

Building consent

Section 51, Building Act 2004
(Form 5 – Building (Forms) Regulations 2004)

**Auckland
Council**
Te Kaunihera o Tāmaki Makaurau



THE BUILDING

Building consent number:	ABA-1018632	Date building consent issued:	19 November 2014
Street address of building:	2-6 Wharf Street, Warkworth 0910		
Legal description of land where building is located:	Lot 5 DP 27277 (0.0243HA)		
Building name:	N/A		
Location of building within site / block number:	N/A	Level or unit number:	N/A

THE OWNER

Name of owner:	Dean Gordon Munro and Kim Margaret Munro and Stephen Ronald Archer		
Mailing address:	PO Box 142 Matakana 0948		
Street address / registered office:	362 Matakana Valley Road, Matakana		
Daytime phone:	09 422 7716	Mobile:	027 283 6448
After hours:	09 422 7716	Facsimile:	N/A
Email address:	kim-munro@xtra.co.nz		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:	Colin Campbell		
Mailing address:	202 Cames Road RD 5 Wellsford 0975		
Street address / registered office:	202 Cames Road, Wellsford		
Daytime phone:	09 431 5580	Mobile:	0274 323 185
After hours:	09 431 5580	Facsimile:	N/A
Email address:	c.campbell.architect@xtra.co.nz		

BUILDING WORK

The following building work is authorised by this building consent:

Espresso bar fitout in existing window display area

THIS BUILDING CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS

This building consent is issued under section 51 of the Building Act 2004; it does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Under s.90 of the Act, agents (staff and contractors) authorised by the Building Consent Authority are entitled at all times during normal working hours or while building work is being done, to inspect the building work and ensure the provisions endorsed on the building consent are being carried out.

COMPLIANCE SCHEDULE

No Compliance Schedule is required for this consent.

ATTACHMENTS *copies of the following documents are attached to this building consent*

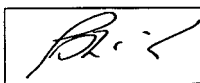
☒ Schedule of inspections and documentation required for compliance

OTHER AUTHORISATIONS AND APPROVALS REQUIRED

No additional authorisations or approvals are required for this consent.

SIGNED FOR AND ON BEHALF OF AUCKLAND COUNCIL BY:

Signature:



Date issued:

19 November 2014

Name:

Ian McCormick

Position:

Manager, Building Control

For all queries regarding your building consent, building inspections and code compliance certificate (CCC), please phone 09 301 0101

Auckland Council, Private Bag 92300, Auckland 1142

Schedule of inspections and documentation required for compliance

Application number:	ABA-1018632
Property Address:	2-6 Wharf Street, Warkworth 0910

Introduction

Please read all documentation associated with this building consent in detail; documentation includes:

- the building consent, which lists building consent conditions, compliance schedule requirements and attachments
- advice on any other authorisations or approvals that maybe required; and
- advice notes and an inspection schedule (this document)

As the building owner, you have very significant procedural and legal obligations, which need to be met in order that the building work is properly completed and to enable a code compliance certificate to be issued by Council on completion of the work. If there are details or issues that are unclear, you should clarify these by contacting the Council or seeking independent legal advice.

Council has developed a building consent guidance document, which provides information on your legal obligations and information that will assist you in successfully completing your building project.

How work is certified:

<http://www.aucklandcouncil.govt.nz/SiteCollectionDocuments/BrochHowWorkIsCertified.pdf>

How work is inspected:

<http://www.aucklandcouncil.govt.nz/SiteCollectionDocuments/BrochInspections.pdf>

Section A: Advice Notes

Booking Inspections

Please make sure that you call for the inspections identified in section B of this documentation. It is advisable that you plan your inspections well ahead of time and book these inspections with as much notice as possible. If insufficient notice is given, Council may not be able to schedule the inspection at your preferred time and this may cause construction delays.

Compliance with Manufacturers' Specifications

Products and systems incorporated in the proposed building work must be constructed as approved in this consent and in compliance with the manufacturers' specifications.

Note:-

1. The drawings or details referenced in the manufacturers' specification cannot be substituted for specifically approved drawings or details in this building consent.
2. It is the owner(s) responsibility to ensure that the manufacturers' specifications relevant to this building project are on site and available for the Council staff during the inspection process. The manufacturer's specification must be the version that was current at the time your building consent was issued.

Consent Documents on Site

Please ensure that a full copy of the approved building consent documents is on site at all times, together with the previous inspection records so that the Council staff can undertake inspections.

Durability

Clause B2 – Durability (section 2) of the New Zealand Building Code compliance documents specifies the requirements relating to durability of specific building elements. Please note that many of these elements require regular maintenance to be undertaken to maintain the durability requirements, for the specified period, as required by the New Zealand Building Code.

Schedule of inspections and documentation required for compliance

Notations on Plans

Notations on the plans are as agreed to by you.

Section B: List of Notifiable Inspections

In order for a code compliance certificate (CCC) to be issued, Council needs to be satisfied on reasonable grounds that the completed building work complies with the approved building consent. To enable this to be achieved, the building owner is responsible for ensuring the following inspections are booked and undertaken and supplying the documentation listed in Section C Producer statements, testing certificates and warranties to confirm compliance during construction

Req'd	Number of inspections	Inspection type	Description of inspection
☒	1	Floor slab ISF Plumbing <u>slab</u> IPP Drainage IDT	Floor slab To check that hard fill has been compacted; DPM placed; reinforcement is tied and supported in chairs; and starter bars fitted. Under slab plumbing To check all under slab drainage and plumbing; all pipes to be under test and exposed for inspection Drainage To check that all stormwater and sewer drains have been laid to the correct fall and are under test prior to backfilling trenches Note: An as-built plan is required at time of inspection
☒	1	Wall framing IFG Wraps/Cavity ICA	Wall framing To check hold down straps, bolts, wall and roof framing members; bracing; tie downs; wall framing; beams and lintels; plywood substrates for membranes including falls and outlets Note: Timber treatment and truss layout certificates required Wraps To check the wrap is correctly fixed; tapes, flashings, sealants, etc around all penetrations are installed, prior to the cladding or rigid backing being installed Note: All control joints, apron, head and sill flashings to be installed
☒	1	Wraps/Cavity ICA Plumbing P/L IPP	Cavity To check cavity has been formed; cavity battens; cavity closers and flashings all in place Preline plumbing To check pipe work is under test (water supply and soil wastes) Note: This inspection maybe included with the preline building inspection

Schedule of inspections and documentation required for compliance

☒	1	Monolithic claddings ICL	Monolithic claddings To check that the monolithic cladding has been correctly installed including: fixings; control joints; penetrations; backing blocks; reinforcing tapes; and any other proprietary products are all installed Note: All control joints; apron; head and sill flashings to be installed
☒	1	Post line IPL Fire rated linings IFR	Post line To check the nailing of all bracing elements nailed prior to installation of architraves, skirtings and cornices prior to any stopping Note: includes nailing of diaphragm ceilings and floors Fire rated linings and passive fire protection measures To check fire rated linings; materials, collars, wraps and other passive fire protection measures including suspended ceilings prior to any stopping
☒	1	Final commercial IF2	Final inspection To check that all painting and decorating; floor coverings; fixtures; fittings; electrical work; emergency lighting; door hardware; sprinklers; HVAC; alarms; signage; accessible features; light and ventilation; etc have been completed in accordance with the building consent. As-built plans showing the location of all specified systems to be provided
	6	Total number of inspections estimated for this project Note: additional inspection charges may apply depending on the sequencing of inspections.	

Section C: Producer statements, testing certificates and warranties required to confirm compliance during construction

Backflow Prevention Device

A test certificate is to be submitted by a certifying plumber or an independent qualified person (IQP) for all testable devices. An "as-built" plan showing the location and type of device must accompany the certificate.

Energy Works Certificate - Electrical

The electrician is required to submit an energy works certificate certifying that all electrical installations meet the requirements of Clause G9 (Electricity) of the New Zealand Building Code and the Electrical Regulations

Fire Alarm System Certification

An accredited fire protection specialist is required to certify in writing that the fire alarm system is compliant with NZS 4512

Installation, Testing and Commissioning Certificates for Fire Safety Systems

Schedule of inspections and documentation required for compliance

The installer must provide a certificate confirming that each of the fire safety systems that have been installed has been tested and commissioned. Certificates are required for each of the following systems:

- Fire alarm system (manual and / or automatic)

The installer must also provide an as-built plan showing the location of each of the specified systems that they have installed

Producer Statement Construction (PS3) Fire Protection - Surface Coatings

Producer statement construction (PS3) is to be submitted by each of the contractors responsible for the installation or application of surface coatings, confirming compliance with:

- NZBC clause C3.4(a) interior surface finish for each of the material categories 1-3 within the building

Producer Statement Construction (PS3) – Proprietary Product Installation

Producer statement construction (PS3) is to be submitted by the installer confirming the installation of the proprietary product is in accordance with the manufacturers' specification and any relevant New Zealand Building Code clauses

List of approved specified systems included in the building consent

ATTACHMENT TO BUILDING CONSENT

Site address:	2-6 Wharf Street, Warkworth 0910	
Building consent no:	ABA-1018632 (Espresso Bar Fitout)	
Building name:		
Maximum occupancy:	97	
Intended use:	Commercial	
Key to type of compliance schedule:	☐ New building - new compliance schedule ☒ Existing building with compliance schedule - amended compliance schedule ☐ Existing building no previous compliance schedule - new compliance schedule	
Definition of terms:	New	A new system or feature is being installed into a new building or a compliance schedule is being applied for the first time, for an existing building which has specified systems installed in it
	Altered	A system or feature is being modified, altered or added to an existing building resulting in an amendment to an existing compliance schedule
	Removed	A system or feature is being removed from the building

COMPLIANCE SCHEDULE INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Specified system		Inspection, maintenance & reporting standards (please list standard if not referenced)	System notification (tick as applicable)		
			New	Altered	Removed
1	Automatic systems for fire suppression				
1.1	Sprinkler system	☐ NZS 4541:2013 ☐ NZS 4515:2009 ☐ NFPA 25 ☐	☐	☐	☐
1.2	Gas and foam flood or deluge systems; dry and wet fire extinguishing systems	☐ NZS 4541:2013 ☐ NZS 4515:2009 ☐ NFPA 25 ☐	☐	☐	☐
2	Automatic or manual emergency warning systems for fire or other dangers				
2.1	Manual and automatic fire alarms; smoke / heat detectors; gas; radiation systems Type 2 Alarm System ☒ Audible ☐ Visual	☒ NZS 4512:2010 ☐ AS 1851:2005 ☐ NFPA 25 ☐	☒	☐	☐
2.2	Automatic gas leak detection systems for the detection and measurement of combustible gases	☐ NZS 5263:2003 ☐	☐	☐	☐
3	Electromagnetic or automatic doors or windows				
3.1	Automatic doors e.g. sliding or revolving doors Are doors interfaced with emergency warning system? ☐ Yes ☐ No	☐ NZS 4239:1993 ☐	☐	☐	☐

COMPLIANCE SCHEDULE INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Specified system		Inspection, maintenance & reporting standards (please list standard if not referenced)	System notification (tick as applicable)		
			New	Altered	Removed
3.2	Access controlled doors (swipe card, key pad, sensor-delayed egress, etc)	☐ NZS 4239:1993 ☐	☐	☐	☐
3.3	Interfaced fire or smoke door or windows (electromagnetic door holders)	☐ AS 4178:1994 ☐ NZS 4232.2:1988 ☐ NZS 4520:2010 ☐	☐	☐	☐
4	Emergency lighting systems	☒ AS/NZS 2293.2:1995 ☐ NZS 6104:1981 ☐	☒	☐	☐
5	Escape route pressurisation systems	☒ AS 1851.6:2012 ☐ AS/NZS 1668.1:1998 ☐	☐	☐	☐
6	Riser mains for use by fire services	☐ NZS 4510:2008 ☐	☐	☐	☐
7	Automatic backflow preventers connected to a potable water supply	☐ AS/NZS 2845.1:2010 ☐ AS 2845.3:2010 ☐	☐	☐	☐
8	Lifts, escalators, travelators or other systems for moving people or goods within a building				
8.1	Passenger carrying lifts	☐ NZS 4332:1997 ☐ NZS 4334:2012 ☐ EN 81:2003 ☐	☐	☐	☐
8.2	Goods or service lifts	☐ NZS 4332:1997 ☐ EN 81:2003 ☐	☐	☐	☐
8.3	Escalators and moving walks	☐ EN 115:2008 ☐	☐	☐	☐
9	Mechanical ventilation or air-conditioning systems Cooling tower installed ☐ Yes ☐ No Interfaced with fire alarm ☐ Yes ☐ No Spray booth ☐ Yes ☐ No	☐ AS/NZS 3666.2:2011 ☐ AS/NZS 4114.1:2003 ☐ AS/NZS 4114.2:2003 ☐	☐	☐	☐
10	Building maintenance units or other devices providing access to the interior / exterior of a building	☐ BS 6037.1:2003 ☐ AS/NZS 1891.4:2009 ☐	☐	☐	☐
11	Laboratory fume cupboards	☐ AS/NZS 2243.8:2014 ☐ NZS 7203:1992 ☐	☐	☐	☐
12	Audio loops or other assistive listening systems				
12.1	Audio loop	☐ AS 60118.4:2007 ☐ NZS 4121:2001 ☐	☐	☐	☐

COMPLIANCE SCHEDULE INSPECTION, MAINTENANCE AND REPORTING PROCEDURES

Specified system		Inspection, maintenance & reporting standards (please list standard if not referenced)	System notification (tick as applicable)		
			New	Altered	Removed
12.2	FM radio frequency systems and infrared beam transmission	☐ AS 60118.4:2007 ☐ NZS 4121:2001 ☐	☐	☐	☐
13	Smoke control systems				
13.1	Mechanical smoke control systems	☐ AS/NZS 1668.1:1998 ☐ AS 1851:2005 ☐	☐	☐	☐
13.2	Natural smoke control systems	☐ AS/NZS 1668.1:1998 ☐ AS 1851:2005 ☐	☐	☐	☐
13.3	Smoke curtains	☐ AS/NZS 1668.1:1998 ☐ AS 1851:2005 ☐	☐	☐	☐
14	Emergency power systems for, or signs relating to, a system or feature in any of the specified systems 1 - 13				
14.1	Emergency power systems installed for the purpose of supplying power to any of the specified systems 1 - 13	☐ NZS 6104:1981 ☒ F6/AS1 F8/AS1	☒	☐	☐
14.2	Signs for all systems	☒ NZS 4121:2001 ☒ F8/AS1 ☒ AS/NZS 2293	☒	☐	☐
15	Any or all of the following systems and features, so long as they form part of a building's means of escape from fire, and so long as those means also contain any or all of the systems or features specified in clauses 1 to 6, 9 and 13:				
15.a	System for communicating spoken information intended to facilitate evacuation	☐ NZS 4512:2010 ☐ AS 1851:2012 ☐	☐	☐	☐
15.b	Final exits	☐ AS/NZS 2293.2:1995 ☐ NZS 4121:2001 ☐	☐	☐	☐
15.c	Fire separation	☐ NZS 4520:2010 ☐ NZS 4232.2:1998 ☐	☐	☐	☐
15.d	Signs for communicating information intended to facilitate evacuation; and such signs as required by: - the NZBC (all systems); and - S.120 of the Act	☒ NZS 4121:2001 ☒ F8/AS1 NZBC ☒ AS/NZS 2293	☒	☐	☐
15.e	Smoke separation	☐ AS/NZS 1668.1:1998 ☐	☐	☐	☐
16	Cable cars	☐ NZS 5270:2005 ☐	☐	☐	☐

Compliance Schedule - Amended

Nº:WOF/3529

Issued under section 105 of the Building Act 2004

Date of issue: 23-Aug-2004



THE BUILDING:

Street address:	2-6 Wharf Street, Warkworth 0910
Legal description:	Lot 5 DP 27277 (0.0243HA)
Building name:	Wharf Street Retail/Offices
Current lawful use:	Commercial
Maximum occupancy N°:	As per fire report
Year first constructed:	1989
Highest FHC:	2
Location of building within site / block:	Not Applicable
Facsimile:	Not Applicable

OWNER:

Name:	Dean Gordon Munro and Kim Margaret Munro and Stephen Ronald Archer
Postal address:	PO Box 142 Matakana 0948
Level / Unit N°:	Not Applicable
Registered office:	PO Box 142 Matakana 0948
Telephone:	Not Applicable
Mobile:	027 283 6448
Purpose group:	Not Applicable
Agent name:	Dean Gordon Munro
Email:	kim-munro@xtra.co.nz

SPECIFIED SYSTEMS PERTAINING TO THIS BUILDING

- 2.1: Emergency warning system for fire or other dangers
Type 2 Make: Ampac
- 4: Emergency lighting systems
- 14: Emergency Power/Signs Sys 1-13
14.2: Signs for systems 1-13
- 15. Other Fire Systems (Means of Escape)

- 15 (b) Final exits
- 15 (c) Fire separation
- 15 (d) Signs for communicating information intended to facilitate evacuation

RECORDS:

The inspection, maintenance and reporting procedures for the above-specified systems are described in the maintenance manual.

Date: 20-Feb-2015

Signed on behalf of
Auckland Council by:

Name and role:

Ian McCormick
Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Specified Systems		Performance Standards
2	Automatic or manual emergency warning system for fire or other dangers Type 2 alarm	NZS 4512:2010 Clause F7.3.1, F7.3.3 building code
4	Emergency Lighting System	AS/NZS 2293.2:1995 Clause F6.3.1, F6.3.2 building code
14	Emergency power system for, or signs relating to a system or feature specified in any clause 1 to 13	Signs: Clause F8.3.2, F8.3.3 building code
14/2	Signs	
15	Other fire safety systems or features	AS/NZS2293.2:1995
15b	Final Exits	
15c	Fire Separation	NZS4520:2010
15d	Signs for communicating information intended to facilitate evacuation	NZS 4121:2001

Code compliance certificate

Section 95, Building Act 2004
(Form 7 – Building (Forms) Regulations 2004)



THE BUILDING

Building consent number:	ABA-1018632	Date building consent issued:	19 November 2014
Street Address of building:	2-6 Wharf Street, Warkworth 0910		
Legal description of land where building is located:	Lot 5 DP 27277 (0.0243HA)		
Building name:	N/A		
Location of building within site/block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <i>[include number of occupants per level and per use if more than 1]</i>	Commercial		
Year first constructed:	1989		

THE OWNER

Name of owner:	Dean Gordon Munro and Kim Margaret Munro and Stephen Ronald Archer		
Mailing address:	PO Box 142 Matakana 0948		
Street address/ registered office:	N/A		
Phone Number: Landline:	N/A	Mobile:	0272 836 448
Daytime:	021 071 5665	After hours:	N/A
Facsimile No:	N/A		
Email address:	deankim@xtra.co.nz		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:	Dean Gordon Munro		
Mailing address:	PO Box 142 Matakana 0948		
Street address/ registered office:	N/A		
Phone Number: Landline:	N/A	Mobile:	0272 836 448
Daytime:	021 071 5665	After hours:	N/A
Facsimile No:	N/A		
Email address:	deankim@xtra.co.nz		

BUILDING WORK

The following building work is authorised by this building consent:

Espresso bar fitout in existing window display area

CODE COMPLIANCE

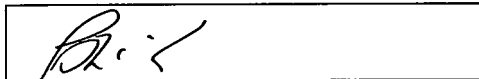
The building consent authority named below is satisfied, on reasonable grounds, that:

- ☒ The building work complies with the building consent.
- ☒ The specified systems in the building are capable of performing to the performance standards set out in the building consent.

ATTACHMENTS

☒ Compliance schedule - Existing WOF/3529

On behalf of Auckland
Council:



Date issued: 24 February 2015

Print name:

Ian McCormick

Position: Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Important information about the maintenance of your building

New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
 - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
 - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
 - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-condition systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <http://www.consumerbuild.org.nz/publish/maintenance.php>