

Inspection Checklist – Preline – Single / Lower Storey

Address: _____ Building Consent No: _____

Tradesperson: _____ Tradesperson: _____

Date: _____ Time: _____ Staged / Partial Inspection: _____ of _____

Item to be inspected for compliance: with the Building Act 2004, NZBC and Approved Documents. Complies with approved plans and specifications. Note: N/A = this item is not applicable to this application and has not been assessed	Outcome ¹			Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviating from approved documents 3. Detail alternative solution & how compliance is achieved
	Pass	N/A	Fail	
Conditions of consent/site instructions read?				Yes / No
Approved plans & specifications sighted? ²				Yes / No
Approved plans include specific design detail?				Yes / No
Approved plans include air/noise detail?				Yes / No
Framing inspection passed?				Comment:
Cavity inspection passed?				Comment:
Plumbing pre-line inspection passed? ³				Comment:
Subfloor inspection passed?				
Reg No: / LBP Licence detail and Council notified				Name and #:
Special PPE required for this site?				Specify: safety footwear / eye protection / dust mask high visibility jacket / hard hat Other:
Exterior				
Exterior cladding in place & weathertight?				Yes / No
If “No” Weathertight Inspection Checklist MUST be completed & passed				
Exterior protected (where cladding is not in place)				
Roof				
Does the roof cladding thickness meet the requirements for air noise control? ⁴				
Copy of statement received?				
Roof cladding & flashings ⁵				
Access to roof space ⁶				
Bracing				
Plan checked & wind zone confirmed				Low / medium / high / very high
Brace bottom plate fixings				Type:
Unit length as per plan				
Bracing limitations ⁷				
Bracing as per approved plans				
Bracing plan amended & approved				Details:
Framing				
Bottom plate fixings				Type:
Floor plan as per approved plans				
Moisture content ⁸				MC Range % - %
Lintels & beams as per approved plans				
Lintel/beam support & fixings				
Fixings for high wind ⁹				
Top plate fixings ¹⁰				
Spacing (suitable for linings)				
Engineer detail as per approved plans				
Engineer design steel connections checked				
Inbuilt Fires				
Cavity requirements have been met as per the specification.				
Fire Wall				
Fixings & straps				
Penetrations & electrical fittings ¹¹				

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	Pass	N/A	Fail	
Insulation				
Air gap backing rod and foam installed correctly?				
Insulation walls				Type: _____ Grade: R
Insulation ceilings				Type: _____ Grade: R
Blown insulation thickness				
Insulation in skillion roof				
Ply (roof & decks) thickness as per plans				
Safety Glazing				
Exterior windows				
Window restrictors fitted				
Doors				
Stairs				
Wet areas				
Wet Area				
Flooring substrate as per plans				
Waterproofing systems checked				
Notes¹²:				
Amended plans required?		Yes / No		Officer:
Amended specifications required?		Yes / No		
Reinspection required?		Yes / No		Signed:
Site instruction issued?		Yes / No		
Pre-line single/lower storey inspection passed?		Yes / No		Date:

¹ Pass = Compliance with approved plans & documentation, N/A = Not applicable to this project, Fail = Non-compliance with approved plans & documentation.

² Approved stamped site plan, foundation plan, cross section drawings, truss layout and fixing detail, specifications, engineer detail, floor plan, drainage plan, effluent disposal site plan and detail

³ Where plumbing pre-line inspection has not been passed, site instruction to be issued detailing areas able to be lined & any other necessary actions

⁴ District Plan (h) Air Noise Control "Schedule P", "Schedule Q", "Schedule R"

⁵ Roof is weatherproofed i.e. minimum of ridge caps, barge rolls, barge flashings, apron flashings in place

⁶ NZS 3604:1999 Section 13.3.1 & NZS 3604:2011 Section 13.3.1 location to allow unobstructed access to roof space, min. 600mm headspace

⁷ Check bracing limitations in appropriate bracing manual (e.g. Limitations Page 8 GIB Bracing Systems)

⁸ Reference E2 / AS1, 11.2. Forest Research Institute recommends testing 10 studs, 6 ceiling battens & 6 lintels, 9 out of the 10 studs must be within the limits.

⁹ Lintels, studs, wind straps, bottom & top plates

¹⁰ NZS 3604:2011 Table 8.18

¹¹ All penetrations shall be fire rated to ensure the integrity of the fire separation is not compromised

¹² Note any additional information, such as: cast in fixings, timber, etc.