

GoGet Inspection Outcome Report

Consent No: **20172013**
 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**
 Workgroup: **Area 4 - Residential**

Inspection Type: **210 - Commercial - Final**
 Inspection Outcome: **Fail**
 Inspected By: **Brian Abrahams**
 Inspection Date: **7 February 2020 9:02 a.m.**
 Duration: **45 minutes**

Inspection Element	Status
SUMMARY	Fail
Inspection outcome	Fail
Summary of inspection undertaken:	Pass
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. Backflowprevention device required..see attached photos.	
Directive: Re-inspection required	
GENERAL	Pass
Supervision:	Pass
Competent	
Who attended:	Pass
Name: Todd Morel Position: Builder	
Previous inspections completed:	Pass
Required inspections are passed and completed.	
Work ready:	Pass
Work ready to inspect.	
Multi-Unit or Multi-Level:	Pass
No	
Consented documentation:	Pass
All stamped consented documentation has been provided for this inspection.	
Engineer involvement:	Pass
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	
Compliance Schedule:	Pass
New	
Certificate for Public Use:	N/A
Consent conditions and advice notes:	Pass
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	Fail
Accessible car park	Pass

Size of Accessible space	
Vision strip to glazing	N/A
Thresholds	Pass
Thresholds <20mm	
Accessible route	Pass
In accordance with the approved building consent documentation.	
Int. Symbol of Access (ISA)	Fail
ISA symbols have not been installed as per F8/AS1	
Door swing direction	Pass
In accordance with the approved building consent documentation	
Floor slip resistance	Pass
Floor coverings installed in accordance with the approved building consent documentation.	
Accessible facilities (counter, etc):	N/A
BUILDING	Fail
Fire/Smoke Separation & STC:	N/A
Fire/Smoke/Acoustic Doors/Windows	N/A
Emergency lighting	Pass
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.	
FRR safe paths	N/A
FFR protected paths	N/A
Final exits	Pass
Final Exits are complete	
Dimensions have been achieved in accordance with the approved Fire Report	
Escape travel distance	Pass
Escape travel distance complies with the approved fire design.	
Natural/Artificial light	Pass
Natural Light (NZBC/G7)	
Locking devices	Pass
Keyless	
No deadlocks on escape routes	
Signage	Fail
Accessible routes and facilities for persons with disabilities - (ISA) has not been installed	
Barriers, Handrails & Stairs:	Fail
Roof, Cladding & Weather Tightness:	Pass
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	
Plumbing & Drainage	Fail
Surface water drainage is incomplete	
Hot Water System:	Pass
Type of system used and location: gas	
Backflow Prevention:	N/A
Glazing:	Pass
Safety Glazing has been installed	
Mechanical Ventilation:	Pass
Kitchen:	Pass
Wall and floor finishes (Containment) complete	
Sealing of bench tops and installation of fixtures complete	
Plumbing & Drainage complete	
BATHROOMS	Pass
Accessible WC - Room	Pass
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

Safety glazing	N/A
Plumbing & Drainage	Pass
Door/hardware	Pass
Kickplates installed	
Hardware installed allows clear 760mm opening	
Hardware installed can be operable with a closed fist.	



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



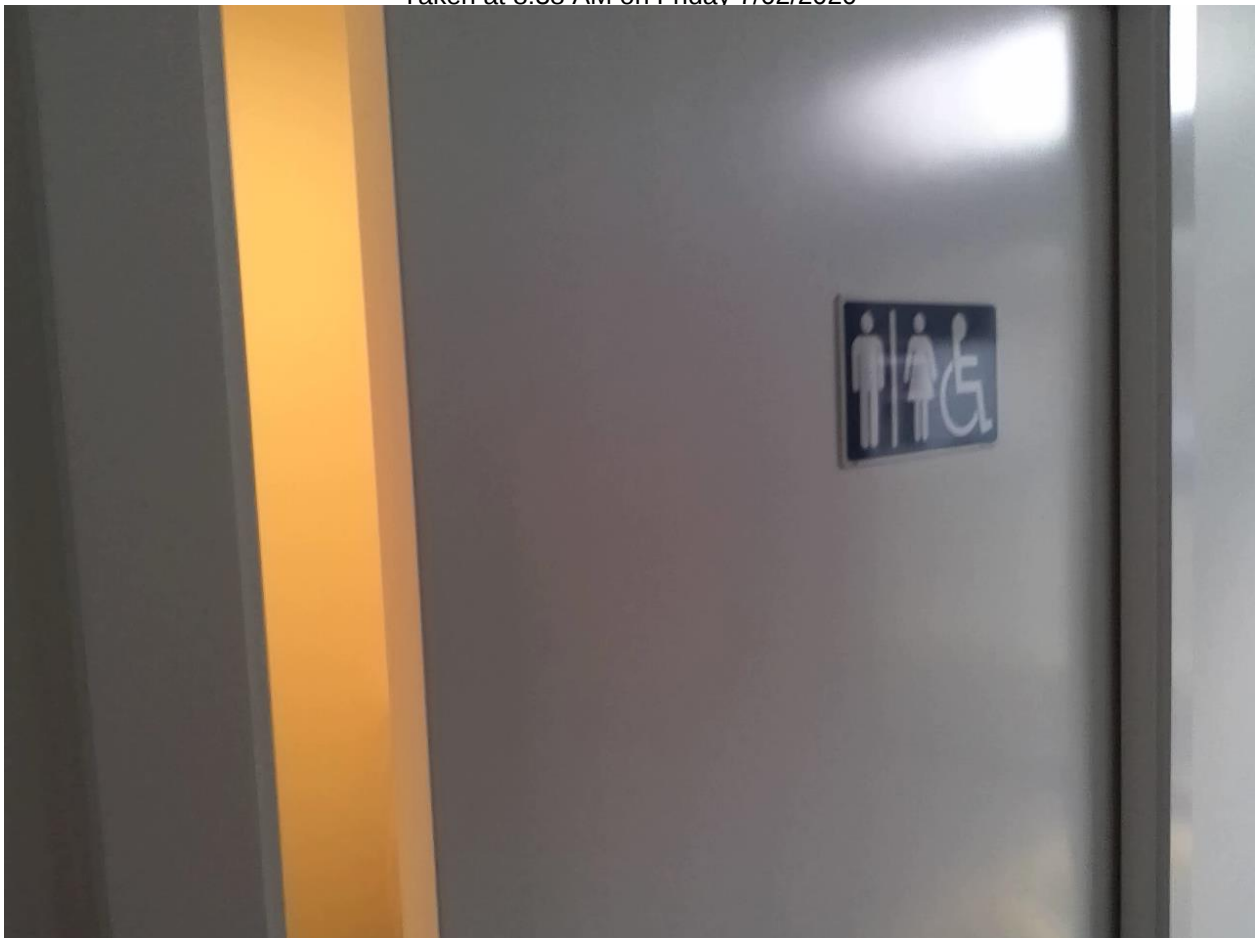
Taken at 8:36 AM on Friday 7/02/2020



Accessible wc door---handle moves up & down for lock/unlock
Taken at 8:37 AM on Friday 7/02/2020

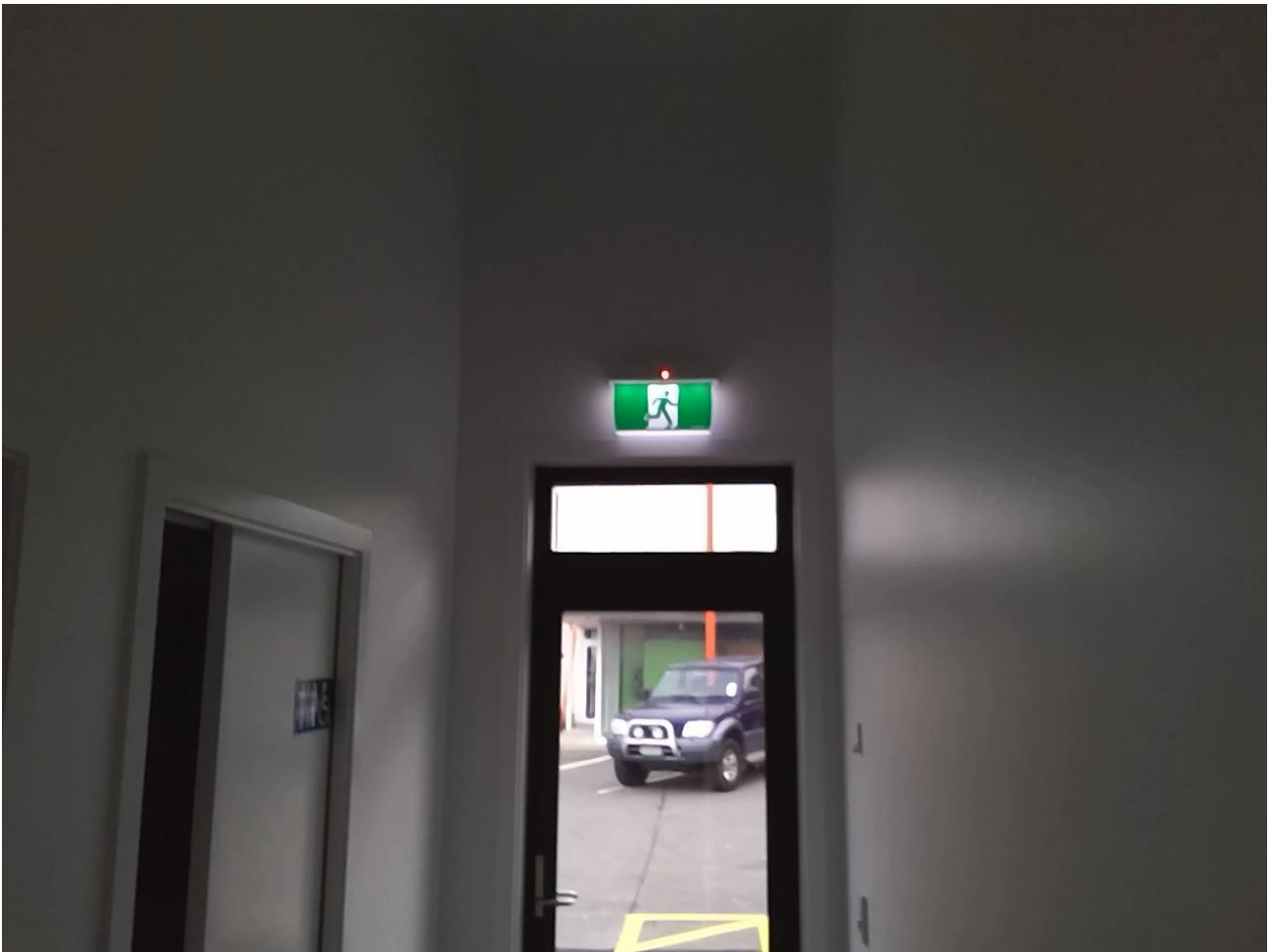


Taken at 8:38 AM on Friday 7/02/2020



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



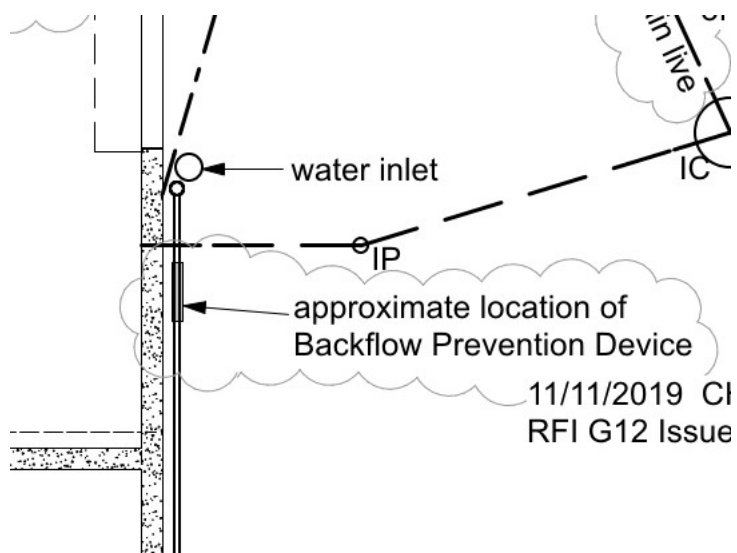
Illuminated exit sign + keyless lock installed @ existing office
Taken at 8:42 AM on Friday 7/02/2020



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

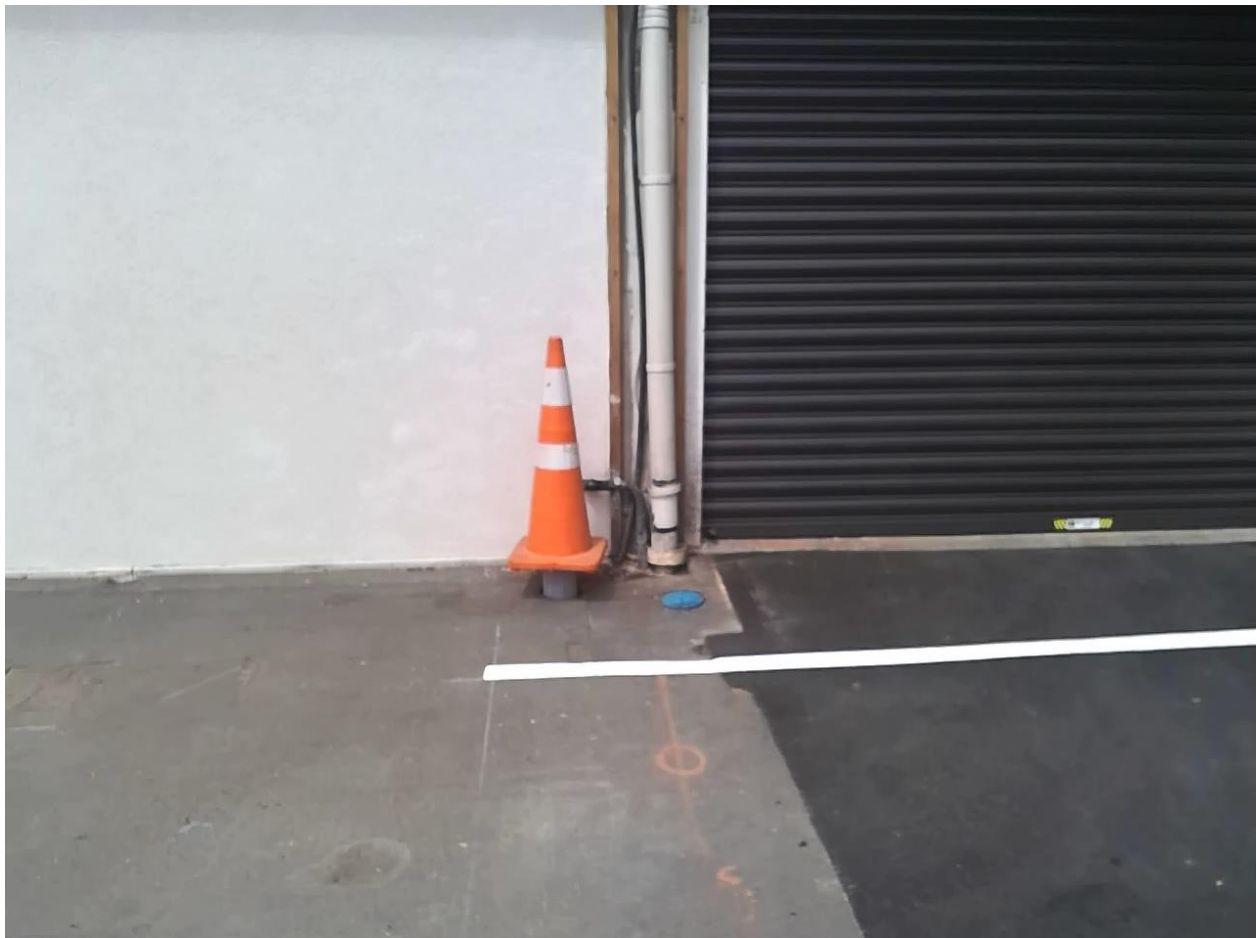


Backflow prevention device
Taken at 11:14 AM on Friday 7/02/2020

Specified System 7	Automatic backflow preventers connected to a potable water supply
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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	<table border="1"> <tr> <th>Frequency</th><th>Maintained or inspected by</th></tr> <tr> <td>Daily</td><td></td></tr> <tr> <td>Weekly</td><td></td></tr> <tr> <td>Monthly</td><td></td></tr> <tr> <td>3 Monthly</td><td></td></tr> <tr> <td>6 Monthly</td><td></td></tr> <tr> <td>Yearly</td><td>Independent qualified person</td></tr> </table>	Frequency	Maintained or inspected by	Daily		Weekly		Monthly		3 Monthly		6 Monthly		Yearly	Independent qualified person
Frequency	Maintained or inspected by														
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6 Monthly															
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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