

RE-ROOF OF THE GABLES & RICHMOND COTTAGE



THE GABLES



RICHMOND COTTAGE

August 2017

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Gables Reroof Documentation

1.0 Introductory Information - The Gables

1.1 Location

The Gables, Brooklands Park Drive, New Plymouth

1.2 Legal Description

Lot 1 DP 1361, Lot 1 DP 15913, Section 1084-1087.

Certificate of Title TNH2/621. Certificate of Title – TN127/10 and TN 47/19

1.3 Heritage Status

The building was registered with Heritage New Zealand, category 1, record number 29, on 24 November 1983

The Gables is listed as Category A in the New Plymouth District Plan, Appendix 8 , ref Map D25. Interior items are also protected.

1.4 Author of report

John Gallagher (roofer) + Jenny Goddard (Registered Architect)

1.5 Date of works

June 26 to August 5 2017

1.6 Conservation Architect

Ian Bowman

2.0 Introductory Information - Richmond Cottage

2.1 Location

Richmond Cottage, 26 Ariki Street, New Plymouth

2.2 Legal Description

Pt Lots16 + 17 DP 578

2.3 Heritage Status

The building is registered with Heritage New Zealand, category 1, record number 7088

Richmond Cottage is listed as Category A Heritage Building in the New Plymouth District Plan, Appendix 8 ,

2.4 Author of report

John Gallagher (roofer) + Jenny Goddard (Registered Architect)

2.5 Date of works

June 26 to August 5 2017

2.6 Conservation Architect

Ian Bowman

3.0 Materials Used

The Gables & Richmond cottage re-roof June 26th-Aug 5th 2017

Western Red Cedar shingles no1 grade.

Stainless 32mmx10mm staples

Peel n stick underlay membrane laid over entire substrate.

Interlace paper 300mm x 40m (thermakraft) every course of shingle.

Inseal tape 10mm x 10m. Gable ends and valleys.

Copper valleys .9mm

Copper chase flashings 1.2mm

EPDM under timber shingle ridge.

20mm plywood substrate lower front roof x 2 fixed with 50mm stainless screws (TheGables)

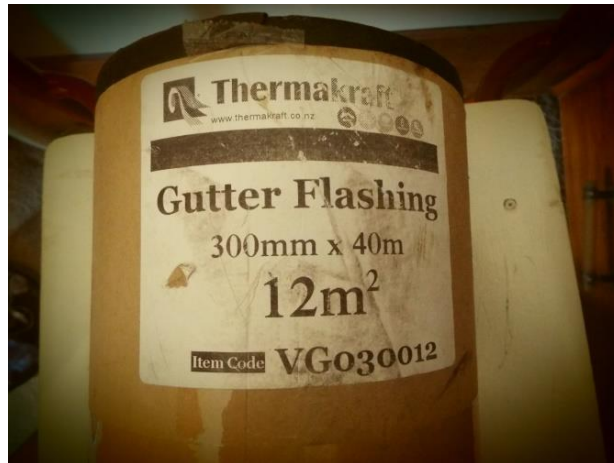
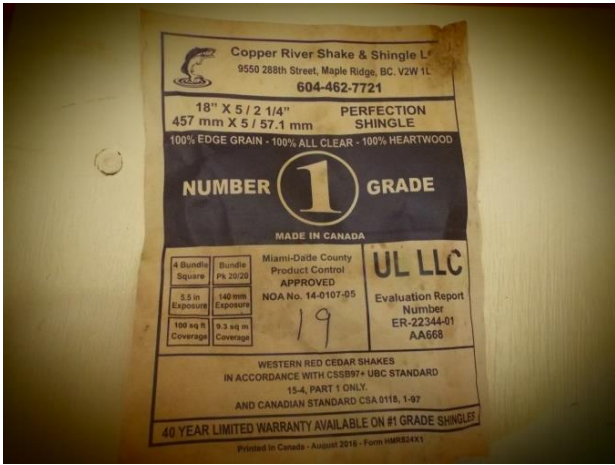
Sarking 27mm H3 treated with band saw face to look historic.

Water stop 1000 gutter lining paint. The Gables and Richmond cottage.

Sandstone grey aluminium spouting with external brackets. Richmond cottage.

Silicone bronze nails various small areas.

Plywood substrate 15mm roofing H3 f11 grade. Fixed with 32 mm stainless screws (richmond cottage)



4.0 Warranties

Cedar Warranty

SILVER CREEK PREMIUM PRODUCTS

Cedar Shakes & Shingles 40/75 Year Limited Warranty

Products
This limited warranty covers Silver Creek brand cedar shakes and/or shingles which are listed under Terms of Warranty. The warranty is extended to the original homeowner only, from the date of completed installation.

Terms of Warranty
Subject to the limitations and exclusions as set forth in this warranty, Silver Creek warrants to the original homeowner that the products have been manufactured, inspected and graded in accordance with CSA Standard D118.1 and/or U.B.C. Standards 15-3 or 15-4 and the shakes or shingles will remain free from leaks caused by product defects as described in the above standards. The warranty period for Number 1 Grade and Premium Grade products and their pro-rata warranty periods are listed below.

Product Type	Dimensions	Period
Split & Resawn	18" x 1/2"	40 years
Split & Resawn	18" x 3/4"	50 years
Split & Resawn	24" x 1/2"	40 years
Split & Resawn	24" x 3/4"	50 years
Split & Resawn	24" x 1"	65 years
Split & Resawn	24" x 1 1/4"	75 years
Taper Sawm	18" x 5/8"	40 years
Taper Sawm	18" x 3/4"	50 years
Taper Sawm	24" x 5/8"	40 years
Taper Sawm	24" x 3/4"	50 years
Shingle	18" Perfection	40 years
Shingle	24" Royal	40 years
Shingle	16" 5X	40 years

Remedies
If warranted shakes or shingles leak within the warrantable period due to product defects described under Terms of Warranty, Silver Creek, at its sole election, will furnish replacement shakes or shingles or refund a pro-rata portion of the amount the original homeowner paid for the shakes or shingles.

The pro-rata refund works as follows:
Within the first year of the Warranty Period Silver Creek will pay 100% of the original cost of the defective shakes or shingles which caused the leak. During the remaining Warranty Period Silver Creek will pay a pro-rata share of the original cost of the defective shakes or shingles which caused the leak, based upon a percentage of the Warranty Period remaining.

Limitations and Exclusions from Warranty
This limited warranty shall not be effective unless each and every bundle of shakes or shingles applied to the field of the roof is properly tagged with the Silver Creek label.

This warranty shall not apply to cedar shakes or shingles installed in Alabama, Delaware, Florida, Georgia, Hawaii, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, South Carolina, Texas (in the counties of Anglin, Austin, Brazos, Chambers, Fort Bend, Galveston, Grimes, Hardin, Harris, Jasper, Jefferson, Orange, Liberty, Montgomery, Newton, Polk, Sabine, San Augustine, San Jacinto, Trinity, Tyler, Walker, Waller and Washington), Virginia and West Virginia, unless they are C.C.A. preservative treated cedar shakes and shingles warranted under the Western Wood Preservatives Ltd. 50 year warranty program.

This warranty does not cover:

- Improper installation. All Silver Creek shakes or shingles must be applied in accordance with manufacturer's recommendations and current building code standards.
- Improper use. Any shakes or shingles not used for normal roof applications.
- Ancillary costs. The costs of any tear-off, installation, vents, underlayments, fasteners or any other related materials.
- Acts of God. Product failure caused by hurricane, tornado, lightning, flood, fire, falling objects, civil commotion, or acts of God.

- Failure caused by other circumstances. Product failure caused by settling of the building foundation, warping, distortion, failure of the roof deck or walls, or damages caused by ventings, metal work, flashings, underlayments, fasteners or other material used in the application of the roof.
- Neglect. Product failure due to improper handling, use or maintenance, including the buildup of leaves, needles, moss, dirt and other debris.
- Modifications. Product failure due to repairs of alterations of the roof or walls after initial installation.
- Other products. Product failure caused by flashings, vents, underlayments, skylights, solar heating apparatus, paints, coatings, solutions, etc.
- Consequential Damage. Any damage of any kind whatsoever, including damage to the interior or exterior of the building.
- Damages of any kind suffered by anyone other than the original owner.
- Insects or Animals. Product failure caused by insects or animals.
- Improper Ventilation or Drainage. Product failure caused by improper ventilation on roof drainage that is not in accordance with FHA or UBC standards.
- Factors Beyond Silver Creek's control. Product failure caused by factors that are beyond the control of Silver Creek Premium Products. The serviceable life of a cedar shake or shingle is affected by several factors such as climate index, quality of installation, maintenance, normal wear and tear, ventilation, and the type and quality of underlayments. Silver Creek Premium Products assumes no responsibility for product failure or damage caused by these factors.

SOLE WARRANTY
THIS WARRANTY IS IN LIEU OF ANY OTHER WARRANTY OFFERED BY SILVER CREEK PREMIUM PRODUCTS, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, AND, EXCEPT AS EXPRESSLY PROVIDED HEREIN, SILVER CREEK PREMIUM PRODUCTS DISCLAIMS ALL WARRANTIES OR REPRESENTATIONS REGARDING ANY SPECIFIC QUALITIES OR CHARACTERISTICS OF THE WARRANTED PRODUCTS, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SILVER CREEK PREMIUM PRODUCTS SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, PERSONAL OR PROPERTY DAMAGES (INCLUDING DAMAGES TO THE BUILDER OR ITS CONTENTS, OCCUPANTS OR INSTALLERS) RESULTING FROM PRODUCTS COVERED BY THIS WARRANTY OR THEIR INSTALLATION. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS OR THE EXCLUSION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE MAY NOT APPLY TO YOU.

Registration of Warranty
This warranty is effective only upon proper registration with Silver Creek. To register a warranty, the attached warranty registration card must be completed and signed by both the installer and homeowner. The registration must be sent within 30 days of roof application, accompanied by five (5) representative labels from Silver Creek material applied to the roof and a copy of the roofing contract.

Notification of Claims
To make a claim under this warranty, the original owner must, within thirty (30) days after discovery of the alleged defect to which the claim relates, send a written description of the claim along with copies of the Warranty Registration form, and proof of purchase to Silver Creek Premium Products, P.O. Box 1445, Sumas, Washington, 98295.

Silver Creek Premium products reserves the right to have a representative inspect all warranted products that are claimed to be defective under the terms of this warranty. Any alteration, removal, or repair of material claimed to be defective prior to settlement of the claim shall bar any right to seek relief under the warranty.

Entire Warranty
This document contains the entire warranty and may not be altered by any wholesales dealer, roofer, or contractor.

Sign: _____ Position: _____

O/N: _____ Date: _____

South Pacific Shingles (2003) Ltd
21b Gabador Pl, Mt Wellington, Auckland, NZ
P O Box 51 885 Pakuranga, Auckland, NZ
ph. 09 573 3017 fx. 09 5733018

Shingle roofing Taranaki Labour Warranty.

New Cedar shingles laid over plywood substrate/sarking in areas with a peelstick membrane underlay and interlace paper at every course of shingle. A timber ridge laid over a Epdm underlay.

New Copper valleys/ step flashings/step chasflashings installed.

Location The Gables New Plymouth. Heritage building
 Richmond cottage New Plymouth. Heritage Building

For New Plymouth district council.

Completion August 2017

Length 5 years



31 March 2005

**HARRISON
GRIERSON**

**CERTIFICATION OF CEDAR SHINGLES & SHAKES FOR
SOUTH PACIFIC SHINGLES (2003) LIMITED**

This is to certify that Harrison Grierson Consultants Limited has been engaged by South Pacific Shingles (2003) Ltd to conduct an independent literature review on Western Red and Alaskan Yellow cedar shingles and shakes, which are produced in Canada and imported by the company for distribution in New Zealand. Our review is to determine the suitability of the shingles and shakes for roof and wall cladding for residential and commercial projects in New Zealand.

The technical documents we have reviewed include the technical information from Design and Application Manual for New Roof Construction (Metric Edition) produced by Cedar Shake and Shingle Bureau in 1991, and other cedar shingle literature downloaded from the internet including the BRANZ bulletin No 443.

Product

Western Red and Alaskan Yellow cedar shingles and shakes, imported by South Pacific Shingles (2003) Ltd, are produced in Canada and have been widely used in the USA and Canada. The Certigrade Red Cedar shingles have a warranty of 20 years for the USA and Canadian applications.

Certification

Following our review of the technical literatures, we conclude that the Western Red and Alaskan Yellow cedar shingles and shakes imported by South Pacific Shingles (2003) Ltd will comply with the requirements of New Zealand Building Code in terms of B2 (Durability) requirements of 15 years for roof and wall cladding and E2 (External Moisture) and are suitable to be used in New Zealand on the following provisions:

1. Installation of the cedar shingles and shakes shall comply with the cedar shingle and shakes manufacturer's specification and the installation guide and the recommendation of BRANZ Bulletin No 443.
2. Grades - for roof use Premium Grade with Copper Chrome Arsenate (CCA) treatment carried out by licensed treatment plant, with salt retention of 6.4kg/m³ or higher.
3. Cedar shingles to be laid over breather type building paper on plywood sarking or similar treated timber boarding to comply with New Zealand Building Code. Thickness of the plywood or timber boards shall be determined by a qualified person to suit the spacing of the supporting members.
4. Fixing - As recommended by the cedar manufacturers as stated in the BRANZ bulletin No 443 Table 3. For CCA treated cedar shingles and shakes, silicon bronze or Grade 304 stainless steel nails or staples shall be used.
5. This certification is valid under the current available technical information and the New Zealand Building Code.

Prepared By

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Harrison Grierson Consultants Limited

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ISO9001 Quality Assured

5.1 Photographic Documentation - The Gables

May 2017. Prior to works starting



From the lawn- north east



South Side



North Side

June 2017 Scaffolding and shrink wrapped





Ariel view showing areas of ceiling sarking replacement

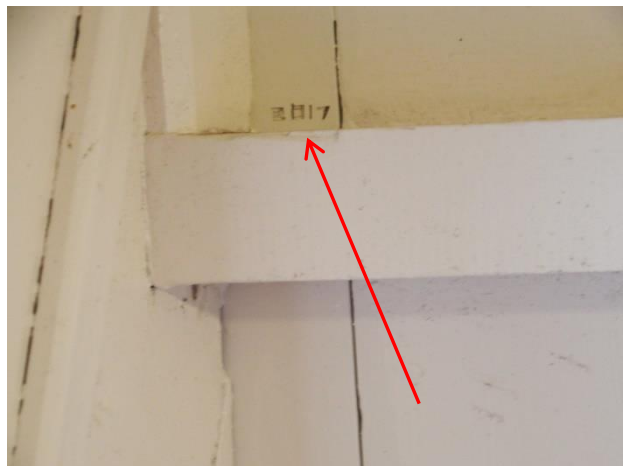
Timber Replacement

The first 3 photos show sarking to be removed.



Removed timber sarking

Replaced boards shown in west gable



Typical stencil marking of new boards

Canopy Substrate Replacement



Completed building



Metal roofing on particle board substrate replaced with shingles on plywood

Canopy Replacement in Progress



Plywood laid for peel & stick membrane to be applied



Building paper between each layer of shingles



Rotted particle board substrate removed.

Peel & Stick membrane applied over sarking prior to shingle fixing.



Peel & stick



Peel & stick overlay general





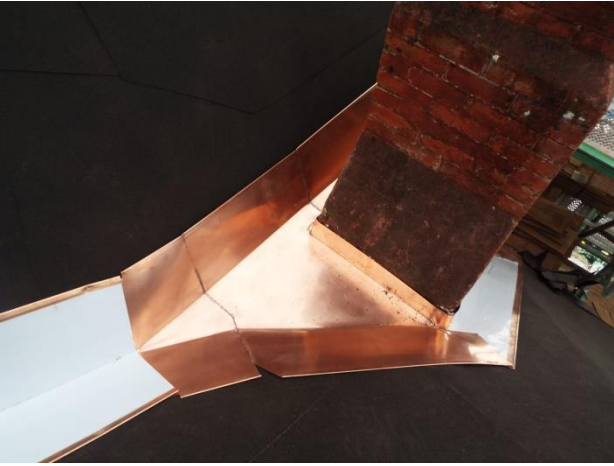
Work in progress





Chimney step flashings





Chimney flashing



Copper valley flashing



Completed step flashing and copper valley



Intricate copper valley behind conical roof



Completed Works August 2017



5.2 Photographic Documentation - Richmond Cottage



Shrink wrapped



Remedial work required to verandah beam



Edge detail will change with added plywood depth



Plywood overlaid on sarking



Peel & stick over plywood



Pitch change



Timber edge conceals plywood



Existing lead flashing retained



Completed Works August 2017

