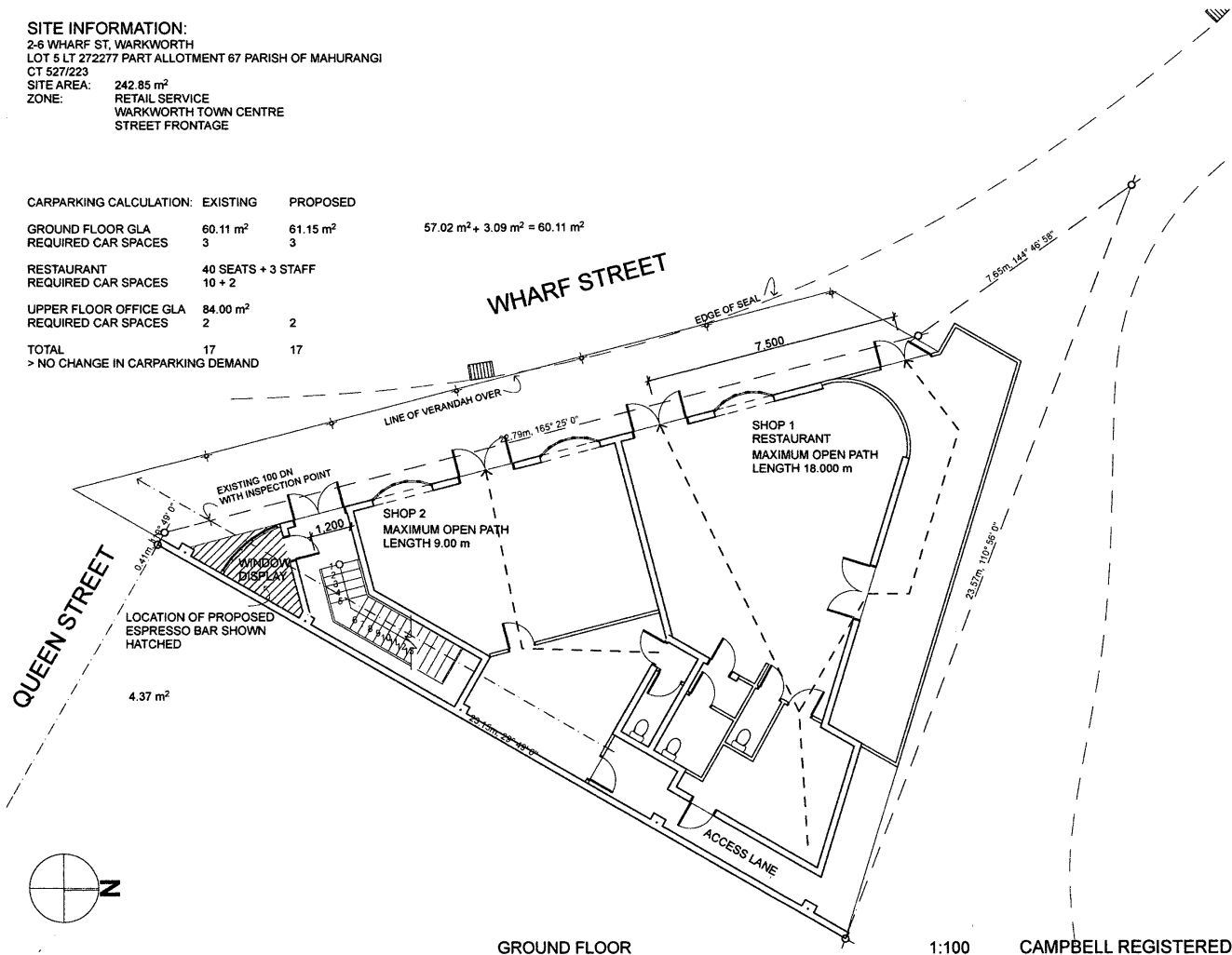
GROUND FLOOR GLA 60.11 m² 61.15 m²
REQUIRED CAR SPACES 3 3

57.02 m² + 3.09 m² = 60.11 m²

RESTAURANT 40 SEATS + 3 STAFF
REQUIRED CAR SPACES 10 + 2

UPPER FLOOR OFFICE GLA 84.00 m²
REQUIRED CAR SPACES 2 2

TOTAL 17 17
> NO CHANGE IN CARPARKING DEMAND



EXISTING SITE/GROUND FLOOR PLAN

DG & KM MUNRO FAMILY TRUST

CAMPBELL REGISTERED ARCHITECTS LTD

200 Campbell Road P.O. Box 1000 Warkworth

011 350 5555

www.campbell-registered-architects.co.nz

www.campbell-registered-architects.co.nz

SHEET TITLE:

REVISION #

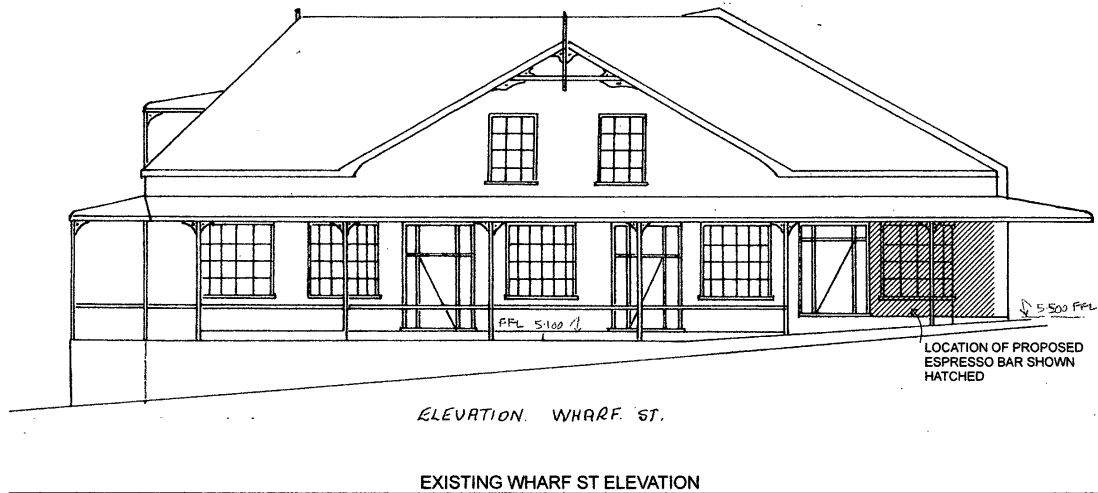
A: BUILDING CONSENT

ISSUED: 17/10/14

PROJECT #: 14023

101

CAMPBELL REGISTERED ARCHITECTS LTD



EXISTING WHARF ST ELEVATION

DG & KM MUNRO FAMILY TRUST

ESPRESSO BAR

EXISTING PLANS

2 WHARF ST
WARKWORTH

SHEET TITLE:

REVISION #

A. BUILDING CONSENT

SHEET

103_A

17/10/14

ISSUED:

PROJECT #

14023

CAMPBELL REGISTERED ARCHITECTS LTD

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09 431 1540

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Appendix 1: Building score sheet

Complete this score sheet to get a total score for the existing building (refer to Consider the key factors for further information).

You can then use Table 1: Recommended information requirements – means of escape from fire to help you decide how much information you might typically request as part of the building consent process.

BUILDING SCORE SHEET

	Key factors	Points	Score
Likelihood of existing building complying	Building age		
	Approved from 1 June 2001 onwards	0	
	Approved between 1 January 1993 and 31 May 2001	1	
	Approved on or before 31 December 1992	3	3
	Information held on the building by the BCA or TA (Score one of these only and choose the most comprehensive assessment)		
	For buildings approved from 1 June 2001: no consents made	0	
	Full building assessment on file dated 1 June 2001 or later	2	2
	Full building assessment on file dated on or before 31 May 2001	4	
	One or more partial building assessments on file	6	
	No assessment on file for building additions or alterations	8	
Extent of proposed work	Unable to determine history of building	8	
	Extent of the proposed building work		
	Minor	0	0
	Moderate	3	
	Significant	6	
	Building importance level		
	Level 1	0	
	Level 2	4	4
	Level 3	8	
	Level 4 and Level 5	12	
Potential consequences of not complying	Additional points for building level 1, 2 or 3 with sleeping facilities	4	
	TOTAL SCORE TO USE WITH TABLE 1		9

4.3 Decide what information to ask for

The last step is to decide what information you want the building owner to provide with the building consent application.

Check the overall building score against Table 1: Recommended information requirements – means of escape from fire for suggestions. However, note that it is also important to consider the individual circumstances of an existing building.

Also, remember that building work approved after 10 April 2013 probably involved the use of Acceptable Solutions C/AS1 – C/AS7 or Verification Method C/VM2 to demonstrate Code compliance. This should be recorded on the building file.

Table 1: Recommended information requirements – means of escape from fire

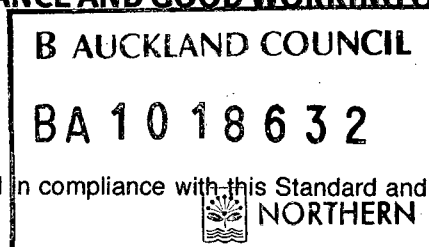
Score*	Recommended information	
0-11	List of fire safety features Statement of changes	This could be a simple list of the building's existing fire safety features and a statement of what will change as a result of the building work. Additionally, there could be a comparison with the features and systems specified in the latest design documentation. The building owner should not typically be required to include a gap assessment against any current Acceptable Solutions C/AS1 – C/AS7 or to use the Verification Method C/VM2 to assess his/her building unless this is considered necessary given the individual circumstances of the building.
12-19	Gap assessment using the appropriate Acceptable Solution from C/AS1 – C/AS7	It is reasonable to request a gap assessment of the existing building's means of escape from fire unless the individual circumstances of the building suggest otherwise. The gap assessment should: • use the appropriate Acceptable Solution from C/AS1 – C/AS7 • highlight where the existing building fully complies with the Acceptable Solution • highlight where there are gaps between the building's fire systems and features and the requirements of the Acceptable Solution • for each gap, assess whether ANARP is achieved and give options to improve the compliance in this respect • cover the entire building. A gap assessment using an Acceptable Solution can be undertaken for complex, existing buildings even if they have features that do not comply with the Acceptable Solution. For example, a building may have more than one intermediate floor or one floor that is larger than permitted in the Acceptable Solution. In this case, the gap assessment should highlight where the existing building complies with the appropriate Acceptable Solution and where there is any gap.

PART 6 MAINTAINING SYSTEMS IN COMPLIANCE AND GOOD WORKING ORDER

601 General

601.1

Fire alarm systems shall be maintained in compliance with this Standard and in good working order at all times.



601.2

Tests, inspections, other routine maintenance and reporting specified in this Part shall be carried out at the intervals specified. Deficiencies identified by such work shall be remedied in a timely manner (see 601.3).

NOTE – For some systems the compliance schedule may specify intervals different to those specified in this Standard.

601.3

Any defect or previously unnotified isolate warnings generated by the fire alarm system shall be immediately investigated and remedial action implemented as appropriate.

To allow a Certificate of Compliance to be issued for the system, the contractor must be satisfied that the system is performing, and will continue to perform, in accordance with the Standard or specification to which it was installed. All deficiencies must be rectified in a timely manner taking account of the probability and degree to which the deficiency will adversely affect system performance.

NOTE –

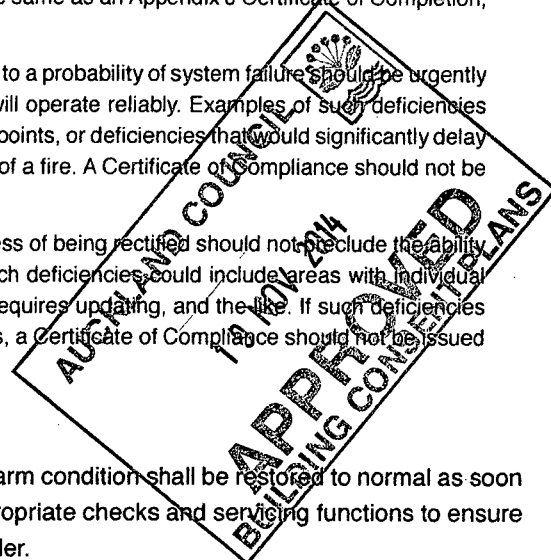
- (1) A Certificate of Compliance is commonly referred to as a 'Form 12A' as defined in the Building (Forms) Regulations 2004. This is not the same as an Appendix J Certificate of Completion, issued at system commissioning.
- (2) Significant deficiencies which would lead to a probability of system failure should be urgently attended to, to ensure that the system will operate reliably. Examples of such deficiencies include missing detectors or manual call points, or deficiencies that would significantly delay the operation of the system in the event of a fire. A Certificate of Compliance should not be issued if such deficiencies exist.
- (3) Minor deficiencies which are in the process of being rectified should not preclude the ability to issue a Certificate of Compliance. Such deficiencies could include areas with individual detectors out of rule, a zone index that requires updating, and the like. If such deficiencies appear on subsequent inspection reports, a Certificate of Compliance should not be issued until such deficiencies are rectified.

601.4

Fire alarm systems which are in 'Fire' alarm condition shall be restored to normal as soon as possible following completion of appropriate checks and servicing functions to ensure the system remains in good working order.

601.5

To ensure that the foregoing will occur, there shall be at all times a suitable contract in force that will ensure the regular, and in emergency prompt, attendance of personnel who are competent and qualified. (See 109).



Where the actions described in 601.1 to 601.4 are performed by appropriately qualified persons, then the requirements of this Part of the Standard are deemed to have been met.

602 Monthly checks and tests

602.1

Monthly checks and tests shall be carried out as specified in this Part by an appropriately qualified person as defined in 601.5.

602.2

The float voltage across any rechargeable battery shall be checked to ensure that the voltage per cell is maintained within the limits listed in 212.5.

602.3

Where appropriate, the specific gravity and electrolyte level of each cell of any rechargeable battery shall be checked to ensure that it is correct. Check that the voltage of any non-rechargeable cell is above the defect warning level specified in 208.1(a).

602.4

The battery cabinet and battery terminals shall be checked to ensure they are maintained in a clean serviceable condition.

602.5

Correct operation of the system, including all indicators, shall be tested by using the test facilities in zone circuits with the system in the test or isolate mode. The system shall be reset to normal after completion of the tests. Test the alerting devices to ascertain they operate satisfactorily, as witnessed from the control unit.

NOTE – An acceptable method of testing the alerting devices is where the evacuation switch is operated at a set time and wardens in each zone report alerting devices which do not operate. During this test the system may give a defect warning signal.

602.6

Where connected to a remote receiving centre, and with the system in the appropriate test mode, a test of the device for signalling shall be made to ensure that the correct signals are generated and received.

602.7

The battery shall be tested for 10 s at not less than the 5 h discharge rate. During this test the battery voltage shall not fall below 80 % of its nominal voltage. The battery under test shall not receive any assistance from any other power source.

602.8

Each battery shall be marked with its installation date and any battery which exceeds the service life specified by its manufacturer shall be replaced.

602.9

A test report shall be completed and the results entered in the system logbook. The report shall be copied, on request, to the owner and to any authority or agency required to receive one.

NOTE – It is acceptable for detailed test records to be stored off site provided their location is readily identifiable on site and there is evidence (for example in a system logbook) on site that the test has taken place and whether it passed or failed.

603 Annual checks and tests**603.1**

Annual checks and tests shall be as in 602, and additionally as specified in this section.

603.2

The warning facilities shall be checked to ensure they are operating correctly for the following conditions:

- (a) Failure or disconnection of the battery;
- (b) Failure or disconnection of the leads to a detector or manual call point;
- (c) Absence of any plug-in zone circuit board.

603.3

The operation of all manual call points shall be tested in situ.

Automatic fire detectors shall be tested according to the following:

- (a) Heat detectors shall be sample tested in situ by applying a safe heat source to a minimum of 2 % of the detectors. If any detector fails to operate, a further sample of 10 % of all detectors shall be heat tested. If a further failure occurs, 100 % of the detectors shall be inspected to determine the cause of the failure or identify other potentially defective detectors or both. Appropriate remedial action shall be carried out to all affected detectors. Any detectors destroyed during these tests (for example eutectic alloy type) shall be replaced using types of current manufacture and compatible with the system;
- (b) Smoke detectors shall be sample tested by checking the sensitivity of a minimum of 20 % of the detectors. These detectors shall then be cleaned in accordance with the manufacturer's instructions for routine maintenance, and given an in situ test by applying test smoke, or other phenomena which directly simulate the fire products being detected. If any detector fails to operate, or if the calibration of any detector falls outside the manufacturer's recommended limits, a further sample of at least 40 % of all detectors shall be tested. If a further failure occurs, 100 % of the detectors shall be inspected to determine the cause of failure or identify other potentially defective detectors or both. Appropriate remedial action shall be carried out on all affected detectors. Where a smoke detector is able to signal a maintenance request when its calibration falls outside the manufacturer's recommended limits, the requirements for cleaning above may be omitted providing the smoke entry of the detector is externally clean. The sensitivity of all aspirating smoke detectors shall be tested. At least 20 % of sampling points shall be given an in situ test as above;

- (c) Other detector types shall be tested by means appropriate to that detector type;
- (d) All detectors and sampling points in the system shall be tested in rotation. A log shall be kept detailing the tested detectors and sampling points to ensure that all detectors and sampling points are systematically tested;
- (e) A minimum of one detector per zone shall be tested.

The in situ test shall be of a simple 'go/no go' nature and shall check that both the device and zone control unit operate correctly.

Detectors with finite life (eg carbon monoxide) that have reached the end of their manufacturer's specified service life shall be replaced or refurbished.

603.4

The operation of each zone circuit from either the end of line device, or the most remote detector or manual call point, to the output of the control unit signalling device shall be checked.

603.5

A thorough visual examination shall be made of the general condition of all components of the system.

603.6

All aspirating system pipe work shall be cleaned using alternating vacuum or positive pressure to remove internal dust build-up. All aspirating smoke detector filters shall be cleaned or replaced as per manufacturer's instructions.

NOTE – In dirty environments this may need to be performed more often.

603.7

The entire premises shall be checked to ensure that all areas are protected and that any building alterations, or changes in usage of any area, have not reduced the effectiveness of the system.

603.8

Indicators and legends shall be checked to ensure that they are still current and that they clearly indicate their function at a viewing distance of 2 m.

603.9

The correct operation and function of the defect warning facilities shall be checked by simulating the appropriate condition in accordance with 208.1.

NOTE – Tests for defect conditions 208.1(i), (j) and (k) may be omitted if the equipment does not allow practical field testing of these conditions.

603.10

The interface shall be checked between the fire alarm system and any ancillary service forming part of the building's fire safety system (such as smoke control system, lift override, etc.).

NOTE – This test may only check that the relay has operated. It is not a functional test of the ancillary equipment connected via the relay. Any ancillary equipment which operates as a result of the fire alarm operation needs to be checked by the service provider who maintains the ancillary devices, as these devices or equipment may be a separate compliance schedule item.

603.11

The circuit wiring external to the control unit shall be tested, using the test method specified by the system manufacturer, to ensure it is isolated from the building earth.

603.12

Initiation of a fire alarm within 90 s of the introduction of suitable test smoke or gas into the penultimate hole of each branch of an aspirating sampling network shall be checked.

603.13

A test report shall be completed which records the results of all tests and inspections together with a list of non-complying features and corrective measures necessary to return the system to compliance with this Standard. The report shall be copied to the owner, with a copy lodged as required by any compliance schedule issued in respect of the Building Act.

603.14

Testing and inspection shall be carried out to ensure correct operation of all alerting devices and that the building is adequately covered as defined in 406.3. All necessary measurements, adjustments and repairs shall be included to ensure the correct functioning of all alerting devices. All tests and results shall be recorded.

NOTE – The annual test and inspection described may be combined with any mandatory trial evacuation tests (for example, as required by the Fire Safety and Evacuation of Buildings Regulations).

604 Emergency warning and intercommunication systems (EWIS) – additional requirements

The checks and tests as specified in 601 to 603 inclusive shall be carried out for EWISs where applicable and, in addition, the checks and tests specified in AS 1851 sections 9 and 10, as applicable, shall be undertaken.