

26 May 2022



HK Lo & SPJ Lee
109a Suva Street
Upper Riccarton
Christchurch 8041

Dear Sir or Madam,

Request for further information on project information memorandum / building consent application - section 48

Reference Number: 220881.1

Project Location: 2 Rapere Street

Rolleston

Project Description: Construction of detached dwelling - single storey with 4 bedrooms and attached garage

Processing of your building consent application in accordance with section 48 of the Building Act is currently in progress. To enable this work to be completed the following additional information/clarification is required to ensure compliance with the building code is demonstrated:

Main Building

B1: Floor Slab

Please revise the brickworks at foundation detail as this does not meet the requirements of NZS3604:2011 figure 7.15 (b) where the slab ties are shown to be bent into the slab at 300mm.

Roof Structure

Please revise the Dyers road ITM VIP Frames and trusses statement as the snow basic roof load of 0.382kPa does not correlate with the Mitek fabricator design statement of 0.441kPa

E3: Internal Moisture

NZBC E3/AS1 Amendment 7 section 3.1.1(a, b) show the two types of floor lining materials covered by the acceptable solution, these being continuous vinyl or tiles over an impervious substrate. These floor coverings are to extend beyond sanitary fixtures and appliances and include kitchen, bathrooms, laundries, and W/Cs. Council operating as a BCA will apply a consistent approach with vinyl planking being accepted as an E3 alternative solution when quantified with adequate supporting documentation from the manufacturer. Please

provide further evidence to show how the vinyl planking will meet the requirements of an alternative solution.

H1: Energy Efficiency

RFI-MBIE has released a 5th edition of H1/AS1, with new insulation requirements for dwellings.

This requires additional floor, window and ceiling insulation levels to ensure homes are more energy efficient.

Climate zone 5 now requires construction R-values as noted below.

(Roof R6.6, Windows R0.5, Skylights R0.62, floor slab R1.6) While revision 5 is not compulsory until 4th November 2022 you may wish to consider applying these updates.

When responding via email reply directly to this email, adding any attachments. This will automatically link your reply back to your application and directly to the processor to ensure it receives prompt attention.

When responding with this information please ensure:

- Only the relevant information identified in the letter is provided
- Drawing amendments are clearly identified and document changes are referenced (e.g. revision clouds)
- All attachments have been saved in PDF format and printable at the correct scale
- Maximum document size for printing is A3
- All information is to be supplied within 28 days (or the application may be refused).

Please advise if additional time is required.

Your consent application has been temporarily placed on hold while we await this information. The 20 working day timeframe will recommence on receipt of all the information requested.

To track the progress of your consent you can log into your AlphaOne account. Alternatively you can contact our Building Advisory Team on 03 347 2839, who will be able to put you through to the person processing your application.

Yours faithfully

Zoei Craigie
Building Surveyor Residential Processing
On behalf of: Selwyn District Council