



**Waipa District Council**

Private Bag 2402, Te Awamutu, 3840

[building.admin@waipadc.govt.nz](mailto:building.admin@waipadc.govt.nz)

0800 924 723

**BC240805**

Alpha ID: 240805

Application Type: Building Consent

Site Address: 18B Abergeldie Way Cambridge 3434

Project Description: Alteration of the garage roof by removing the existing eaves on the southeast garage wall, converting it to an eave-less.

Project Status: Code Compliance Certificate Issued

Creation Date: 08 January 2025

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**Postal Address**

Private Bag 2402  
Te Awamutu 3840  
New Zealand

**Head Office**

07 872 0030  
101 Bank Street  
Te Awamutu 3800

**Cambridge Office**

07 823 3800  
23 Wilson Street  
Cambridge 3434

12 December 2024

**Digitally Delivered**

Sean Fitzgerald  
18B Abergeldie Way  
Cambridge 3434

Dear Sir or Madam,

**Reference Number:** BC240805

**Project Location:** 18B Abergeldie Way

Cambridge 3434

**Legal description of land where building is located:** LOT 11 DPS 89717

**Project Description:** Alteration of the garage roof by removing the existing eaves on the southeast garage wall, converting it to an eave-less.

**IR Number:** 1

**Inspection Results:**

**FRAMING / PRE-WRAP** - 12 Dec 2024 @ 09:43 by Jack Yates

**Inspection Outcome:** **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

**Site Communication:**

Met with Brian (builder) on-site. Consented plans on-site

**Inspection Summary:** Framing/ pre-wrap inspection has passed. OK to continue

-290x 45 Timber packer installed on top plate and is fixed to the wall framing at 600mm centres with stud lok screws. 90x 45 packer installed on top of the 290x45 as per the plans and screwed from both sided.

- Existing trusses have only been trimmed back and have been fixed to the top plate packer with 2x Z nails. Rest of the trusses have not been touched. Have only been trimmed back to remove the eave

-Existing timber purlins used. additional screw added to these purlins. bottom purlin to be installed once the fascia is installed. OK

Your next inspection will be: **Final**

**Please arrange the booking of inspections by contacting the Customer Support team on 0800 924 723**

between 8am and 5pm, Monday to Friday. Please quote the Building Consent number when booking inspections. The approved consent plans and associated documents must be on-site for all inspections.

### Outstanding Required Documents for this Building

#### History

##### Inspection Name

Framing / Pre-wrap

Post Wrap / Cavity

Final

##### Summary

**PASS** - 12 Dec 2024

-

-

Yours Sincerely,

Jack Yates

Building Inspector

On behalf of: Waipa District Council

Notes: 290x 45 timber top plate used with 90x 45mm packers on top as per the consented plans



Notes: Framing / Pre-wrap - Default #1 12/12/24



Notes: Framing / Pre-wrap - Default #2 12/12/24



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23 Wilson Street  
Cambridge 3434

06 January 2025

**Digitally Delivered**

Sean Fitzgerald  
18B Abergeldie Way  
Cambridge 3434

Dear Sir or Madam,

**Reference Number:** BC240805

**Project Location:** 18B Abergeldie Way

Cambridge 3434

**Legal description of land where building is located:** LOT 11 DPS 89717

**Project Description:** Alteration of the garage roof by removing the existing eaves on the southeast garage wall, converting it to an eave-less.

**IR Number:** 2

**Inspection Results:**

**POST WRAP / CAVITY** - 06 Jan 2025 @ 12:59 by Michael Black

**Inspection Outcome:** **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

**FINAL** - 06 Jan 2025 @ 12:59 by Michael Black

**Inspection Outcome:** **FAIL**- The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

**Section 45: Consent Documents:**

Record of works for building works to be provided along with Application for CCC

**Formal Directive:**

Documentation detailed above to be supplied once viewed and accepted ok to issue CCC

**Site Communication:**



Met Brain onsite.

### Inspection Summary:

Viewed completed works to dwelling as per the consented plans.

Soffit has been shortened. Roof fixings completed internal painting completed and fire alarm in place.

No outstanding fees

Items detailed above to be completed.

Your next inspection will be: **No further inspection required**

### Outstanding Required Documents for this Building

#### History

##### Inspection Name

Framing / Pre-wrap

Post Wrap / Cavity

Final

##### Summary

**PASS** - 12 Dec 2024

**PASS** - 06 Jan 2025

**IN-PROGRESS** - 06 Jan 2025

**No further inspection required**

Yours Sincerely,

Michael Black

Building Inspector

On behalf of: Waipa District Council

Notes: boundary



Notes: boundary



-BC240805

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Notes: finished beam



- BC240805

# Inspection Photos Record on Project 240805



**Building:** Main building

**Inspection:** Framing / Pre-wrap

**Question:** Is the wall frame construction compliant?

[Check: Framing - treatment, grade, size, support, setout, separation (DPC) between framing and concrete, fixing of plates, studs, trimmers, lintels and sills; Exterior wall bracing - location and size of elements, top plate ...

**Inspector:** Jack Yates

**Timestamp:** 2024-12-12 09:43:46

**Comment:** 290x 45 timber top plate used with 90x 45mm packers on top as per the consented plans



**Building:** Main building

**Inspection:** Framing / Pre-wrap

**Question:** Is roof structure construction compliant:

**Inspector:** Jack Yates

**Timestamp:** 2024-12-12 09:43:46

**Comment:** Framing / Pre-wrap - Default #1 12/12/24



**Building:** Main building

**Inspection:** Framing / Pre-wrap

**Question:** Is roof structure construction compliant:

**Inspector:** Jack Yates

**Timestamp:** 2024-12-12 09:43:46

**Comment:** Framing / Pre-wrap - Default #2 12/12/24



# Inspection Photos Record on Project 240805



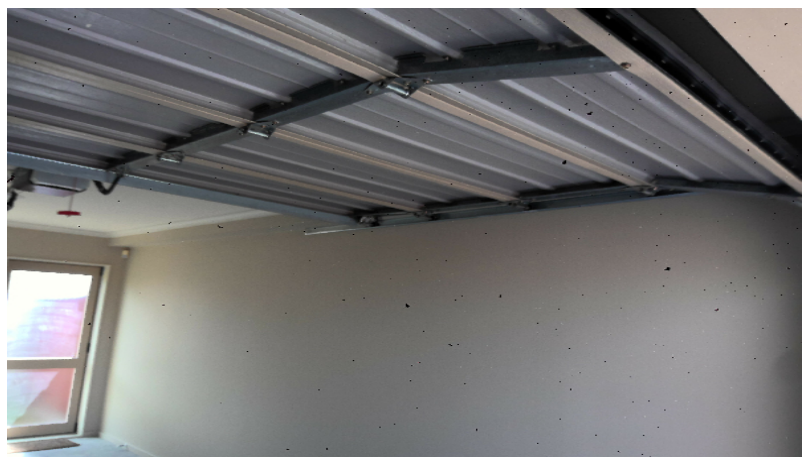
**Building:** Main building  
**Inspection:** Final  
**Question:** Has a current Manufacturers Certificate been provided (check Required Documents)?  
**Inspector:** Michael Black  
**Timestamp:** 2025-01-06 12:59:13  
**Comment:** boundary



**Building:** Main building  
**Inspection:** Final  
**Question:** Has a current Manufacturers Certificate been provided (check Required Documents)?  
**Inspector:** Michael Black  
**Timestamp:** 2025-01-06 12:59:13  
**Comment:** boundary



**Building:** Main building  
**Inspection:** Final  
**Question:** Has a current Manufacturers Certificate been provided (check Required Documents)?  
**Inspector:** Michael Black  
**Timestamp:** 2025-01-06 12:59:13  
**Comment:** finished beam



# Form 6A:

## Memorandum from licensed building practitioner (record of building work)

SECTION 88, BUILDING ACT 2004

### The building

Street address of building:

18 b Abergeldie way

### The project

Building consent number:

240805

### The owner

Name of owner:

Sean Fitzgerald

*(include preferred form of address, eg, Mr, Miss, Dr, if an individual)*

Mailing address:

Street address/registered office:

Telephone number:

Mobile number:

0212046889

Email address:

seanmfitzgerald@hotmail.com

### Record of work that is restricted building work

Work that is restricted building work ✓	Description of restricted building work <i>(If necessary, describe the restricted building work)</i>	State whether carried out or supervised <i>(Specify whether you carried out the restricted building work or supervised someone else carrying out the restricted building work)</i>
<b>Primary structure</b>		
Foundations and subfloor framing <input type="checkbox"/>		
Walls <input checked="" type="checkbox"/>		Carried out
Roof <input checked="" type="checkbox"/>		Carried out
Columns and beams <input type="checkbox"/>		
Bracing <input type="checkbox"/>		
Other <input type="checkbox"/>		

**External moisture management systems**

Damp proofing	<input type="checkbox"/>		
Roof cladding or roof cladding system	<input checked="" type="checkbox"/>		carried out
Ventilation system (for example, subfloor or cavity)	<input type="checkbox"/>		
Wall cladding or wall cladding system	<input type="checkbox"/>		
Waterproofing	<input type="checkbox"/>		
Other	<input type="checkbox"/>		

*Note: Continue on another page if necessary.*

**Issued by**

Brian krippner

*(Name of licensed building practitioner who is licensed to carry out or supervise restricted building work)*

Licensed building practitioner number:

108788

*(if applicable)*

Classe(s) licensed in:

Carpentry Site 2

Plumbers, Gasfitters and Drainlayers Board registration number:

*(if applicable)*

Mailing address:

Street address/registered office:

20 Molly lane Rd1 Te Awamutu

Telephone number:

Mobile number: 0272555753

Facsimile:

Email address:

krippner.home@gmail.com

Website:

*(if applicable)*

**Declaration**

I, Brian Krippner

*(name of licensed building practitioner), carried out or supervised the restricted building work recorded on this form:*

Date:

6 1 25  
DAY MONTH YEAR

Signature:

