



SITE NOTICE

Consent No: **20172013** Date Printed: **7 February 2020**
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: **221 - Blockwork (Block Work Construction)**
Inspection Outcome: **N/A**
Inspected By: **Brian Abrahams**
Inspection Date: **7 February 2020**

Inspection Type: **210 - Commercial - Final**
Inspection Outcome: **Fail**
Inspected By: **Brian Abrahams**
Inspection Date: **7 February 2020**

Failed Items

SUMMARY

Inspection outcome

ACCESSIBILITY

Int. Symbol of Access (ISA)

ISA symbols have not been installed as per F8/AS1

BUILDING

Signage

Accessible routes and facilities for persons with disabilities - (ISA) has not been installed

Barriers, Handrails & Stairs:

Plumbing & Drainage

Surface water drainage is incomplete

Passed Items

SUMMARY

Summary of inspection undertaken:

Observation:

- 1. Kerb & channel to be completed.**
- 2. ISA signage required.**
- 3. UV protection required @ lagging @ gas mixer.**
- 4. Soffit to be sealed/painted.**
- 5. Owner's written approval required for change in building paper as requested in 253 inspection.**
- 6. Backflow prevention device required..see attached photos.**

Directive:

Re-inspection required

GENERAL

Who attended:

Name: Todd Morel
Position: Builder

Previous inspections completed:

Work ready:

Multi-Unit or Multi-Level:

Consented documentation:

Engineer involvement:

Compliance Schedule:

Consent conditions and advice notes:

Required inspections are passed and completed.

Work ready to inspect.

No

All stamped consented documentation has been provided for this inspection.

Engineers report is available onsite - approved to proceed at direction of engineer.

All engineer site reports have been completed as per CCC Building Consent Construction Documentation and Advice Notes

New

All documentation relating to the code compliance application to be forwarded to the codecompliance@ccc.govt.nz ensure to put the BCN in the subject line

ACCESSIBILITY

Accessible car park

Thresholds

Accessible route

Door swing direction

Floor slip resistance

Size of Accessible space

Thresholds <20mm

In accordance with the approved building consent documentation.

In accordance with the approved building consent documentation

Floor coverings installed in accordance with the approved building consent documentation.

BUILDING

Emergency lighting

Emergency Lighting in accordance with the approved consent documentation.

Emergency lighting - subject to EML designer's PS4 where required in the conditions and advice notes and draft compliance schedule.

Final exits

Final Exits are complete

Dimensions have been achieved in accordance with the approved Fire Report

Escape travel distance

Escape travel distance complies with the approved fire design.

Natural/Artificial light

Natural Light (NZBC/G7)

Locking devices

Keyless

No deadlocks on escape routes

Roof, Cladding & Weather Tightness:

Floor and Cladding clearances in accordance with the approved building consent documentation

Flashings have been completed

Mechanical penetrations sealed and confirmed at 215/213 inspections

Hot Water System:

Type of system used and location: gas

Glazing:

Safety Glazing has been installed

Mechanical Ventilation:

Kitchen:

Wall and floor finishes (Containment) complete

Sealing of bench tops and installation of fixtures complete

Plumbing & Drainage complete

BATHROOMS

Accessible WC - Room

Room size in accordance with the approved building consent documentation

Basin clearance complies with G1/AS1

Toilet height complies with G1/AS1

Wall and floor finishes (Containment) complete

Sealing and installation of sanitary fixtures have been

completed

Plumbing & Drainage

Door/hardware

Kickplates installed

Hardware installed allows clear 760mm opening

Hardware installed can be operable with a closed fist.

Support Documentation

Status

CDOC-AB02 - Water reticulation - pipework testing	Required
CDOC-AB05 - Backflow prevention device	Required
CDOC-AB07 - Foulwater and stormwater drains layouts	Required
CDOC-AB12 - HVAC installation	Required
CDOC-BLC01 - Building location certificate	Required
CDOC-EW01 - Energy work certificate - electrical	Required
CDOC-FSI01 - Complete fire safety system	Required
CDOC-FSI02 - Residential Fire sprinkler systems to NZS 4517	Required
CDOC-SS01 - Specified System	Required
CDOC-ST01 - Structure - inspections	Required



North elevation
Taken at 8:34 AM on Friday 7/02/2020



ISA sign required
Taken at 8:35 AM on Friday 7/02/2020



Taken at 8:36 AM on Friday 7/02/2020

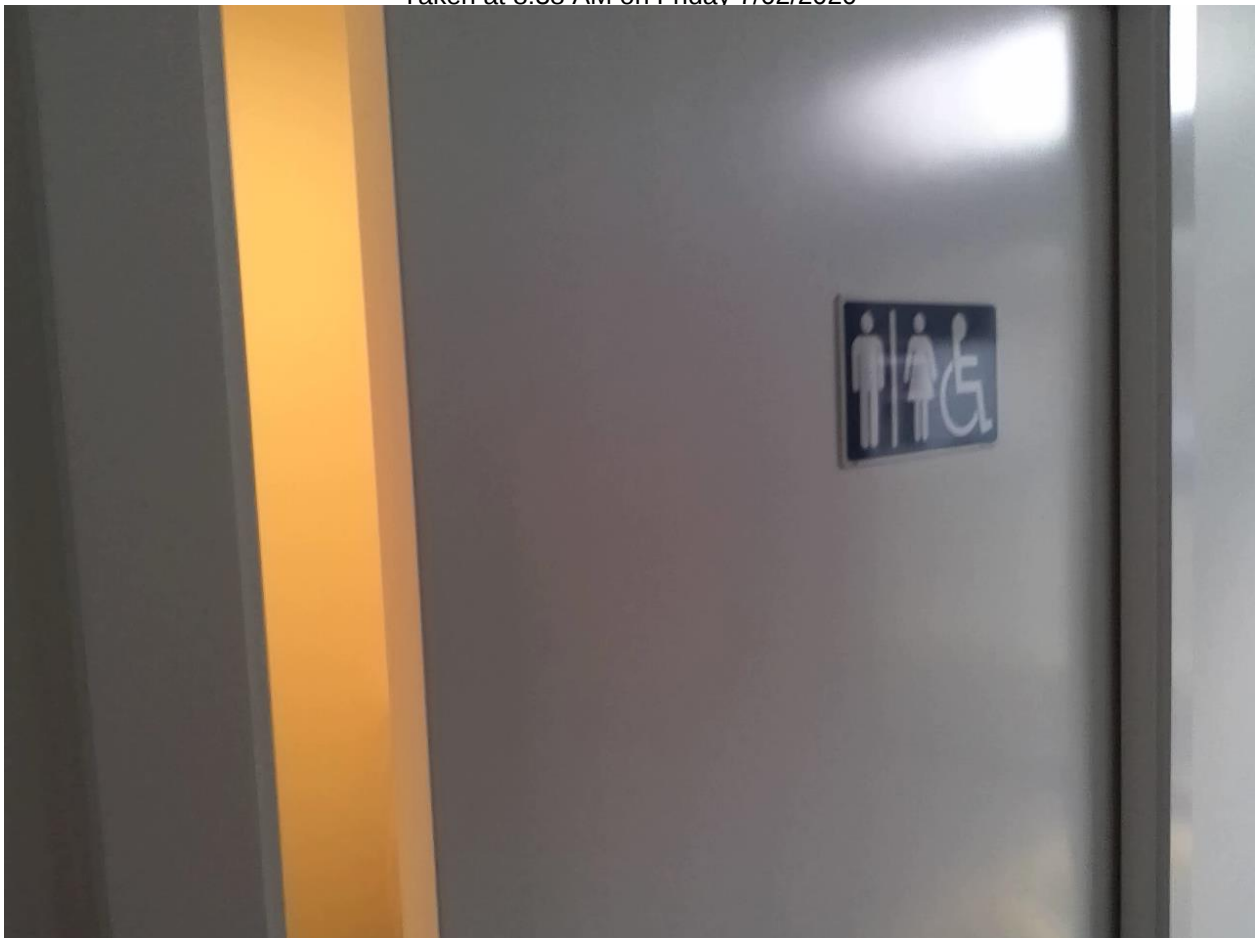


Accessible wc door---handle moves up & down for lock/unlock

Taken at 8:37 AM on Friday 7/02/2020

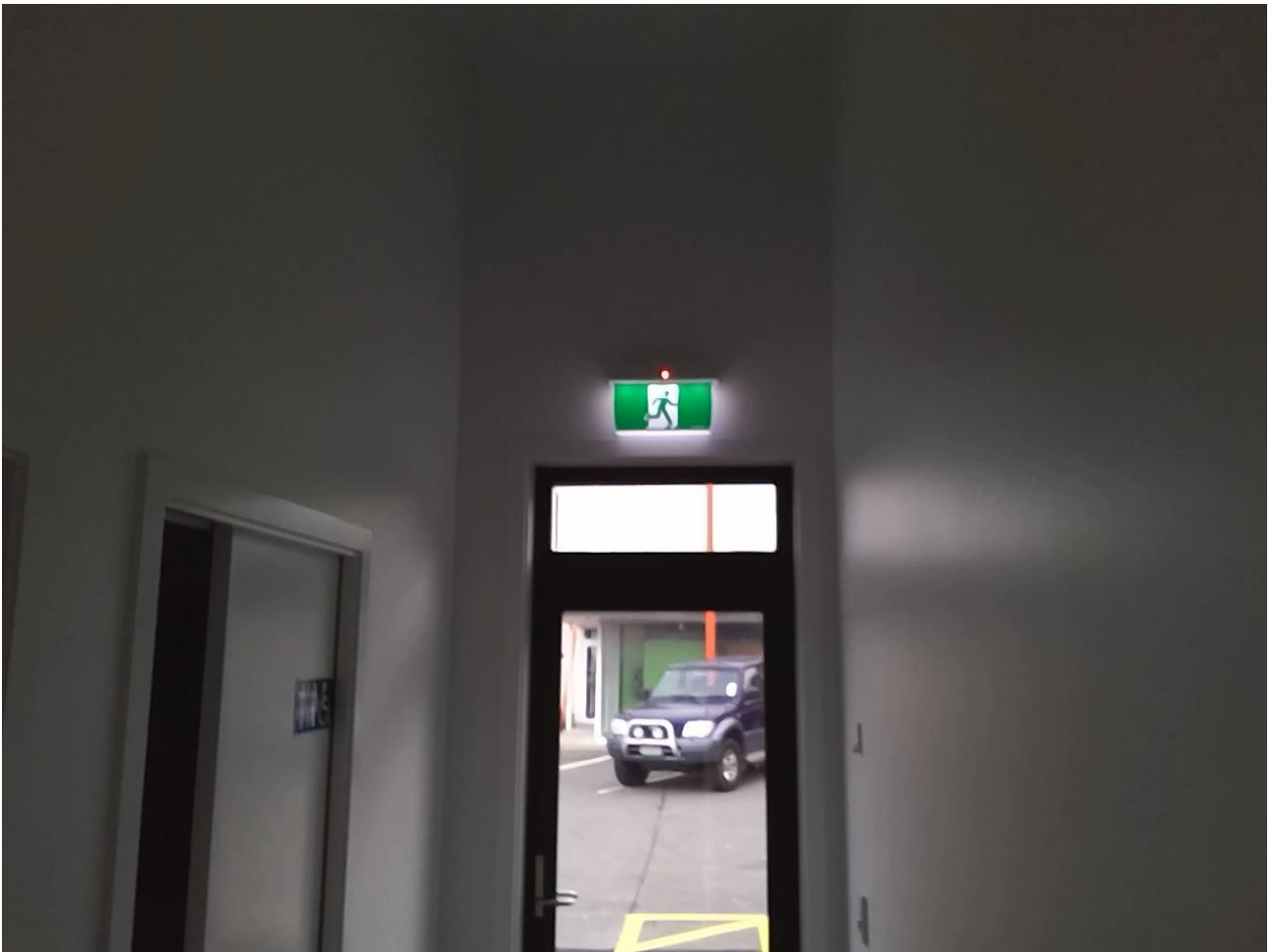


Taken at 8:38 AM on Friday 7/02/2020



Accessible wc door

Taken at 8:38 AM on Friday 7/02/2020



Taken at 8:38 AM on Friday 7/02/2020



Taken at 8:38 AM on Friday 7/02/2020



Taken at 8:39 AM on Friday 7/02/2020



Emergency lighting test facility
Taken at 8:40 AM on Friday 7/02/2020



Exit sign + emergency lighting
Taken at 8:41 AM on Friday 7/02/2020



Emergency lighting + illuminated exit sign in warehouse
Taken at 8:41 AM on Friday 7/02/2020



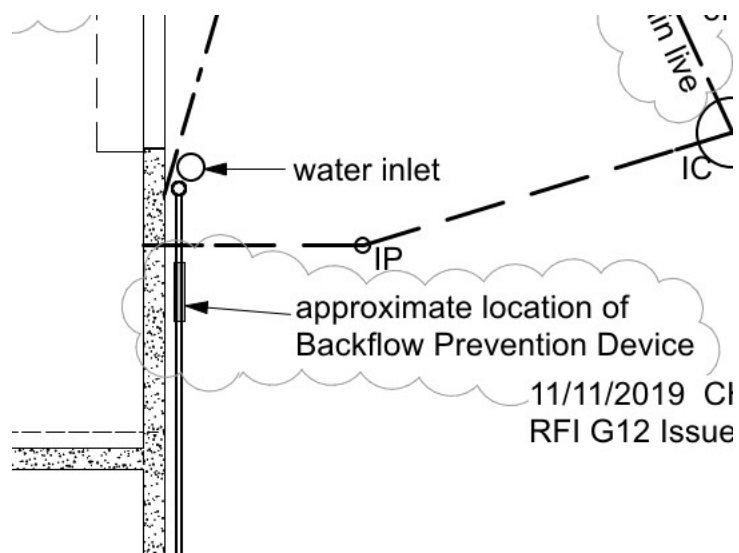
Illuminated exit sign + keyless lock installed @ existing office
Taken at 8:42 AM on Friday 7/02/2020



Illuminated exit sign in warehouse
Taken at 8:52 AM on Friday 7/02/2020



Heatpumps installed
Taken at 8:54 AM on Friday 7/02/2020



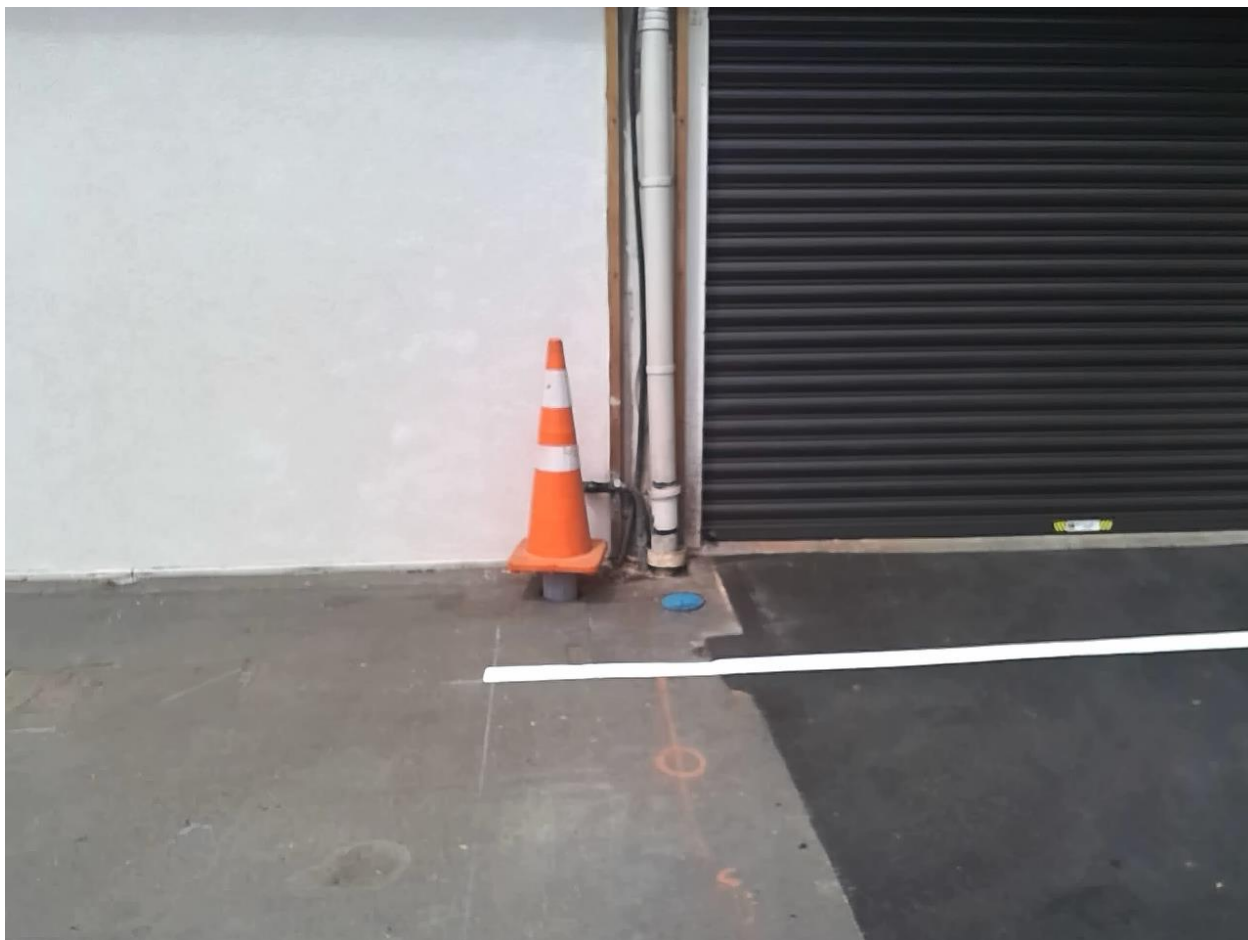
Backflow prevention device
Taken at 11:14 AM on Friday 7/02/2020

Specified System 7 Automatic backflow preventers connected to a potable water supply

Modified by	New	
Description and type	Automatic backflow preventer to AS/NZS 2845.1 connected to potable water supply	
Location	At the front of the existing building beside roller doors	
Make (if known)	Wilkins double check valve	
Model number (if known)	950XLT Series 20-50mm	
Performance standards and reference for inspection maintenance and reporting procedures	Performance standards as specified by AS/NZS 2845.1:2010. Field testing and maintenance of testable devices as specified by AS 2845.3:2010 and NZ backflow testing standard 2011	
Inspections	Frequency	Maintained or inspected by
	Daily	
	Weekly	
	Monthly	
	3 Monthly	
	6 Monthly	
	Yearly	Independent qualified person

Backflow preventor

Taken at 11:20 AM on Friday 7/02/2020



Proposed position of new backflow preventing device not installed yet

Taken at 12:33 PM on Friday 7/02/2020