

DESIGN ANALYSIS

ENSUITE RENOVATION 17 Monteith Grove, Brooklyn

For: Milo Davies and Anna Ferguson
17 Monteith Grove, Brooklyn

Date issued: 03/07/2020



1. SITE INFORMATION

ADDRESS	17 MONTEITH GROVE, BROOKLYN WELLINGTON
LEGAL DESCRIPTION	LOT 1 DP 362087
SITE AREA	3795m ²
WIND ZONE	SED – Specific Engineering Design – Structural engineer required to calculate structural items – eg. Lintel for new window.
DISTRICT PLAN ZONE	RURAL
EXPOSURE ZONE	C
EARTHQUAKE ZONE	3

2. BRIEF / SCOPE OF WORK

- Extend size of ensuite – to rear (exterior) wall and out approx. 300mm.
- Wall tiles to approx. 50-60% of wall area – along basin/wc/ shower wall and around in shower. Other walls paint finish.
- Flooring – tiled.
- Grout colour to suit new tiles and minimise mould.
- Contemporary/ modern styling
- Double basins with vanity storage space.
- Vanity off floor for easy cleaning.
- Fixtures to be selected by Client – SW can review and comment as required.
- New WC stays in existing location.
- Wide walk-in shower – big enough for two shower heads.
- Possible partition to wc.
- Extended wall intersects window – window requires replacing due to leak downstairs – suspect leak due to existing window.
- Window size can be reduced and moved slightly – still want to allow space for drawers and adjacent cubbie for washing basket etc.
- SED wind zone will require engineers advice on size of new lintel for window (existing lintel probably undersized compared to current code) – or get engineer to calc. wind speed and if it comes below into Extra High window zone Unit7 can size lintel.
 - Recommend to just get engineer to calc. lintel – I spoke to my usual engineer and he said that there could be some special stud fixings required but not an expensive item.
 - Recommend Jared Sullivan – Sullivan Consulting
 - 1-2 site inspections will be required by Engineer during construction.
- Replacing existing window is covered by Part 1/ #8 of Schedule 1 (NZ Building Act: 2004) Exemptions to the Building Act – it does not require a building consent. It is still required to meet current building code, including with regards to weathertightness and structure (i.e. why recommending structural advice for lintel etc.).
- Note that SED wind zone will require larger flashings than normal – i.e. custom folded flashings (which I think is pretty typical stuff for George).
- Building consent is required for following: internal moisture – inspections for membrane to tiled shower/ additional plumbing fixture.
- As discussed, assume Unit7 not required for observation and contract administration during construction.

3. FEE PROPOSAL

CONCEPT DESIGN

Partial building measure - Ensuite area
 Draw up existing plan
 Concept plan
 Concept interior elevations
 3d View
 Confirm WCC requirements

CONCEPT SCOPE

✓
 ✓
 ✓
 ✓
 ✓
 ✓

CONSENT/BUILDING SCOPE

BUILDING CONSENT

Site Plan
 Existing + Demolition Plans
 Revised Plan
 Revised Drainage Plan
 Revised Interior Elevations
 Internal moisture details - tiled shower details
 Specification
 Building Consent application/
 lodgement

✓
 ✓
 ✓
 ✓
 ✓
 ✓
 ✓
 ✓

CONSTRUCTION

(not required for consent but required to meet building code for new window installation)

New window details into rusticated
 weatherboards
 Structural details/ liase with
 Engineer
 Flashing details

✓
 ✓
 ✓

PROPOSED FEE

\$1750 + GST

\$5,700 + GST

ADDITIONAL SERVICES NOT INCLUDED IN THIS FEE:

RFI questions from WCC - we will endeavour to provide the information required so that WCC can consent the application without any RFI questions. WCC do, from time to time, change the requirements of consent applications and require additional information. (If it's something we should have reasonably provided there would be no charge).

Time/charge basis
 @ \$160+GST/ hour

Site visits/ inspections during construction, if needed.

Time/charge basis
 @ \$160+GST/ hour

4. PRELIMINARY BUDGET ASSESSMENT

NOTE: THIS IS A **ROUGH BUDGET ASSESSMENT** FOR THE PROJECT BASED ON ESTIMATED COSTS INTENDED TO PROVIDE AN INDICATION OF BUDGET FEASIBILITY ONLY. A PRICE FROM A BUILDER IS THE ONLY TRUE WAY TO KNOW THE COST OF A BUILDING PROJECT.

PROFESSIONAL COSTS (GST EXCLUSIVE)

ARCHITECTS FEE ESTIMATE		\$7,450.00
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STRUCTURAL ENGINEER - Probably required for roof work and bracing - vaulted ceiling etc.	TBC	\$2,500.00
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OTHER CONSULTANTS	NOT INCLUDED
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ESTIMATED PROFESSIONAL COSTS (EXCLU. GST)	\$9,950.00
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CONSENT COSTS

BUILDING CONSENT FEE ESTIMATE	(APPROX.)	\$1,000.00
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ESTIMATED CONSENT FEE COSTS	\$1,000.00
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TOTAL COST OF COMPLIANCE + PROFESSIONAL FEES	\$10,950.00
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CONSTRUCTION ITEMS (GST EXCLUSIVE)

CONSTRUCTION BUDGET - TO BE CONFIRMED BASED ON AGREED DESIGN	\$40,000.00
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Window approx \$10k/ fixtures approx \$10k/ building work + materials approx \$15-20k

SUMMARY OF BUDGET

BUILDING WORK	\$40,000.00
PROFESSIONAL SERVICES	\$9,950.00
CONSENT FEES	\$1,000.00
GST	\$7,642.50

BUDGET VALUE	\$58,592.50
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Existing buildings: additions and alterations

8. Windows and exterior doorways in existing dwellings and outbuildings

Building work in connection with a window (including a roof window) or an exterior doorway in an existing dwelling that is not more than 2 storeys or in an existing outbuilding that is not more than 2 storeys, except:

- (a) in the case of replacement, if the window or doorway being replaced has failed to satisfy the provisions of the building code for durability, for example, through a failure to comply with the external moisture requirements of the building code; or*
- (b) if the building work modifies or affects any specified system.*

This exemption allows you to carry out any building work in connection with a window (including a roof window, whether it is fixed or opening) or an exterior doorway without needing a building consent where it is an existing dwelling or outbuilding. That is as long as the original doorway or window has not failed prematurely and replacing it will not modify or affect any specified system (eg sprinklers or fire alarms).

If you are replacing a window, roof window or door, it is important to consider whether it originally met the durability requirements of the Building Code. In most cases, doors and windows in an external wall are required to last at least 15 years. Most windows and doors should achieve this requirement with regular maintenance.

If the door or window is older than 15 years and you are replacing it because it has rotted out, then this work will not require a building consent.

However, if you are replacing a window, roof window or door that has been installed within the last 15 years and it has failed (eg it has rotted out), this work will require a building consent. This recognises that replacing a window or door that has failed its durability requirements with a similar window or door could result in the replacement also failing.

**ALERT:**

All new building work must comply with the Building Code, including the structural performance requirements. Also note that, on completion of the building work, the altered building must comply with the Building Code to at least the same extent as it did before the building work was undertaken.

If you are considering building work that is close to or involves potentially load-bearing walls, it is important to get professional advice (eg from a chartered professional engineer, registered architect, building consultant or registered building surveyor).



Examples where this exemption could apply

Installing a roof window to an upper level apartment of a 2 storey multi-unit dwelling (ie an apartment building). The skylight will be installed between the existing roof trusses without altering any specified systems.

A home owner decides to replace a damaged, non fire-rated window that is 500 mm from the boundary. As the replacement window is within a metre of the boundary and as the new building work must comply with the Building Code, the window must provide adequate protection to the boundary (it could either be a fire-rated window or a non fire-rated window which is suitably protected; eg by a drencher system). The existing windows (which are non fire-rated) in the same wall can remain because the house still complies to the same extent as it did before the alteration (refer to section 42A(2)(b)(ii) of the Building Act).

Removing a dwelling's lounge window and covering the opening with external cladding and internal linings to form a wall with no opening. Note that minimum Building Code requirements will still need to be met for ventilation, natural light and visual awareness of the outside environment.

Following earthquake damage, a builder decides to install a bi-fold door to replace a pair of French doors leading from the ground floor dining room of a 2 storey dwelling. As the wall opening for the new joinery is wider than the existing opening, he needs to install a new lintel to span the opening.

To gain more sunlight, a home owner decides to install a window in an external fire-rated bedroom wall which contains no other openings. As the window will be less than 1 metre from the boundary, the owner instructs the builder to install a fire-rated window to meet the Building Code requirements.

Examples where building consent is required

A window installed in an existing outbuilding only six years ago needs to be replaced because of a rotten timber window frame. Replacing this window requires a building consent because it has failed its 15 year durability requirement.

The owner of a commercial building wants to install a roof window into an existing roof and ceiling to a top floor office. As this building is not a dwelling or outbuilding and as the roof window installation will affect the existing sprinkler system, a building consent is required.