

3 April 2013

Brian & Vanessa Morrison
C/o Bernie Kose
PO Box 23, Warkworth 0941

Re:

Building consent number: ABA-1014136
Address: 1334 Sandspit Road, Sandspit 0982
Description: Replacement of an existing ablution block with a new modern system for the Sandspit Holiday Park.

Request for further information

This is to advise we have received your building consent application for the above property; however, we will need you to provide further information to help progress the application.

Until we receive the necessary additional information, please be advised that the statutory timeframe on your application has been suspended. The clock will not start again until all information has been received and checked.

To help progress your application, please provide a covering letter addressing each point below, together with **two copies** of the following information and revised plans (where applicable) to Building Control Northern, attention Ronald Bate:-

1.0 NZBC Clause B1 (Structure) requirements:

- 1.1 Revised sheet 5 roof framing plan to;
Show the proper support details for the trusses along the wall between the store room and the kitchen.
Show the roof plane braces for the main trusses running from the ridge line down to the support walls.
- 1.2 Revised sheet 7 to show wall studs to the gable end of roof space to support the gable end wall cladding.

2.0 NZBC Clause D1 (Access Routes) requirements:

- 2.1 Show location and details of the accessible carparks.
- 2.2 Show location and details of the accessible route from the accessible carparks to the accessible entry ramp.
- 2.3 Show maximum 20mm accessible entry door threshold instead of 25mm.

3.0 NZBC Clause E1 (Surface Water) requirements:

Location and details of the approved outfall of the stormwater drains.

4.0 NZBC Clause E3 (Internal Moisture) requirements:

Specify on the plans details of controlling condensation and prevention of fungal growth, i.e.

- Show details of insulations for the walls, ceiling and roof.
- Show details of the natural and mechanical ventilation systems. See also requirements under NZBC Clause G4 below.

5.0 NZBC Clause F3 (Hazardous Substances and Processes) requirements:

Please provide the Test Certifier's Report to confirm that the proposed 4x gas bottles, as per the design, is able to be certified under the EPA regulations, where applicable.
If necessary, provide revised plans to suit the test certifier's requirement.

6.0 NZBC Clause G1 (Personal Hygiene) requirements:

- 6.1 Clarify the number of people expected to use the proposed toilets and showers, and confirm adequacy of the number of toilet and shower facilities.
- 6.2 Revised plans the show full height walls and doors, instead of Resco walls, to all toilet cubicles that are visible from the common area corridors, or partitions between unisex cubicles, to provide privacy. Amongst others:
 - a) Show full height walls and doors for the unisex accessible toilet and shower cubicles.

- b) Show full height walls and doors for the unisex common area toilet cubicles near the cleaner's room.
 - c) Show full height wall for the accessible toilet cubicle inside the men's toilet facility which is visible from the common area corridor.
- 6.3 Show wash hand basin for each of the common WC toilet cubicles near the cleaner's room to provide privacy.
- 6.4 Show privacy screen to prevent direct line of sight to the men's urinals from the common area corridor.
- 6.5 Show privacy screen for the women's shower facility door.
- 6.6 Specify sanitary towel disposal units to the female and unisex toilet facilities.

7.0 NZBC Clause G4 (Ventilation) requirements:

Provide the relevant documentations for the mechanical ventilation system design, i.e. ducting plans, manufacturer's specifications, engineering calculations, Producer Statement – Design (PS1), etc. Refer also to the telephone inquiry from Winston Lam on 14/3/2013 at the lodgement review.

8.0 NZBC Clause G12 (Water Supplies) requirements:

- 8.1 Location and details of the water supply for the building, e.g. rainwater tanks, bore, etc.
- 8.2 Location, details and/or specifications of the filtration and treatment system, where applicable, for the rainwater tank potable water supply.

9.0 NZBC Clause G13 (Foul Water) requirements:

Clarify the number of people expected to use the proposed toilets, showers and kitchen sinks, i.e. waste-water design flow volume; and confirm adequacy of the existing on-site waste-water treatment and disposal system as approved under the building consent and the discharge consent.

If any of the above changes result in changes to engineer designed plans, which are supported by a producer statement, then the revised plans must also be signed by the engineer. Please ensure that all changes are clearly marked (i.e. clouded) on the revised plans and each sheet is version controlled and dated.

Please note that the council's policy requires that all information be provided within one month (30 days) of the date that the information was requested. Failure to provide the required information could result in the application being refused.

If you have any further queries regarding this matter, please contact your local Council Service Centre or call the Council Call Centre on (09) 301-0101 quoting the above building consent number and service centre.

We look forward to receiving the information to help process your building consent application.
Thank you.

Yours faithfully,

Ronald Bate
Senior Processor – Orewa Service Centre
BUILDING CONTROL- NORTHERN