

Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

28 July 2021

Insulmax Waikato & BOP
1178 Pāpāmoa Beach Road
Pāpāmoa Beach
PĀPĀMOA 3118

File Ref: **P14964-BUILDING**
Doc No: RDC-1163605

Attention: Barrie Mullins

EMAILED TO: angie@insulmax.co.nz

Dear Sir

EXEMPT BUILDING WORK: INSULMAX WALL INSULATION TO EXTERIOR WALLS
ADDRESS OF WORK: 616 TE NGAE ROAD, OWHATA, ROTORUA 3010

Rotorua Lakes Council has assessed and authorised as a discretionary exemption the proposed building work at the above address under Item 2 of the First Schedule of the New Zealand Building Act 2004.

As a condition of this exemption the licenced building practitioner is to provide a statement of compliance (or Certificate of Completion) on completion of the building work by **29 November 2021** confirming all work has been completed in accordance with the **CodeMark Certificate Number CM70028** and that smoke alarms are installed in accordance with the New Zealand Building Code.

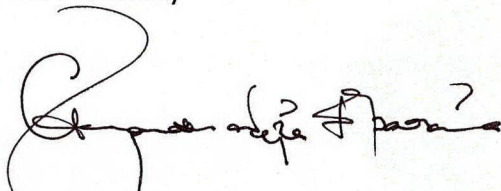
The supplied drawings and associated correspondence will be placed on the property file.

This authorisation is not an acknowledgement that the documentation demonstrates compliance with the Building Code and you are reminded that all building work must comply with the Building Act and does not relieve the owner of any duty or responsibility under any other Act relating to or affecting the building or proposed building work.

Enclosed is your tax invoice.

Any further queries, please do not hesitate to contact me.

Yours faithfully



Anjanette (Anna) Nepia - Eparaima
Business Support Administrator
PLANNING AND DEVELOPMENT SOLUTIONS

Enc



RRD002KQ8D

Document Number: **RDC-1163605**

Date Registered: **28/7/2021**

BUILDING – TAX INVOICE

REGISTRATION NO. GST-REG-NO
10-801-397

**ROTORUA
LAKES COUNCIL**

Civic Centre
1061 Haupapa Street
Private Bag 3029, Rotorua
Telephone: 07 348 4199. Facsimile 07 346 3143

INSULMAX WAIKATO & BOP C/O BARRIE MULLINS 1178 PAPAMOA BEACH ROAD PAPAMOA BEACH PAPAMOA 3118	Invoice No:	546190
	Date:	28 Jul 2021
	Customer No:	364016
	Reference:	

DETAILS

EXEMPT BUILDING WORK - INSULMAX
INSULATION TO EXTERIOR WALLS

616 TE NGAE RD, OWHATA, ROTORUA 3010

Attn: Barrie Mullins

UNIT AMOUNT

113.04

Payable within 21 days of the invoice date

Payment Due: 18 Aug 2021	INVOICE TOTAL	\$113.04
	G.S.T	\$16.96
	TOTAL NOW DUE	\$130.00

For Direct Credit please make payment to: BNZ, Rotorua, 020412 0234516 00
and quote Invoice number **546190** and as reference.

REMITTANCE ADVICE: Please detach and return with your payment:

CUSTOMER: 364016
INSULMAX WAIKATO & BOP

INVOICE NO: 546190
TOTAL DUE: \$130.00

PAYMENT MADE:

\$

Anjanette Nepia-Eparaima

From: Anjanette Nepia-Eparaima
Sent: Wednesday, 28 July 2021 1:36 PM
To: 'Angie Mullins'
Subject: Exempt Building Work: 616 Te Ngae Road, Owhata, Rotorua 3010 | Insulmax insulation to external walls
Attachments: SC36804231 21072813370.pdf

Kiā orā Angie,

Please find attached documentation for the above exempt building work application.

Should you have any further queries, please feel free to contact either myself or Building Services on (07) 349-5646.

Note, the original documents are in the post.

Ngā mihi nui,

Anjanette (Anna) Nepia-Eparaima

For Manager, Building Services

Anjanette (Anna) Nepia-Eparaima NZDipAcctg; NZDB | **Tiheru Whakawhanake** - Business Support
Administrator - | **Ohu Whakawhanake** – Planning & Development Solutions

Waea: 07 351 8163

Īmera: anjanette.nepia-eparaima@rotorualc.nz | Ipurangi: rotorualakescouncil.nz

Taunga: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

ROTORUA
LAKES COUNCIL

ASSESSMENT OF EXEMPT BUILDING WORK (MUST BE LODGED AND ACCEPTED BY COUNCIL PRIOR TO COMMENCEMENT OF BUILDING WORK)

1st SCHEDULE OF NZ BUILDING ACT 2004

1. THE BUILDING

Street address of building: 616 Te Ngae Road, Owhata, Rotorua 3010
Legal description of land where building is located: Lot 1 DPS 20231
Building name: as above Valuation No: _____
Location of building within site/block number: [Include nearest street access] as above

2. OWNER

Name of Owner: Allisha Nightingale & Richard Van den Heuvel
Contact person: Allisha
Mailing address: as above
Street address/registered office: as above
Phone No: _____ Landline: _____
Mobile: _____ Daytime: _____
After hours: _____ Facsimile: _____
Email: buggs84@gmail.com

3. AGENT [Only required if application is being made on behalf of the owner]

Name of Agent: Insulmax Waikato & BOP
Contact person: Barrie Mullins
Mailing address: 1178 Papamoa Beach Road, Tauranga
Street address/registered office: as above
Phone No: _____ Landline: _____
Mobile: 022 1234 207 Daytime: _____
After hours: _____ Facsimile: _____
Email: barrie@insulmax.co.nz

4. FIRST POINT OF CONTACT

FIRST POINT OF CONTACT for communications with the Council / Building Consent Authority: ☐ Owner ☒ Agent

Owner's signature is required when authorising agent to act on owner's behalf or alternately provide authorisation letter.

☒ as authorised by existing building assessment as the owner of the above property, authorise _____ to act as my agent.
Signature _____ Date _____

5. NOTIFICATION

I acknowledge that ALL building work must comply with the New Zealand Building Code, the Resource Management Act, and the Rotorua District Council District Plan. I also understand that Council will have no liability as the building work is exempt and will not be checked for compliance or inspected by Council.

I request that this assessment record be placed onto the associated property file.

Signature of: Barrie Mullins Name: Barrie Mullins
Date: July 2021

6. DESCRIPTION OF BUILDING WORK

Description of the building work:

Insulmax Retrofit Wall Insulation as per CodeMark Certificate CM70028

Date of work undertaken, proposed to be undertaken: July 2021

Personnel who will carry out the building work: [list names, addresses, phone numbers, and registration numbers]

Barrie Mullins - Insulmax licensed installer - 022 1234207

The following plans and / or elevations are attached to this notification to exempt building work: [NB: Construction details not to be supplied. Do include site, floor plans and elevations where appropriate]

Site Plan, Existing Building report,
Codemark Certificate CM70028

OFFICE USE ONLY – USE WHEN NOT COMPLETING EBW 01 FORM

Rotorua Lakes Council has assessed this building work to be exempt from requiring a Building Consent under the 1st Schedule New Zealand Building Act 2004; Item/(s) 2

Notes by Building Officer/ Processor (Reasons for decision)

REFER TO ROL 713079

Notes (Text that will appear in OZONE, Geyserview and on LIM's)

Insulation of external walls completed as exempt building work under item 2 of the 1st Schedule Building Act 2004.

OFFICE USE ONLY - APPROVAL

LODGEMENT: \$ 130.00

DATE PAID:

RECEIPT No:

APPROVED/DECLINED BY:

C Sefuiva

SIGNATURE:

DATE: 27-07-2021

☒ Notification been forwarded to any other relevant departments within Council YES / NO

☒ Exemption letter generated

YES / NO

☒ All information sent to be placed on to the property file

YES / NO

Tax Invoice #54166 emailed 28.7.21



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

Search Copy




R.W. Muir
Registrar-General
of Land

Identifier SA18B/131
Land Registration District South Auckland
Date Issued 04 February 1975

Prior References
SA1062/165

Estate Fee Simple
Area 988 square metres more or less
Legal Description Lot 1 Deposited Plan South Auckland
20231

Registered Owners
Richard Alan Van den Heuvel and Allisha Jane Nightingale

Interests
11091341.3 Mortgage to Bank of New Zealand - 11.5.2018 at 2:51 pm



INSULMAX®

Wall Insulation System

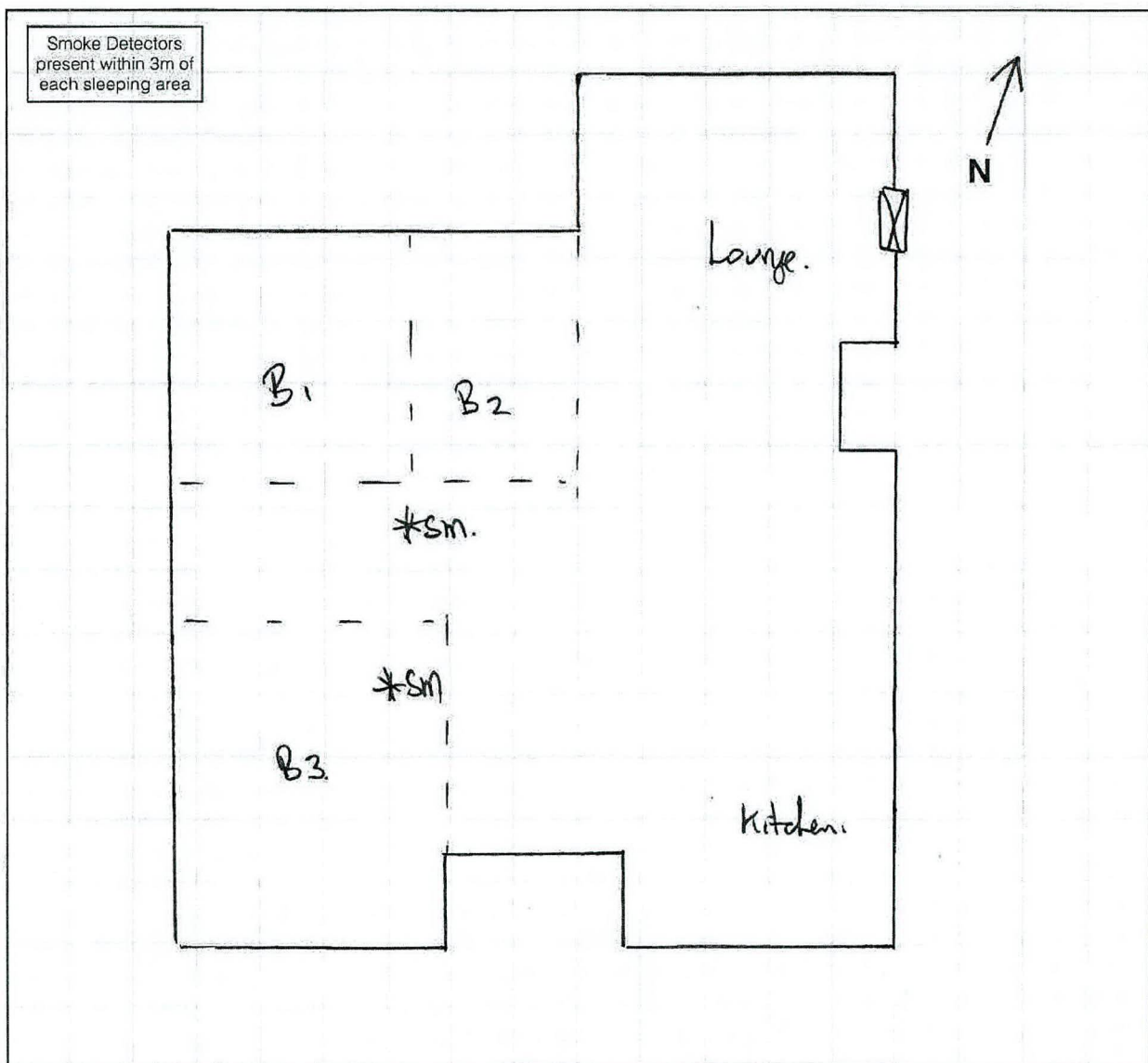
SITE PLAN CONSENT

Address 616 Te Ngae Road, Owhata, Rotorua 3010

- Record maintenance / work items required prior to installation or CCC / Insulmax® Completion Certificate
- Record location of moisture readings if suspected leak from defect or visual sign of moisture ingress
- Record position of through wall flus
- **ALL EXTERNAL WALLS PROPOSED TO BE INSULATED UNLESS OTHERWISE INDICATED**

- **KEY** - Walls indicated as - - - - - are NOT proposed to be insulated

Scale 1m = 1 square



Version 2.0 8/5/16

Street Front

Exempt building work
under 1st schedule of
NZ Building Act 2004 item 2

Date 27-07-2021
C Sefuiva

Name _____

Signed [Signature]

Existing Building Assessment (EBA)



This assessment is only to be carried out by an Insulmax® licensed property assessor to assess whether the building is suitable to be installed with Insulmax® blown mineral fibre insulation in terms of NZ Building Code and S112 of the NZ Building act and should NOT be regarded as a building survey.

Name of Owners:	Allisha Nightingale & Richard Van den Heuvel	PRIOR TO INSTALLATION of Insulmax® the following work is required:
Address:	616 Te Ngae Road, Ōwhata, Rotorua 3010	No work required
Lot / DP Number:	Lot 1 DPS20231	PRIOR TO THE ISSUING of the Insulmax® Certificate of Completion the following work is required:
BCA / TA:	Rotorua Lakes Council	No work required
Proof of Ownership:	Certificate of Title	

By signing below the owner agrees to the following:

- A Owner agrees to undertake all work identified above
- B All electrical wiring in the walls proposed to be installed with Insulmax® is TPS or work required is to upgrade to TPS before commencement of the Insulmax® installation
- C The owner is not aware of any internal or external leaks
- D Smoke detectors are present and functional within 3m of all sleeping areas or work required is that owner will install smoke detectors
- E The Insulmax® representative has explained the results of the assessment and the owner accepts those findings and authorises the Insulmax® representative to act as their agent in respect to obtaining all necessary consents and related correspondence with the Building Consent Authority.

Owners Signature:

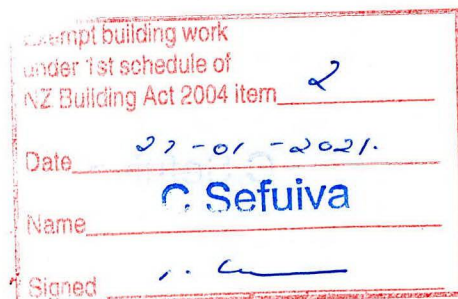
Owners Name:

Allisha Nightingale & Richard Van den Heuvel

Licensed Building Assessor Signature:

Licensed Building Assessor Name:

Barrie Mullins



Existing Building Information

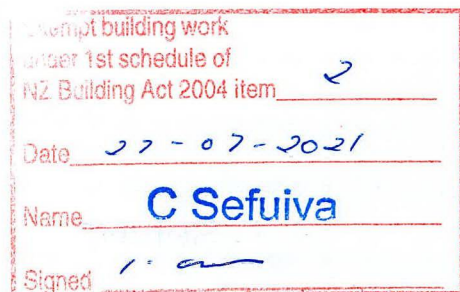
Property Site:	Flat Section, Sheltered, Urban
Approx. Year of Construction:	1975
Number of Stories:	1
Roof & Eaves:	Hip Gable, Corrugated Steel, Modest eaves
Foundation & Floor:	Piles
Framing:	Likely Rimu
Joinery:	Timber
Lining:	Plasterboard
Building Paper:	Not detected
Exterior Cladding:	Timber

Install Information

Cladding Type:	Timber
Installed Via:	Cladding
Installation:	Framing timber and accessible cavities are located by various means including infra red detection and a 16mm installation hole is made to access each cavity. The installation hole can be made in the exterior cladding (with the exception of palisade weather board, corrugated steel or EIFS claddings) or in the interior lining. The Insulmax® installation machinery is calibrated for the construction type and each cavity is filled with Insulmax® water resistant blown mineral fibre.

Finishing of Cladding

Timber / Cement Board:	Holes filled with Turbo house filler, sand flush and holes sealed with exterior paint system.
Painted rendered plaster / masonry:	Holes filled with sand / cement mortar and holes sealed with exterior paint system
Unsealed masonry:	Holes filled with sand / cement mortar and exterior cladding sealed with appropriate Surfapore masonry surface sealer for concrete or clay based substrates. Clay brick http://www.pacificnanotech.co.nz/catalog/surfapore-range/surfapore-r Concrete block/brick http://www.pacificnanotech.co.nz/catalog/surfapore/surfapore-c



Assessment of the Existing Building

in relation to S112 to determine that the installation of Insulmax® insulation will not reduce compliance of the existing building with respect to the following code clauses:

Structure B1.3.1

Do linings and claddings appear to have been fixed correctly and are suitable to withstand the slight pressure that they will experience during the installation process?

☒ **Yes** ☐ **No** - Do not install Insulmax® in the affected wall area or mark on site plan and include in work prior to the installation Insulmax® - "Additional lining fixings are required prior to the installation of Insulmax®"

Prevention of Fire Occurring C2.2

Is a through wall flu located in the area proposed to be insulated ?

☒ **No** ☐ **Yes** - Mark on site plan and DO NOT install in cavity containing a through wall flu or alternatively obtain written confirmation from flu installer that insulation may be installed around through wall flu

Electricity G9.3.1

After removing a plug point on an exterior wall, wiring is observed to be TPS ?

☒ **Yes** ☐ **No** - Indicate in work required prior to the installation of Insulmax® that wiring requires upgrading to TPS in walls proposed to be insulated with Insulmax®

Energy Efficiency H1.3.1

Is Insulmax® insulation able to be installed so increasing the thermal resistance of the wall structure and limiting uncontrolled airflow?

☒ **Yes** ☐ **No** - Indicate on site plan areas of wall that are not able to be insulated with Insulmax®

Exempt building work under 1st schedule of NZ Building Act 2004 item <u>2</u>	
Date	<u>22-07-2021</u>
Name	<u>C Sefuiva</u>
Signed	<u>[Signature]</u>

External Moisture E2.3.3 E2.3.5

Paint finish of exterior cladding appears to be in an well maintained condition?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Exterior cladding appears to have deterioration to a level that may allow water ingress?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Joinery appears to be in good condition and not allowing water ingress?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Flashings are present and appear to be installed correctly?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
All existing penetrations are sealed?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Join between different cladding types sealed?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Gutters and down pipes are present and appear to be functioning correctly?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Is water able to pool against exterior wall e.g. raised sealed deck?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Walls are free to air e.g no raised border bounded by exterior wall?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Masonry clad home underfloor vents are present and clear?	<input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> No <input type="checkbox"/> Yes
Window / masonry vertical joints are sealed?	<input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> No <input type="checkbox"/> Yes



Itemise maintenance in work required section that is either required prior to the installation of Insulmax® for major maintenance areas or prior to the application of CCC for minor maintenance e.g itemised major maintenance may be - "prevent water from pooling against wall by removing deck from south wall as marked on site plan before the installation of Insulmax®"

Soffits appear to be sound with no water staining or bubbling paint which may indicate gutters or roof leaking into surfeits and possibly walls?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Areas of lining / cladding appear to be damp / soft / discoloured / mouldy or rotten suggesting the accumulation of water?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Underfloor space is excessively damp?	<input type="checkbox"/> Not able to inspect <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

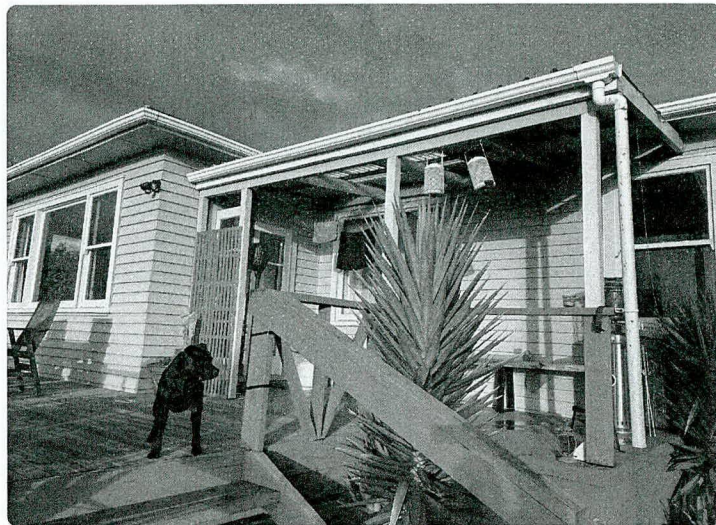


Do not install Insulmax® until further investigations have been made to confirm that enclosed spaces have not accumulated moisture to a level that may cause fungal growth or the degradation of building elements i.e framing moisture levels must be below 18% and the source of the water ingress identified and remedied. Excessive underfloor moisture may be due to leaking "in wall" pipes, ground water or gutters leaking water in the wall soffit and wall cavity the case of masonry veneer construction. Work required would be to repair leaking pipes before the installation of Insulmax® or check soffits for water staining or other signs of water ingress. Results of the investigation to be noted in "work required prior to the installation of Insulmax®"

I exempt building work
 under 1st schedule of
 NZ Building Act 2004 item 27-07-2021
 Date 27-07-2021
 Name C Sefuiva
 Signed Allisha Nightingale & Richard Van den Heuvel

Photos of Each Elevation Proposed to be Insulated

North Elevation

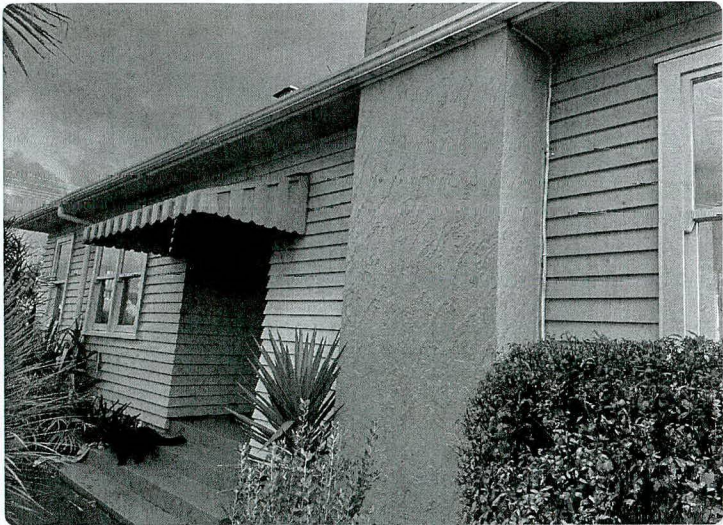


South Elevation

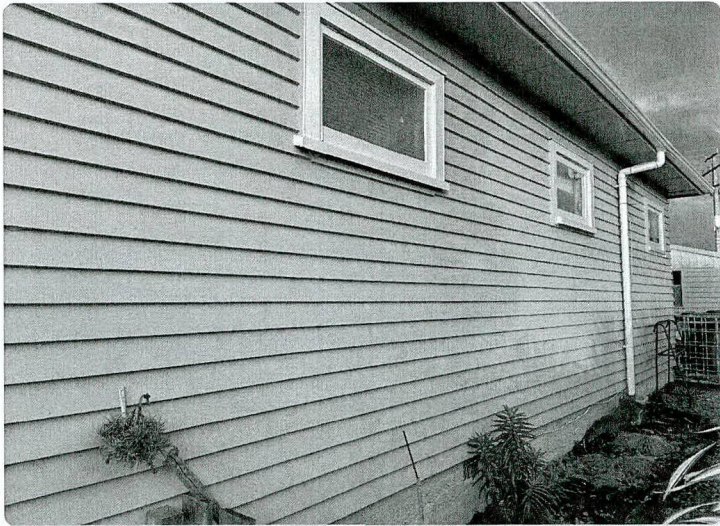


Exempt building work under 1st schedule of NZ Building Act 2004 item <u>2</u>	
Date	<u>27-07-2021</u>
Name	<u>C Sefuiva</u>
Signed	<u>[Signature]</u>

East Elevation



West Elevation



Exempt building work
under 1st schedule of
NZ Building Act 2004 item 2

Date 27-07-2021

Name C Sefuiva

Signed [Signature]

Declaration

Assessment of the Existing Building

Based on this assessment of the existing building I am satisfied that the property is suitable for the installation of Insulmax® retrofit wall insulation

In relation to S112, the ability of the existing building to comply with the applicable building code clauses including durability B2.3.1 (to the extent of the other clauses) will not be reduced by the installation of Insulmax® blown fibre existing wall insulation on the following provisions :

- Work itemised to be completed prior to the installation of Insulmax® is completed
- Insulmax® is installed according to the Insulmax® Installation Manual
- Reparation of exterior cladding is completed according to the Insulmax® Installation Manual
- Work itemised to be completed before the application of CCC / issue of Insulmax® certificate of completion is completed



Signed **Barrie Mullins**
Insulmax® NZ Ltd. Certified Property Assessor
07 June 2021

Declaration

Conformity to CodeMark Certification

I declare that I am an Insulmax® license holder and that all conditions of the attached CodeMark Certificate number CM 70028 have been met and will continue to be met during this installation of Insulmax® retrofit wall insulation.



Signed
Insulmax® Regional License Holder
07 June 2021



Exempt building work under 1st schedule of NZ Building Act 2004 item <u>2</u>
Date <u>27-07-2021</u>
Name <u>C Sefuiva</u>
Signed <u>[Signature]</u>



PRODUCT CERTIFICATE



**BUREAU
VERITAS**

This is to certify that

INSULMAX® Retrofit Wall Insulation Method

Product description

The INSULMAX® Retrofit Wall Insulation Method is a controlled design method for creating plans and specifications for a building consent to install INSULMAX® in the walls of existing buildings. INSULMAX® insulation is a soft, white blown mineral insulation material that achieves an R value of 2.5 - 2.8/100mm.

The controlled design method includes a prescribed method for assessing the existing building and identifying any work that must be done prior to the installation of INSULMAX® insulation, in order for the requirements of s112 of the Building Act 2004 to be met. The report that is produced as a result of this evaluation must be provided to the BCA as part of the building consent application. The INSULMAX® Retrofit Wall Insulation Method also provides a declaration on completion of the work that the "Work Required" identified on the INSULMAX® existing building assessment report has been undertaken and the building work has been completed in accordance with the building consent. For clarity, certification covers the controlled design method and the INSULMAX® Insulation building material.

The INSULMAX® Retrofit Wall Insulation Method may also be used to support an application for exemption from building consent under Schedule 1 s2 of the Building Act 2004.

Product purpose or use

This certificate covers the retrofitting of INSULMAX® wall insulation in all existing buildings subject to the completion of the Insulmax Existing Building Assessment.

Certificate holder

Insulmax N.Z Ltd
43 Tunnel Beach Rd.
Blackhead RD1
Dunedin 9076
Ph: 03 487 8606
www.insulmax.co.nz

CodeMark Product Certification Body

Bureau Veritas Australia Pty Ltd
3/435 Williamstown Road,
Port Melbourne VIC, 3207
Ph: 1800 855 190
www.bureauveritas.com.au

Sam Guindi
Product Certification Manager

For and on behalf of
Bureau Veritas Australia Pty Ltd

Complies with the New Zealand Building Code (NZBC):

When installed in accordance with the conditions and limitations of this certificate, the INSULMAX® insulation will comply with;

- B1 Structure – B1.3.1, B1.3.2, B1.3.3 (a),
- B2 Durability – B2.3.1 (a),
- F2 Hazardous Building Material – F2.3.1.

The building work will comply with;

- E2 External Moisture – E2.3.2.

When installed in accordance with the conditions of this certificate, the INSULMAX® insulation will contribute to compliance with;

- C3 Fire Affecting Areas Beyond the Fire Source – C3.7 (a),
- H1 Energy Efficiency – H1.3.1 (a), (b), H1.3.2E.

The existing building will continue to comply with the following Building Code Clauses to at least the extent as before the installation of INSULMAX® insulation;

- B1 Structure – B1.3.1,
- C2 Prevention of Fire Occurring – C2.2,
- E2 External Moisture – E2.3.2, E2.3.5,
- G9 Electricity – G9.3.1,
- H1 Energy Efficiency – H1.3.1.

Subject to the following conditions and limitations:

1. All aspects of the INSULMAX® Retrofit Wall Insulation method must be carried out or supervised by a person certified by Insulmax NZ Limited.
2. The INSULMAX® License Holder must provide a signed declaration (to be provided to the BCA as part of an application for building consent or Schedule 1 s2 exemption), that all conditions of the CodeMark certificate have been met.
3. The INSULMAX® existing building assessment report must be signed by a person who has been certified by Insulmax New Zealand Limited (to be provided to the BCA as part of an application for building consent or Schedule 1 s2 exemption).
4. The agreement of the Building Owner to complete the "Work Required" identified on the INSULMAX® existing building assessment report must be obtained and provided to the BCA as part of an application for building consent or Schedule 1 s2 exemption.

JAS-ANZ



WWW.JAS-ANZ.ORG/REGISTER

13 June 2019
Date of issue

CM70028
Certificate Number



**MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT**
HĪKINA WHAKATUTUKI

- This certificate is issued by an independent certification body accredited by JAS-ANZ, the product certification body appointed by the Chief Executive of the Ministry of Business, Innovation and Employment under the Building Act 2004. The Ministry does not in any way warrant, guarantee, or represent that the building method or product the subject of this certificate conforms with the New Zealand Building Code, nor accept any liability arising out of the use of the building method or product. The Ministry disclaims to the extent permitted by law, all liability (including negligence) for claims of losses, expenses, damages, and costs arising as a result of the use of the building method(s) or product(s) referred to in this certificate.
- The certificate holder must maintain compliance with the conditions set out in section 15 of the Building (Product Certification) Regulations 2008. This certificate may only be reproduced in its entirety. It is advised to check that this certificate is currently valid and not withdrawn or suspended by referring to the Register of Product Certificates on the Building Performance website <http://www.building.govt.nz>.

From: Barrie Mullins [barrie@insulmax.co.nz]
To: "DONOTREPLY" <info@rotorualc.nz>
Queue: Info RDC
Sent: 9/07/2021 3:12:49 PM
Subject: Insulmax application for exempt building work at 616 Te Ngae Rd

Hi Charlie & Team

Please find attached new application form for exempt building work at 616 Te Ngae Road, Rotorua.

Cheers
Barrie

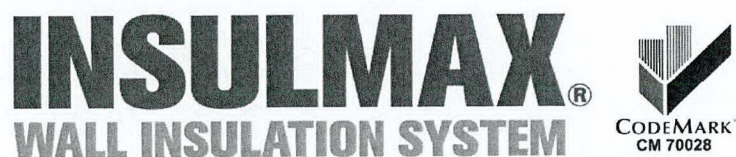
Barrie Mullins - Operations Manager

Insulmax® Waikato & BOP

M: 022 123 4207

P: 0508 246 785

W: insulmax.co.nz



All Seasons Services Ltd t/a Insulmax® Insulation Waikato & Bay of Plenty