

# Code compliance certificate

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



## THE BUILDING

Building consent number:	B/2014/8393, B/2014/8393/A & B/2014/8393/B	Date building consent issued:	18-Aug-2014
Street Address of building:	current 22 Normanby Road, Mount Eden, Auckland 1024		
Legal description of land where building is located:	Lot 1 DP 312430 3133m2, SRS UP 312431 CT-96199		
Building name:	N/A		
Location of building within site/block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <small>[include number of occupants per level and per use if more than 1]</small>	Commercial		
Year first constructed:	2002		

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## THE OWNER

Name of owner:	Body Corporate 312431		
*Contact person	Sharron O'Sullivan		
Mailing address:	C/- About Body Corporates Limited, PO Box 302807, North Harbour, Auckland 0751		
Street address/ registered office:	15E Vega Place, Rosedale, Auckland 0632		
Phone Number: Landline:	N/A	Mobile:	N/A
Daytime:	09 623 0222	After hours:	N/A
Facsimile No:	N/A		
Email address:	N/A		
Website:	N/A		

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

Full name:	TSB Remcon Ltd – Murray Blade		
Mailing address:	PO Box 56200, Dominion Road, Auckland 1446		
Street address/ registered office:	N/A		
Phone Number: Landline:	N/A	Mobile:	027 405 4036
Daytime:	09 300 5080	After hours:	N/A
Facsimile No:	N/A		
Email address:	murray.blade@tbsreomcon.co.nz		

## BUILDING WORK

The following building work is authorised by this building consent:

- B/2014/8393 - Block D, Units 41-48 - RECLAD - Weathertight Remedial Works, New Cladding, Roofing, Deck Membranes And Associated Making Good Works
- B/2014/8393/A - RECLAD - Amendment - Fire Resistance Rated Areas, Upgrades And Amendments To Structural Steel Protection, Inter-Tenancy Walls For Fire Separation, New Fire Doors And Fire Rated External Walls
- B/2014/8393/B - RECLAD - Amendment - Level 3 - Ensuite Waterproofing

## CODE COMPLIANCE

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

The building work complies with the Building Code; and

*This code compliance certificate has been issued subject to a modification of Clause B2.3 of the New Zealand Building Code. The modification has the effect that the required durability periods for building elements put in place in the course of the work carried out under this building consent, are to be measured from the date of substantial completion of the building work being the agreed date. The agreed date is (26 March 2009), not the date of issue of the code compliance certificate.*

The specified systems in the building are capable of performing to the performance standards set out in the building consent.

## ATTACHMENTS

Compliance schedule

On behalf of Auckland Council:



Date issued:

07-Sep-2016

Print name:

Ian McCormick

Position:

General 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-conditioning 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>