

Inspection - Commercial Final

Reference Number:	REF161102768
Completed On:	07/11/2016 11:39
Completed By:	Graham Allum
Inspection Result:	Pass

Building Consent No.:	BC021575
Address:	86 Wellington Street Picton
Name of person on site:	Doug McDonald
Phone Number:	027 4545 164
Email Address	
Job Description:	Alterations to Motel Unit
Other Information:	
Previous field notes and instructions read?	Yes
Approved plans and specifications sighted?	Yes
All previous inspections / reinspections passed?	Yes
Special PPE required for this site?	No
On entry to site - hazards observed and appropriate action taken	Yes

Exterior

Downpipes and TV clipped to dwelling and in correct location	Pass
Air extraction systems vented to the exterior	Pass
Gulley traps/ORG sealed where wastes enter	Pass
Air admittance valves and frost protection in place	N/A
HWC open vent pipe lagged 300mm above standing water level	N/A
Subfloor ventilation provided	N/A
Gas bottle location	N/A
Backflow preventers	N/A
Landscaping	Pass
Specify:	• Completed
Floor heights (in relation to ground levels)	Pass
Specify:	As per plan

Pads

Set out as per plan - Dimensions	N/A
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Exterior Accessible Facilities

Car parks	N/A
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Parking signs	N/A
Ramps	N/A
Thresholds	N/A
Building accesible sign	N/A
Access routes	N/A

Wall Cladding

Sealing of exterior claddings	N/A
Gaps / Junctions properly filled &sealed?	N/A
Control joints	N/A
Fixed as per plans/specifications	N/A
Vermin strip provided to cavities	N/A
Perpend provided at less than 800 centres and where opening greater than 2.4m	N/A
Brick Cavity vented to the outside at the top of the wall by either similar vents as at the bottom or a continuous 5mm gap between top course and soffit	N/A
Cladding extends 50mm past bottom plate	N/A
Cladding to ground level clearances achieved masonry 150mm to unfinished ground. 100mm to paved ground. All others 225mm to unfinished ground 175mm to paved ground	N/A

Flashings

Sill flashings	N/A
Head Flashings	N/A
Penetrations flashed and or sealed	N/A
Soffit flashings	N/A
Change of cladding intersections flashings	N/A
Barge cap flashings	N/A
Apron flashings	N/A
Parapet flashings	N/A
Saddle flashings	N/A
Kickouts	N/A

Ventilation

Extraction system vented to the exterior	N/A
Vent cowling in placeand installed correctly	N/A
Fume cupboards	N/A

Subfloor

Base boards in place	N/A
Access to subfloor provided	N/A
Subfloor ground levels not lower than exterior ground levels	N/A
Correct subfloor fixings in place	N/A
Subfloor insulation in place	N/A
Ground vapour barrier laid in subfloor area	N/A

Verandahs and Pergolas

Post/beam fixings as per plans	Pass
Rafter/ribbon boards connections to buildings envelope as per plans	N/A

Decks and Exterior Stairs

If stairs are not accessible open riser gaps less than 100mm	N/A
Stair constructed as per consented documents	N/A
Handrails to stairs	N/A
Complying barriers (min 1100mm) provided to areas with falls of more than 1000mm	N/A
Enclosed decks fall no less than 1:40	N/A
Enclosed decks discharge through scupper to rainwater head or roofing outlet	N/A
Overflow provide to enclosed decks	N/A
100mm treshholdprovided to openings of enclosed decks	N/A
5 degree min slope provide to enclosed balustrade capping	N/A
Membranes installed as per the consented documents	N/A
Decking boards kept 12mm clear of cladding	N/A
35mm cladding clearance from deck membrane	N/A
Deck construction as per the consented documents	N/A
Overflow to enclosed decks	N/A
Non slip finishes	N/A

Glazing

Branded safety glazing identified	Pass
Window opening restrictors	N/A
Windows manufactured to the correct wind zone	N/A
Glass manifestations	Pass

Retaining Walls

Retaining walls completed	N/A
Barriers to retaining walls provided	N/A
Retaining wall drains dispersed to stormwater system	N/A

Interior

Insulation placement	N/A
Tempering valve	N/A
Seismic restraint of hot water cylinder	N/A

Fire Safety Precautions

Fire doors labeled & installed as per fire report	N/A
Smoke control doors labeled & installed as per fire report	N/A
Door closers fitted & operational	N/A
Auto door failsafe facility operational	N/A
Escape route signage	N/A
Level Thresholds	N/A
Shafts fire rated & stopped	N/A
Fire collars fitted	N/A

Dampers fitted	N/A
Interior surface finishes	N/A
Emergency lighting installed as per the consent documentations	N/A
Firewall stopped	N/A
Alarm panel in place	N/A
Alarms, sounders and call points in place	N/A

Accessible Facilities

Access routes	N/A
Signage	N/A
Shower, toilet and bathroom facilities	N/A
Grabrails & seats	N/A
Visual warning	N/A
Hearing loop	N/A
Counter	N/A
Stair colour contrast	N/A

Kitchen

Environmental health inspection passed	N/A
Impervious wall linings provided to commercial kitchens	N/A
Kitchen bench sealed	Pass
Splash protection around sink completed	Pass
Range hood vent to the exterior of the building	Pass
Air admittance valves in place	N/A

Stairs

Handrail/s fitted (both sides of accessible route)	N/A
Balustrade barrier	N/A
Head room (2m min)	N/A
Branded safety glazing identified	N/A
Closed treads for accessible stairs	N/A
min. tread max. rise	N/A

Bathroom and W/C

Impervious floor seal complete	Pass
Impervious and easily cleaned floor and walls services subject to watersplash	Pass
Flexible seal to floor wall junctions (tiles)	N/A
Branded safety glazing identified	Pass
Sealing of bathroom fixtures	Pass
Air admittance valves installed	N/A
Wetfloor tanking complete	N/A
Ventilation	Pass
Male/female/all gender door signs displayed	N/A

Ceiling Space

Access to ceiling space provided	Pass
Insulation installed as per manufacturer's specifications	Pass
Insulation away from downlights & flues	N/A
Fan vent ducts connected	N/A
Water pipes above insulation layer lagged for frost protection	N/A

Laundry

Laundry tub or space and service connection for a washing machine provided	N/A
Ventilation	N/A

The specified systems for the building are as follows:

SS 1: Automatic systems for fire suppression (for example, Sprinkler systems)	N/A
SS 2: Automatic and manual emergency warning systems	N/A
SS 3: Electromagnetic or automatic doors or windows	N/A
SS 3 / 1: Automatic doors	N/A
SS 3 / 2: Access controlled doors	N/A
SS 3 / 3: Interfaced fire or smoke doors or windows	N/A
SS 4: Emergency lighting systems	N/A
SS 5: Escape route pressurisation systems	N/A
SS 6: Riser mains	N/A
SS 7: Automatic back-flow preventers	N/A
SS 8: Lifts, escalators, or travelators or other systems for moving people or goods within building	N/A
SS 8 / 1: Passenger carrying lifts	N/A
SS 8 / 2: Service Lifts	N/A
SS 8 / 3: Escalators and moving walks	N/A
SS 9: Mechanical ventilation or air conditioning systems	N/A
SS 10: Building maintenance units	N/A
SS 11: Laboratory fume cupboards	N/A
SS 12: Audio loops or other assistive listening systems	N/A
SS 12 / 1: Audio loops	N/A
SS 12 / 2: FM radio frequency systems and infrared beam transmission systems	N/A
SS 13: Smoke control systems	N/A
SS 13 / 1: Mechanical smoke control	N/A
SS 13 / 2: Natural smoke control	N/A
SS 13 / 3: Smoke curtains	N/A
SS 14: Emergency power systems for, or signs relating to, a system or feature specified in any clauses.1-13	N/A
SS 14 / 1: Emergency power systems	N/A
SS 14 / 2: Signs	N/A
SS 15: Other fire safety systems and features	N/A
SS 15 / 1: Systems for communicating spoken information intended to facilitate evacuation	N/A

SS 15 / 2: Final exits	N/A
SS 15 / 3: Fire separations	N/A
SS 15 / 4: Signs for communicating information intended to facilitate evacuation	N/A
SS 15 / 5: Smoke separations	N/A
SS16: Cable cars:	N/A

Hazards on Site

State of Site:	Yes
Open trenches:	No
Pointed or Sharp object:	No
Scaffolding:	No
Uncontrolled Animal:	No
Ground conditions:	Yes
Access to site:	Yes
Weather conditions:	Yes
Other:	No
Specify:	
Energy works certificate received?	N/A
Alarm installer certificate received?	N/A
Alarm certificate from accredited testing agency	N/A
As laid drainage plan received?	N/A
Producer statements and field notes received?	N/A
Shower and wall tanking certificate received?	N/A
Cladding system certificates received?	N/A
Miscellaneous sign offs as required by Building Consent?	N/A
Amended plans required?	No
Site instruction issued?	No
Is this the final inspection for this building consent?	Yes
Application for CCC received?	Yes

Commercial final inspection passed? **Pass**

Can the Code Compliance Certificate be issued?	Yes
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