

BCO10019881 Site Meeting Inspection
Inspection checklist outcome statement 15-01-2025
24 Birkdale Road Birkdale 0626
Inspection Address : 24 Birkdale Road Birkdale 0626



Important Note: The following inspection checklist must be read in conjunction with the Auckland Council Inspection Code of Practice where individual line items have been defined to support reasons for decisions. N/A means Not Applicable (not part of this inspection)
* Indicates a photo has been taken in relation to a particular line item

Inspection Details	
Inspection Type Code	Site Meeting(IME)
Date of Inspection	15-01-2025
Lot	N/A
Start time	07:33:13

Checklist Item	Result	Comment

LBP Name (if applicable)	LBP Number	LBP Class
Not applicable to this inspection.		

Documents required	Comment
As-built drainage plan	Original B11515 As Built Drainage Plan 15/01/25
Energy works certificate - electrical	

Minor Variation Description (if applicable)	Outcome	Outcome reason / Comment
Minor layout change	Paperwork required for approval	

Inspection Summary	
Fail Comments	Not applicable to this inspection.
Additional Comments	Not applicable to this inspection.
Reason for site meeting	<p>Site meeting with owner -Jackie Hui Eng.-Garrick Cocker Nga Tangata</p> <p>Discussion of method of moving forward now that Inspection Report has been Rejected.</p>
	<p>NOTE: Customer charged accordingly for time spent for travel, history review -onsite Inspection and offsite checking, uploading, approving and recording applicable documentation.</p> <p>INSPECTION HISTORY INCLUDING OVERVIEW – CHECKED</p> <p>DOCUMENTATION RECEIVED. Gas COC 04.07.24 Recd 27/09/24 BV Original B11515 As Built Drainage Plan 15/01/25 ISSUES RESOLVED- NIL</p> <p>INSPECTION SCOPE – Discussion with Owner, Garrick & Tangata- regarding Prendos Weathertight Assessment report.</p> <p>NOTE:</p>

Meeting minute notes

If this Report was stand alone, Ak Council would not be accepting it. Ak Council requested an Invasive Inspection of the areas of Issue. (Compliance requirements)

The issue of the piles without Compliant Bracing wasn't mentioned.

Generally a Reclad covers 90-95% of the B2 / E2 Issues when completed. This includes

- 1/ Membrane deck on 1st floor Northern side.
- 2/ South/western corner bathroom & soffit issues.
- 3/ Piles without bracing

This is no means a full & comprehensive list of issues.

Please ensure that a complete & comprehensive Investigation is completed with Itemised remedial work to be carried out.

TARGETED REPAIRS MAY BE ALLOWED BUT THE NUMBER & SCOPE OF THESE MAY ENFORCE THE REQUIREMENT FOR A NEW BUILDING CONSENT.

THIS WILL BE ASSESSED FROM THE REPORT BY THE INSPECTOR & SENIOR/ TEAM LEADER.

A FURTHER INVESTIGATION OF AREAS OF ISSUE NEEDS TO BE COMPLETED WITH SUPERVISION OF COMPETENT SURVEYOR.

You may use the Prendos report, for a bases of the new report.

- 1/ Further Investigation of the damage to the framing in areas of Water Ingress. (Bthrm & Laundry etc)
- 2/ Substrate compliance needs to be proven for E2 requirements.
- 3/ Barrier connections & water proofing compliance to be checked.
- 4/ Subfloor bracing & deck issues need to be checked.
- 5/ A New completed and signed Application for Modification relating to B2 Durability

6/ A recent/current Electrical Safety Certificate will be required. As a number of years have passed since the construction was completed Council require evidence that all the electrical circuits and fittings in the building are still compliant and working safely with no faults. A registered electrician should be able to inspect your house, carry out tests and provide the requested documentation.

7/ As-built Drainage plan required, please note if you cannot provide the original documentation, you may need to engage a drainlayer with CCTV capabilities to have them video the lines and provide you with an accurate as-built plan. ADVISED THAT IT WAS COMPLETED BUT NEVER SENT TO AK COUNCIL.

Next Steps

Because of the number of issues and non-compliances identified, Council strongly recommend that you engage the services of a certified Building Surveyor to survey the works, investigate the weathertightness and provide a report to Council with their findings and proposed remedial works to address any defects found.

Please note that any building surveyor chosen should be a member of the New Zealand Institute of Building Surveyors, or other appropriately qualified and experienced consultant. If in doubt, please contact the inspector for further confirmation. When the Report is ready, please submit it to the Durability Inspector and request a Site Meeting to allow time to review the Report and respond.

	<p>NOTE: Please do not commence any remedial work until approved by Council, this work may require an application for a new building consent.</p> <p>Any remedial work undertaken without Council approval which covers up areas of concern may be required to be de-constructed in order to allow satisfactory inspection to take place.</p> <p>Please note that while we attempt to cover all items in a final inspection, it is possible that new matters may be identified during a repeat inspection.</p> <p>ITEMS TO BE RESOLVED – NIL</p> <p>NEXT INSPECTION TO BE – SITE MEETING FOR REPORT ASSESSMENT.</p> <p>OUTCOME OF TODAYS INSPECTION: MEETING COMPLETED.</p> <p>If you disagree with this decision, you may seek a Determination from the Ministry of Business Innovation and Employment. A determination looks at the Council decision and determines whether it is appropriate or not. These determinations are a binding decision which Council must accept. For further information on the Determinations process, please visit the Ministry's website @ www.mbie.govt.nz</p>
Attendees- record details	<p>Site meeting with owner -Jackie Hui Eng.-Garrick Cocker Nga Tangata Bruce Vickers - Dura Inspector Ak Council Jarred Stupples - Dura Inspector Ak Council</p>
Inspection Outcome	Completed
Person on site (name)	Garrick Cocker < garrickcocker@gmail.com ,
Outcome statement recipient email	garrickcocker@gmail.com
Outcome statement recipient email	jackiehuisuihing@gmail.com
Outcome statement recipient email	nga@hnfconstruction.nz
Outcome statement recipient email	yk.ip@eco-lightech.co.nz
Inspector's name	Bruce Vickers
Inspector's email	BRUCE.VICKERS@AUCKLANDCOUNCIL.GOVT.NZ
Inspector's phone number	0211909323
Inspection duration (minutes) Note- Time may be added for travel and additional processing (eg minor variations)	240

Photos

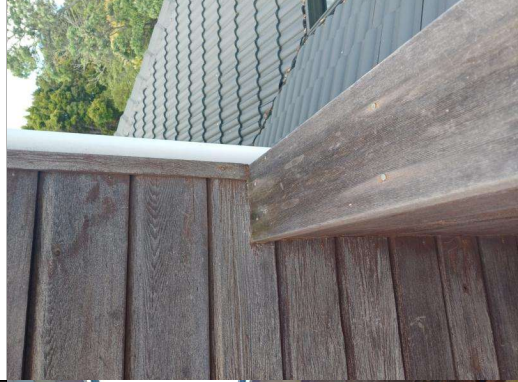
24 Birkdale Rd -issues (2).jpg



24 Birkdale Rd -issues (1).jpg



24 Birkdale Rd -issues (3).jpg



24 Birkdale Rd -issues (4).jpg

