



Leaky Homes Financial Assistance Package (FAP) Repair plan example

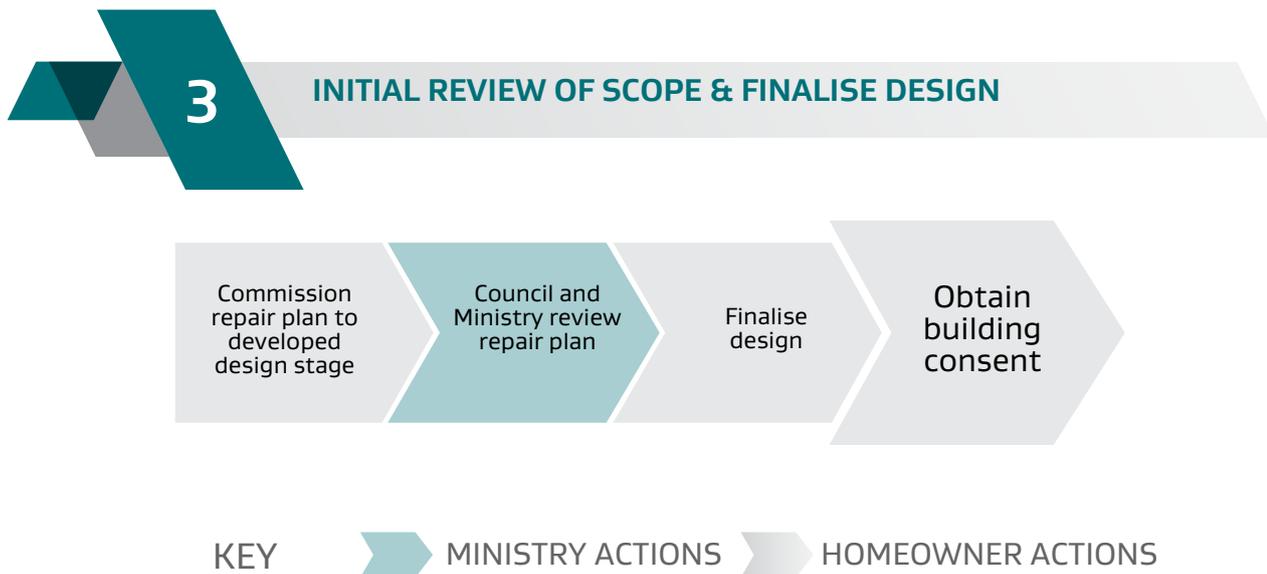
Introduction

This repair plan example is intended to provide guidance to designers prior to preparing a repair plan for approval under the Financial Assistance Package (FAP) on behalf of eligible homeowners.

Homeowners and project managers may also find the example useful for briefing and discussing the work required of designers, and for understanding the Ministry of Business, Innovation & Employment's (Ministry's) requirements at this stage of the process.

The diagram below is a stage of the homeowner journey, which is an overview of the full FAP process. Commissioning a repair plan fits in the following step in the homeowner journey:

The Ministry does not have a requirement for the format of the information required, and designers are free to copy the format adopted in the example, or present the same type of information in another format.



To see the homeowner journey in its entirety visit www.dbh.govt.nz/weathertight-services

The example uses a fictitious building to demonstrate the type of information which the Ministry requires in a repair plan.

Repair plan content

The repair plan must:

- › describe the scope and type of works that will be incorporated in building and resource consent applications
- › resolve all weathertightness issues, i.e. stop current leaks, fix the damage caused by the penetration of water and protect the home against future water penetration
- › address the scope of the repair proposal identified in the Ministry's assessor's report
- › be on A3 size paper or larger.

The repair plan should not contain as much detail as building consent applications, in case it needs to be amended following the Ministry's review; "developed design" drawings only are highly recommended.

You must apply for repair plan approval to the council and Ministry before proceeding with (and paying for) any more than the minimum level of documentation needed to clearly define the scope of all architectural elements. The developed design documents should show what work is proposed, but not have the level of detail as to how this work will be constructed

The repair plan review will take between two and three months. It is strongly recommended that you do not apply for building consent until after the repair plan review is complete and you have been notified that it is approved.

Developed design includes:

- › floor plans (dimensioned) – both existing and proposed plans should be provided
- › elevations (confirmed floor-to-floor heights) – both existing and proposed layouts should be provided
- › sections, where necessary to show the layout of existing and proposed building elements
- › annotations to describe the scope and type of repairs and
- › annotations or a schedule to list internal and external materials and finishes affected by the work.

Steps to obtaining an approved repair plan

1. Review the scope of the repair proposal in the Ministry's assessor's report.
2. Contact designer to commission drawings to 'developed design' stage.
3. Complete the *repair plan application*.
4. Submit *repair plan application, designer statement* form and developed drawings to the council for approval.
5. Council reviews the repair plan then forwards it to the Ministry for their review.
6. Ministry confirms in writing to the claimant as to the outcome of the review.
7. Once your repair plan has been approved you may prepare your plans and documentation for building consent.

Further information is available in the *design and contract management fact sheet*.



Contact Us

If you have any questions about the Repair Plan process or other aspects of the FAP please call us to discuss on **0800 324 477**.

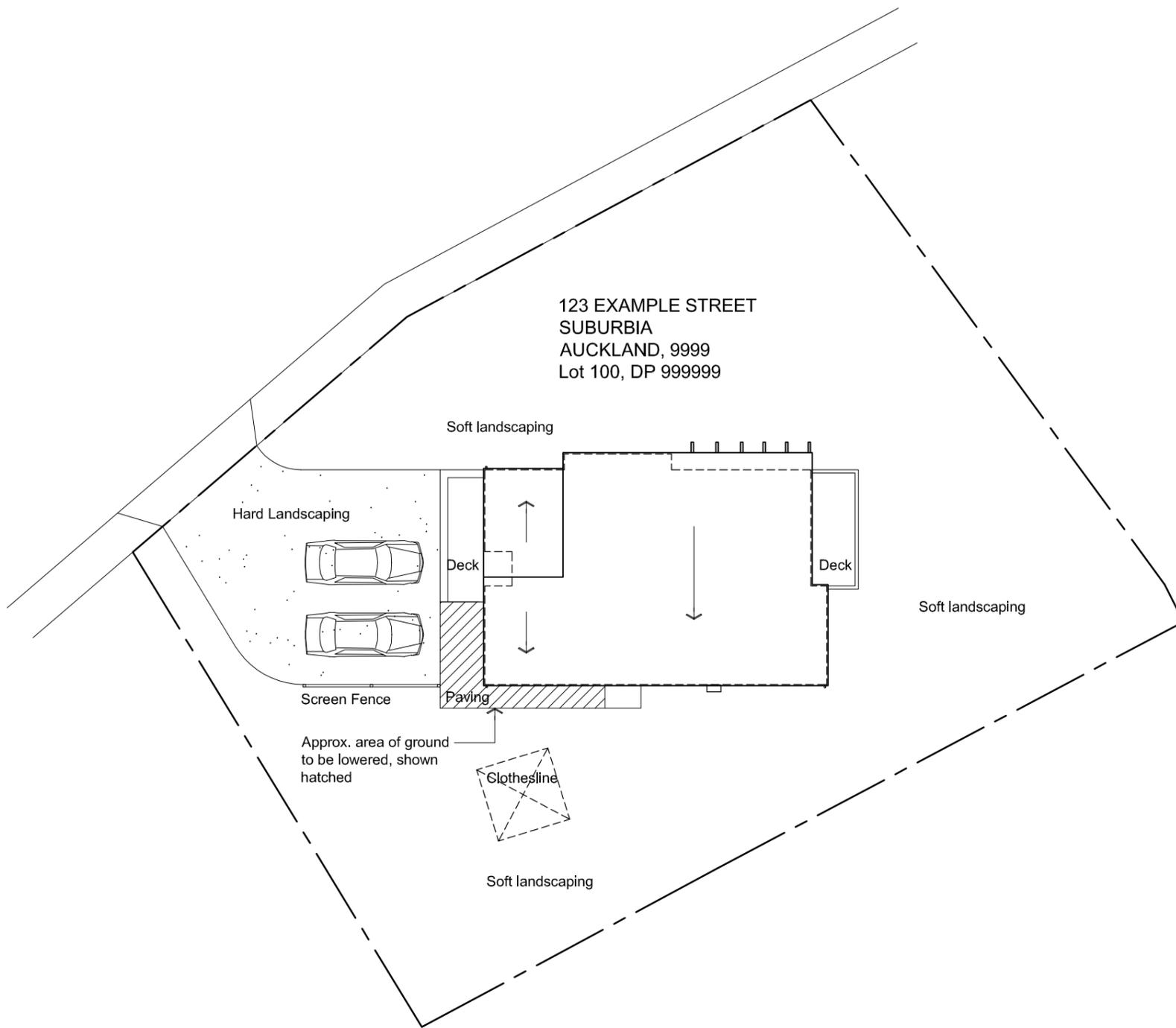
Further information is also available on our website at www.dbh.govt.nz.

DRAWING SCHEDULE

- A1.00 Site Plan
- A1.01 Existing and Proposed Floor Plans
- A1.02 Existing and Proposed Elevations - North & East
- A1.03 Existing and Proposed Elevations - South & West
- A1.04 Schedule - Remedial Work and Betterment

GENERAL NOTES:

REFER TO SEPARATE SCHEDULE OF REMEDIATION WORK AND BETTERMENT FOR THE DIFFERENCES IN SCOPE BETWEEN THIS REPAIR PLAN AND WHRS ASSESSOR'S REPORT.



REVISION:	DATE	REASON
1	28/07/2011	Developed Design



EXAMPLE REPAIR PLAN
123 EXAMPLE STREET
SUBURBIA
AUCKLAND, 9999

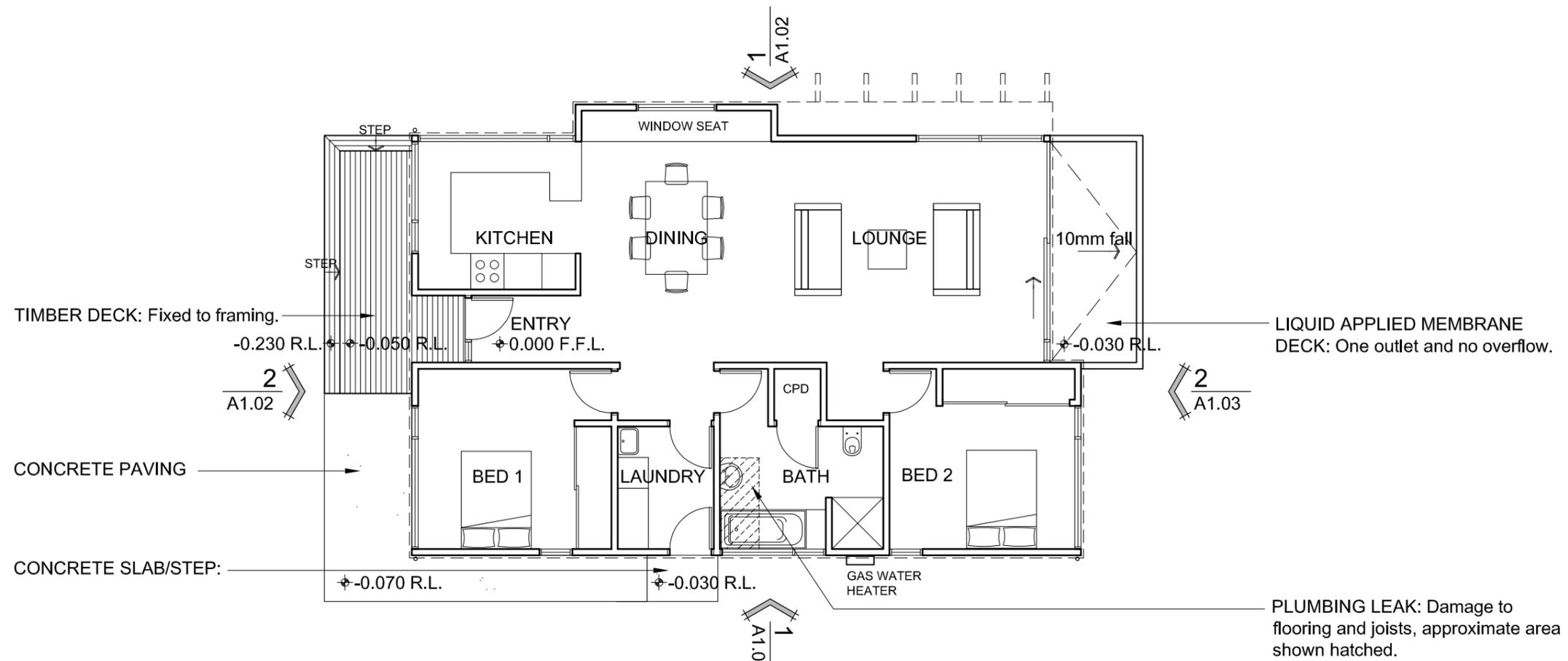
SITE PLAN

SCALE: 1:200 @ A3

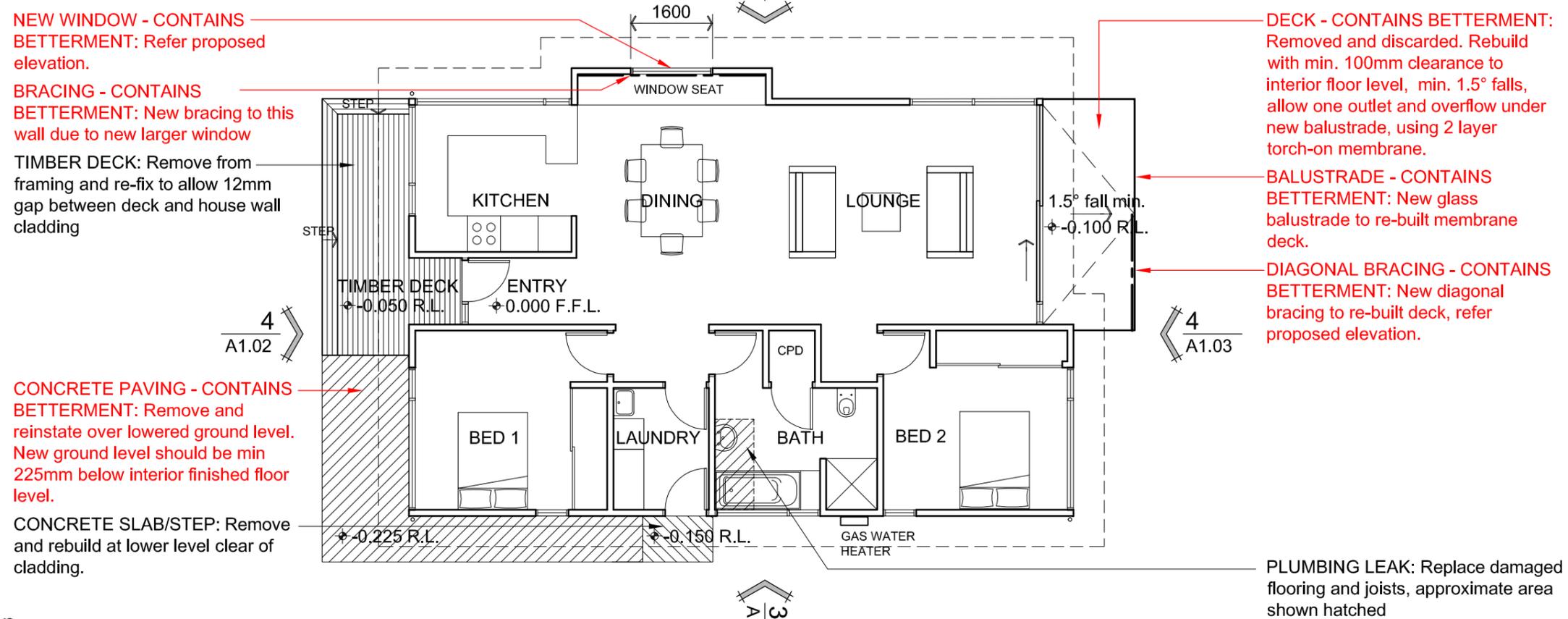
A1.00

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1 | EXISTING Plan
o 1:100



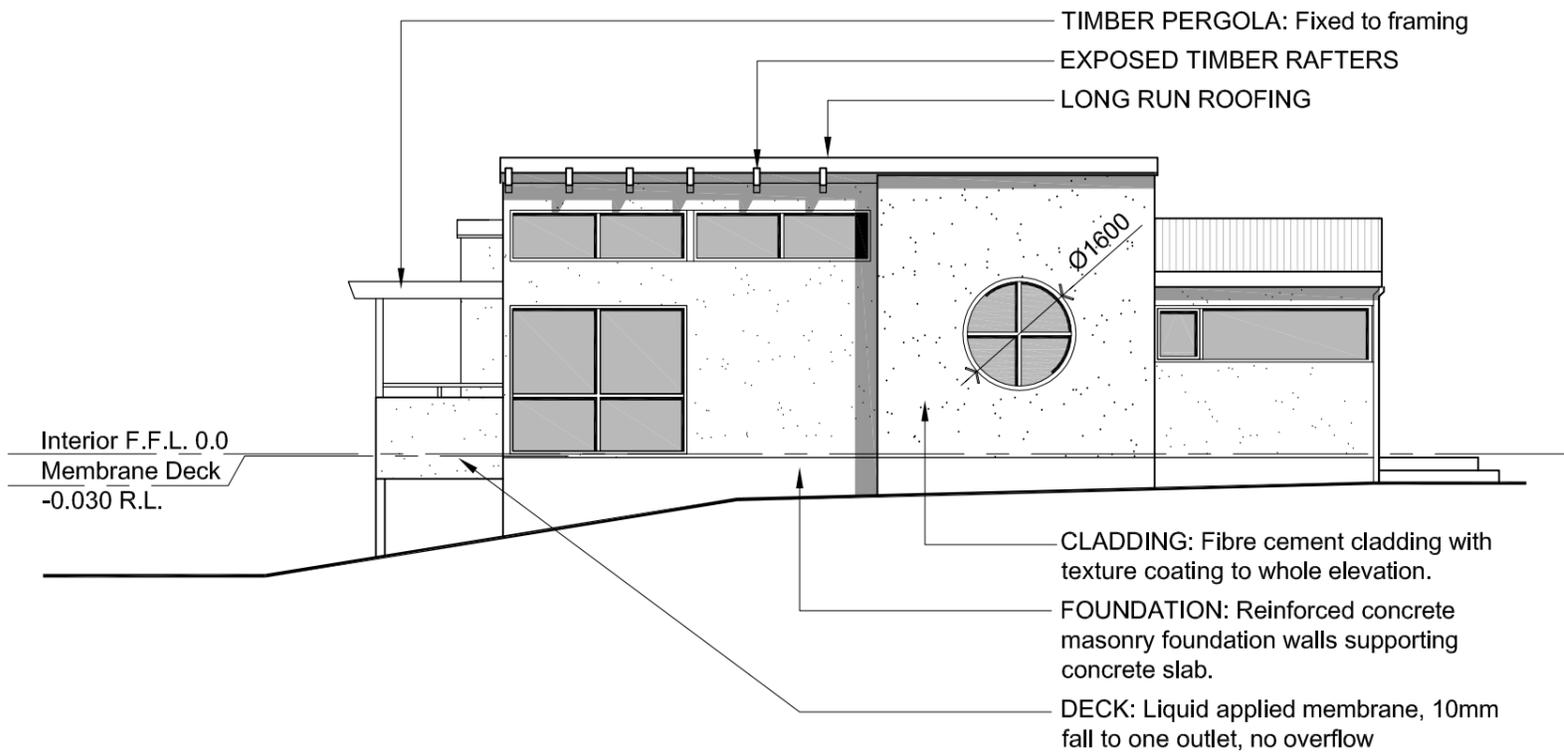
2 | PROPOSED Plan
o 1:100

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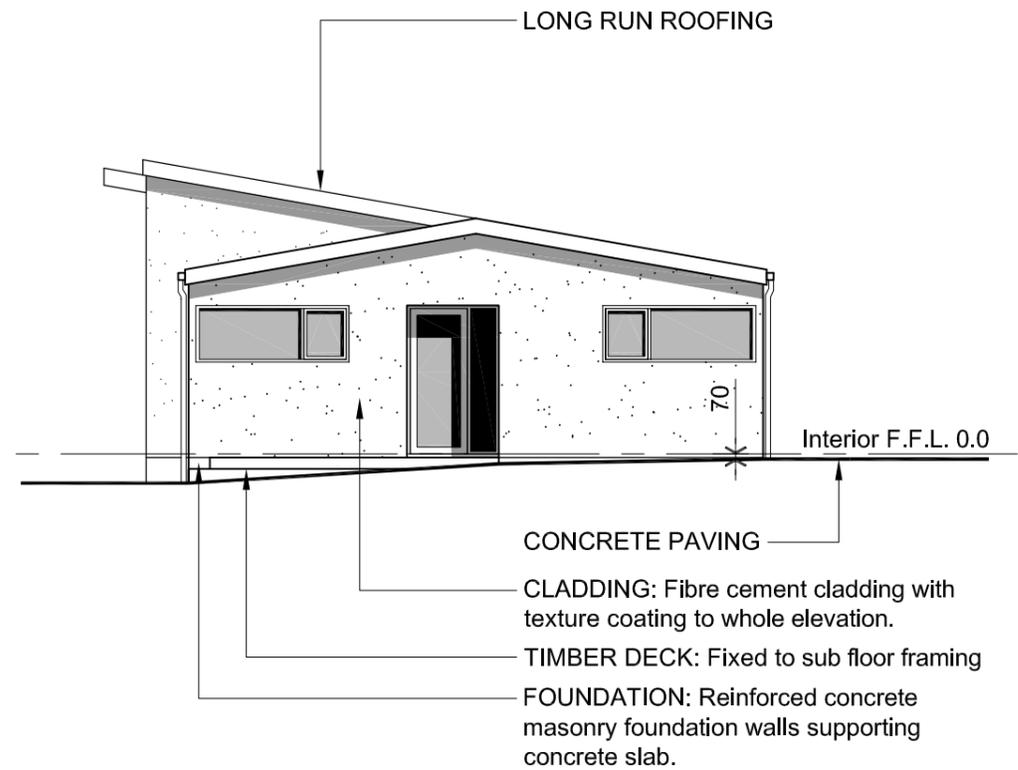
EXAMPLE REPAIR PLAN
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EXISTING FLOOR PLAN & PROPOSED FLOOR PLAN
SCALE: 1:100 @ A3



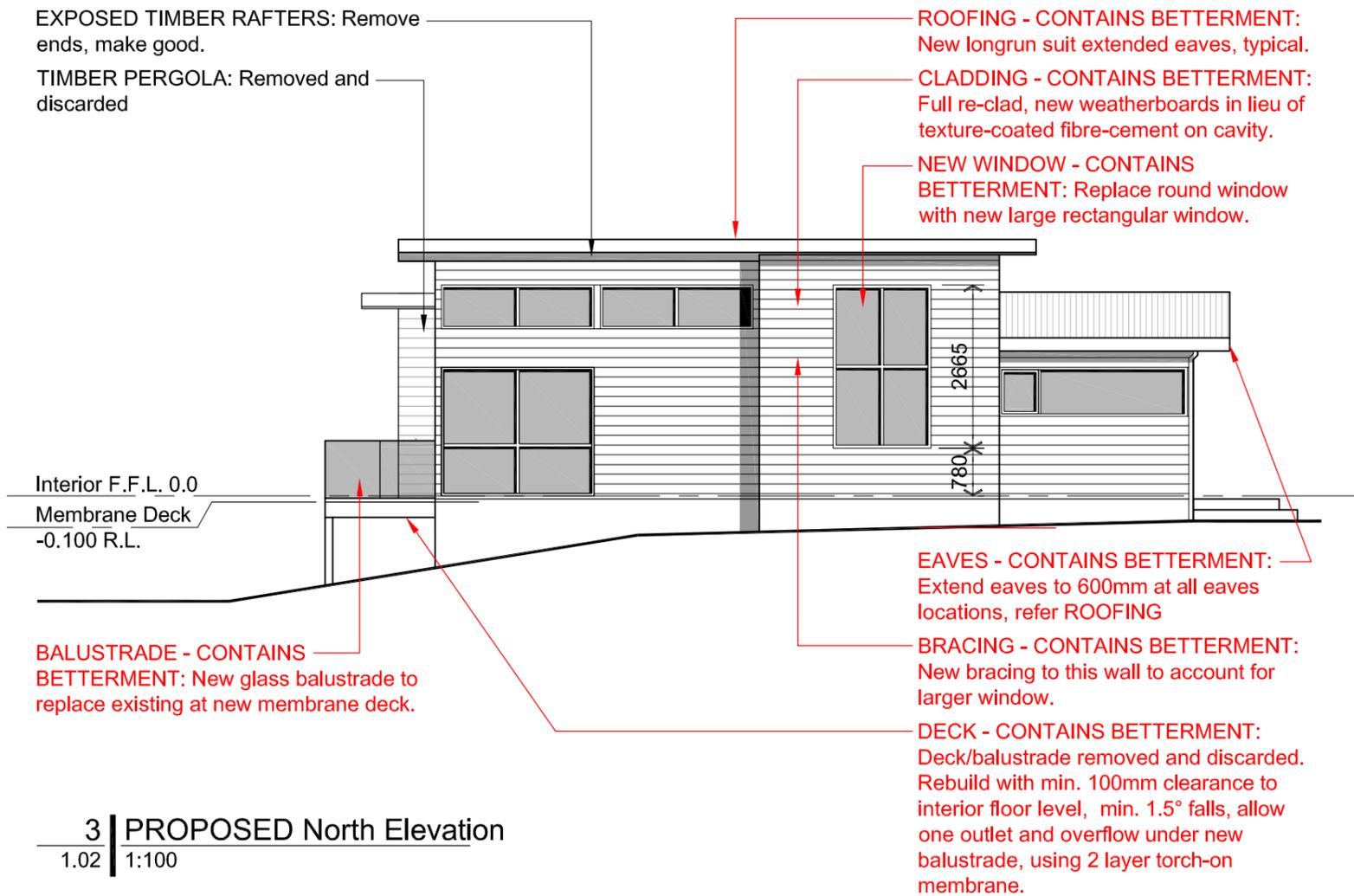
1 | EXISTING North Elevation

1.01 | 1:100



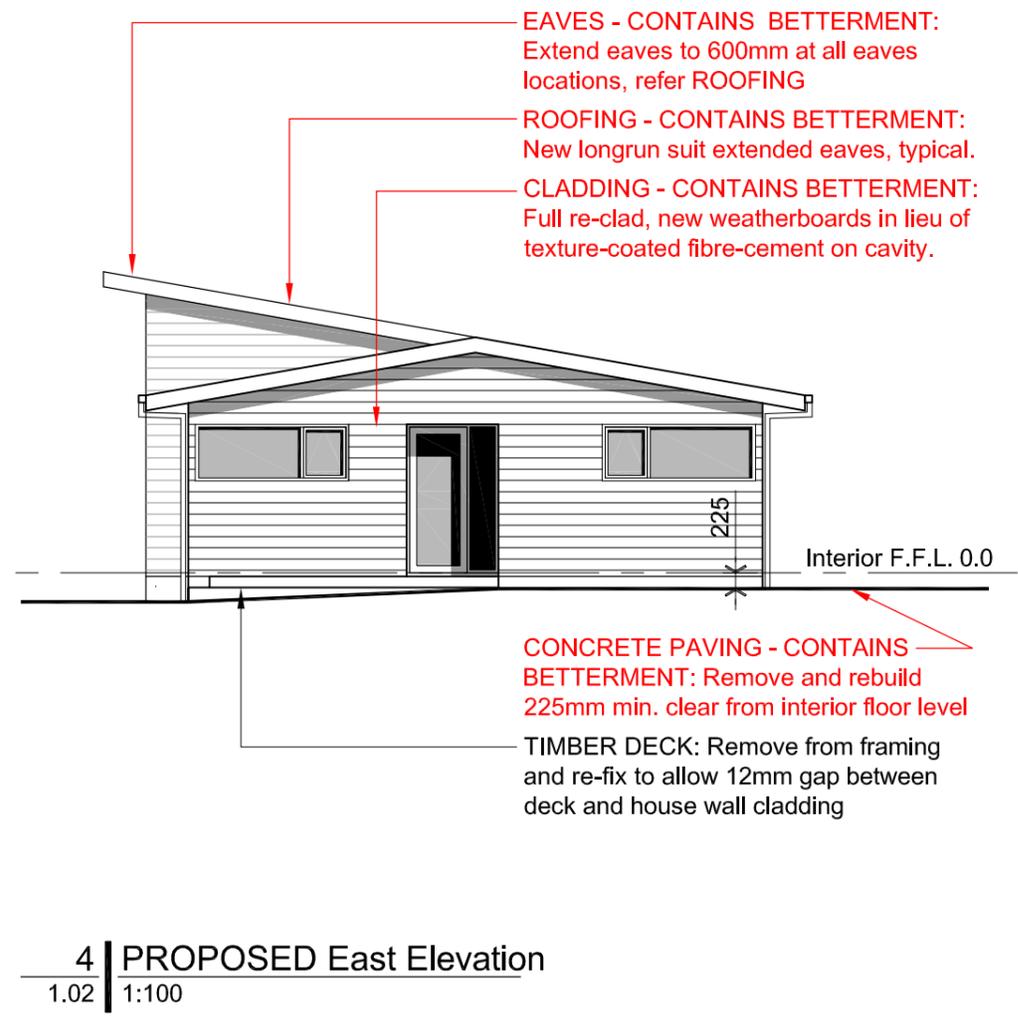
2 | EXISTING East Elevation

1.01 | 1:100



3 | PROPOSED North Elevation

1.02 | 1:100



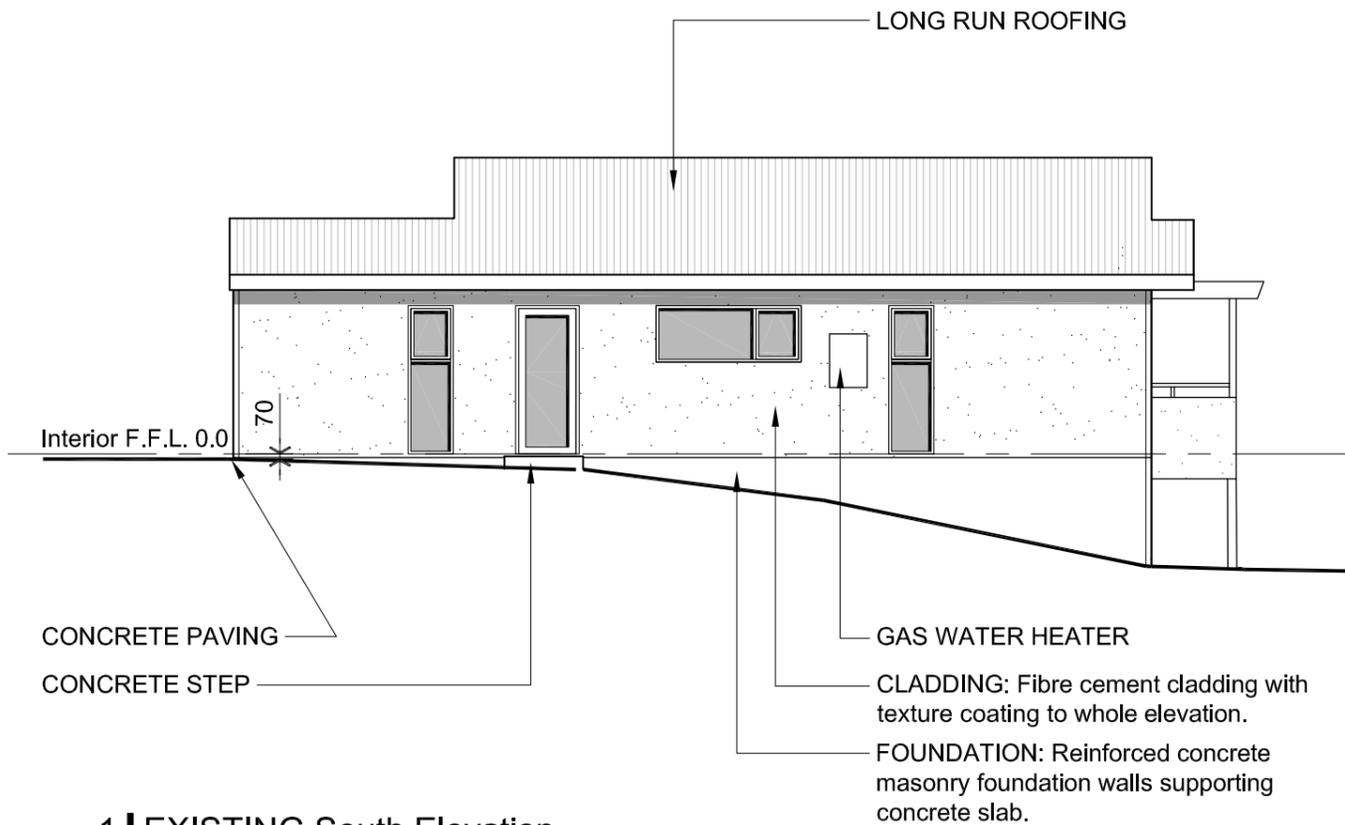
4 | PROPOSED East Elevation

1.02 | 1:100

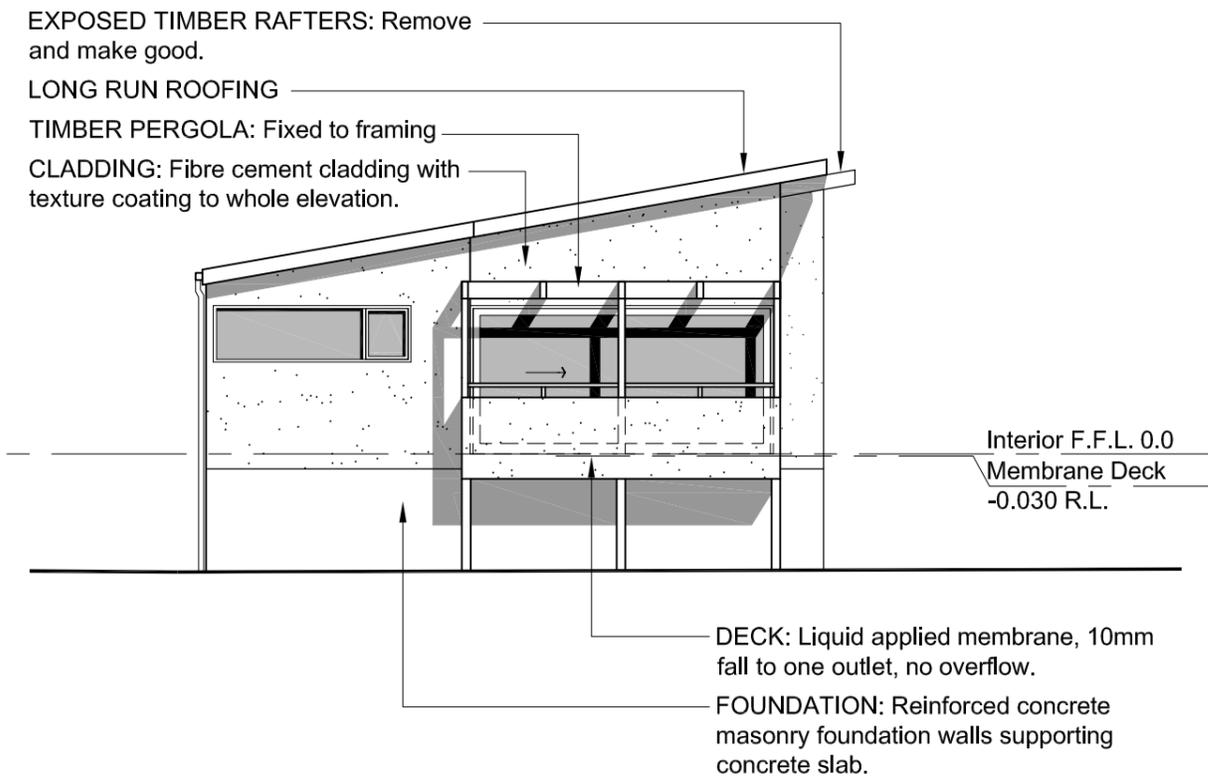
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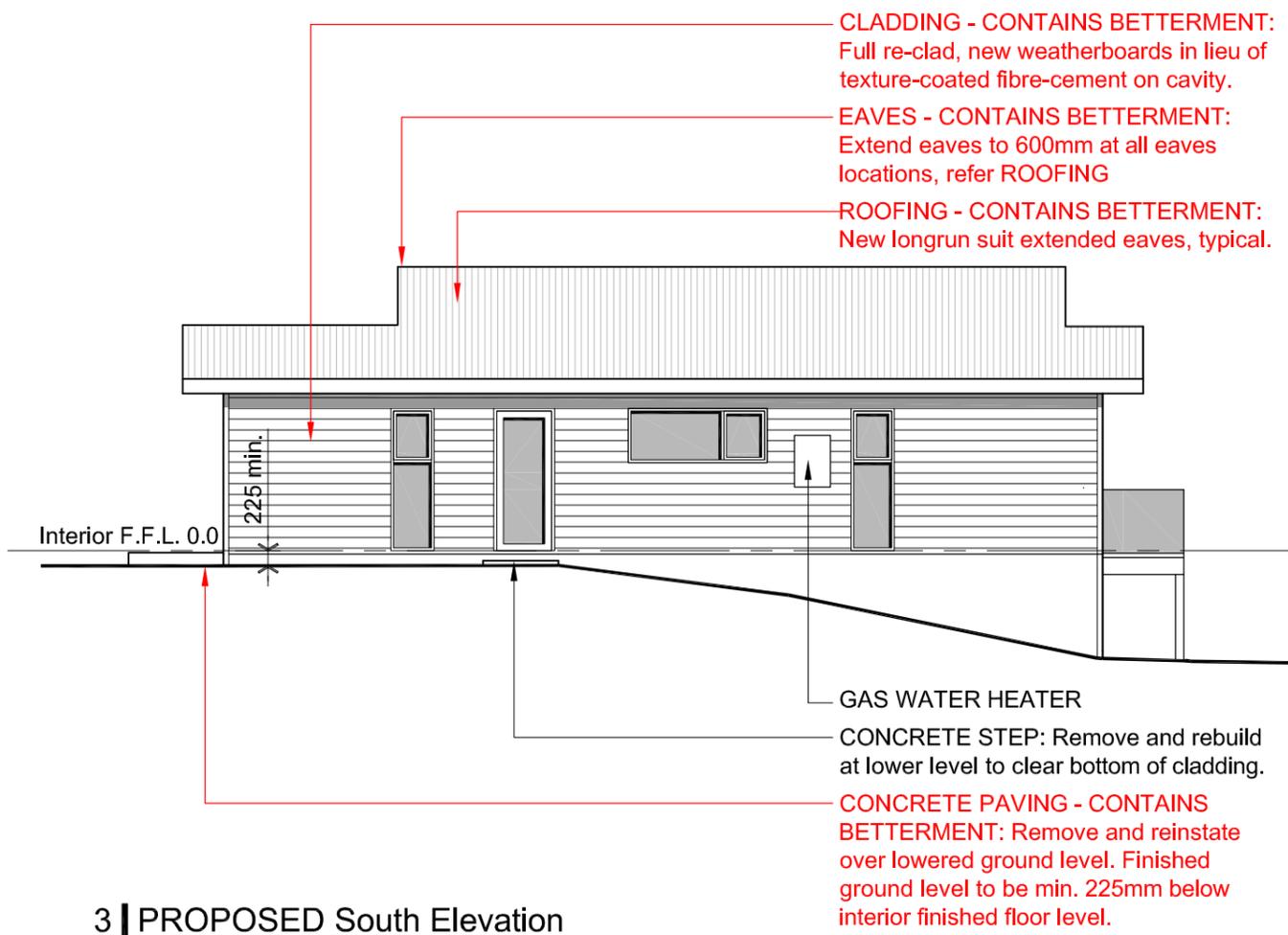
EXAMPLE REPAIR PLAN
123 EXAMPLE STREET
SUBURBIA
AUCKLAND, 9999
EXISTING + PROPOSED
ELEVATIONS - N / E
SCALE: 1:100 @ A3



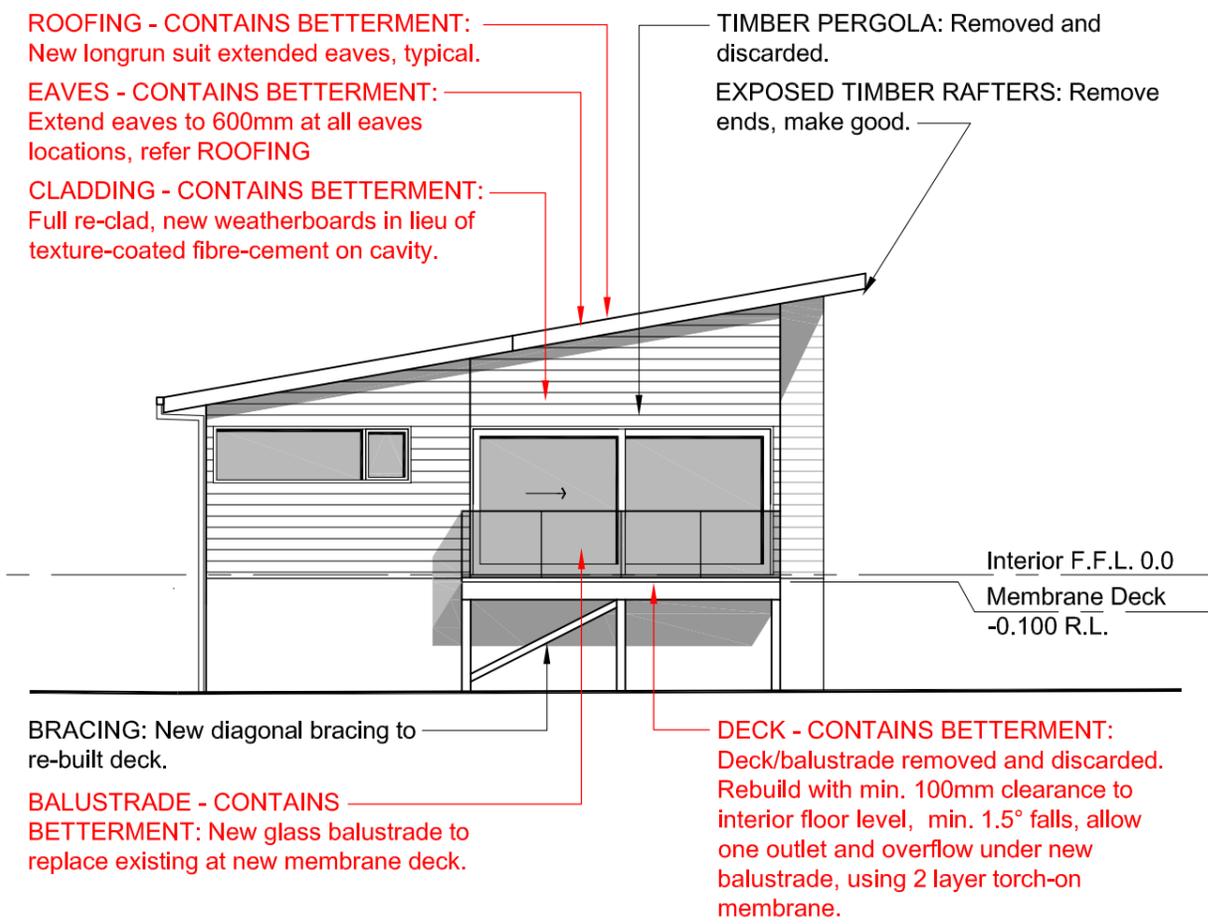
1 | EXISTING South Elevation
1.01 | 1:100



2 | EXISTING West Elevation
1.01 | 1:100



3 | PROPOSED South Elevation
1.02 | 1:100



4 | PROPOSED West Elevation
1.02 | 1:100

GENERAL NOTES:
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AUCKLAND, 9999
EXISTING + PROPOSED
ELEVATIONS - S / W
SCALE: 1:100 @ A3

Summary of Assessor's Remediation Scope

- Set up site, provide temporary weather protection, protect finishes, remove all exterior fixtures and fittings and reinstate on completion.
- Reclad all walls, including solid balustrade, using texture-coated fibre-cement to match existing, on a cavity over flexible building wrap.
- Replace all framing timber damaged by moisture entry with H1.2 treated framing, extending 1.0 m beyond all signs of decay. Site treat all remaining framing timber exposed during the work, including drilling and injecting treatment into doubled/multiple members.
- Add concrete nib under bottom plate of wall (approx 7.4 m length), in south-west corner of house, where ground level affects the base of cladding – include temporary propping.
- Replace deck membrane, ply substrate, add furring strips to deck joists to increase falls, pack sill of door to deck to increase threshold height, and add a scupper overflow outlet through the solid balustrade.
- Provide new cap flashing to solid balustrade, with saddle flashings each end at junction with main walls of house
- Modify pipe handrail to deck to include brackets allowing fixing through the side face of the solid balustrade
- Pack stringer supporting pergola off wall cladding face, and install pergola posts using specific design structural steel brackets which allow fixing through the side face of the solid balustrade
- Modify structure of timber deck to ensure all members are packed 12mm off cladding face and all fixing bolts have sealing washers.
- Provide new specific design flashings around ends of exposed rafters.
- Remove all exterior joinery, reseal all mitres and replace all gaskets, replace jamb liners with deeper reveals to suit proposed cavity, and reinstall with new flashings, sill supports etc.
- Specific design of a new flashing system to round window, which prevents moisture entry from water running down the sides of the flashing.
- Reinstate interior lining, all finishes and fixings etc where affected by the work.
- Add a diagonal brace under the deck to prevent flexing of the structure which has caused failure of the deck cladding.

Differences between Proposed Repairs and Assessor's Remediation Scope

	Proposed Work	Equivalent Assessed Work	Explanation
1	Reclad all exterior walls and the deck balustrade using a weatherboard cladding system, installed on a cavity	Reclad all exterior walls in a texture coated fibre-cement cladding system (i.e. a like-for-like material) installed on a cavity	The owners have expressed a preference for a weatherboard cladding system over fibre-cement, because this will improve the value of the property removes future risks, and may require less future maintenance. The owners acknowledge that the cost difference is betterment.
2	Remove the round window, enlarge the wall opening, and install a new large rectangular window	Re-install the original round window (after re-sealing work) in its original location, using a new specific design flashing system	The owners have expressed a preference for the large rectangular window, both to improve natural lighting and because this removes future risk. The owners acknowledge that the cost difference is betterment.
3	New wall bracing adjacent to the large rectangular window which replaces the original round window	No change to wall bracing, other than like-for-like replacement of any bracing elements affected by moisture damage	The bracing change is required as a direct result of enlarging the window, and is also betterment
4	Remove paving to the south-west corner of the house, excavate to reduce ground level, and reinstate paving to be 150mm below interior floor level	Construct a concrete nib under bottom plate of wall (approx 7.4 m length), in south-west corner of house	The owners prefer to resolve this deficiency by lowering ground levels rather than by constructing a concrete nib, because they perceive this option as carrying less future risk, and it will be easier to integrate into future landscaping work. The owners acknowledge that the cost difference is betterment.
5	Remove all roofing, add outriggers to extend roof framing to form 600mm eaves around the house, and install new long run roofing to suit increased roof area, with new soffits, fascias, barge boards and guttering	No change to original roofing, soffits, fascias, barge boards and guttering	The owners wish to replace the roofing because this is overdue for maintenance work. To reduce future risk, a 600 mm eaves will be added. The owners acknowledge that this work is betterment.
6	Use of a 2-layer torch-on type waterproof membrane to the deck, as part of deck repairs which otherwise follow the assessor's like-for-like proposal	Use of a liquid-applied membrane in repairs to the deck, being a like-for-like repair solution	The owners wish to use a 2-layer torch-on membrane in lieu of a like-for-like repair using a liquid applied membrane, because this will require less future maintenance. They acknowledge that the cost difference is betterment.

Differences between Proposed Repairs and Assessor's Remediation Scope

	Proposed Work	Equivalent Assessed Work	Explanation
7	Removal of the original solid balustrade to the deck, construction of a revised deck fascia, and installation of a new proprietary glass balustrade, with provision for overflow drainage to occur under the glass	Repair of the solid balustrade (including repair of framing damage, recladding both faces, new cap and saddle flashings, and modifying pipe handrail to include brackets allowing fixing through the side face of the solid balustrade), and incorporating a new scupper overflow outlet, all carried out in conjunction with deck repairs	The owners prefer the glass balustrade for aesthetic reasons and to reduce future risk. They acknowledge that the cost difference between the proposed work and the assessed work is betterment.
8	Cut off and discard ends of exposed rafters at the wall framing line, and continue new wall cladding uninterrupted by rafter ends	Install new specific design flashings to each individual exposed rafter in the course of recladding work.	The owners do not wish to keep the exposed rafter ends, both for aesthetic reasons and to reduce future risk. The proposed repair solution will clearly cost less than the assessed repair, therefore there is no betterment in this item.
9	Complete removal of the pergola	Pack stringer supporting pergola off wall cladding face, and install pergola posts using specific design structural steel brackets which allow fixing through the side face of the solid balustrade	The owners do not wish to keep the pergola, both for aesthetic reasons and to reduce future risk. The proposed repair solution will clearly cost less than the assessed repair, therefore there is no betterment in this item.
10	Remove exterior slab at laundry to keep clear of cladding, and rebuild at lower level	No work to this exterior slab is described in the assessor's report	The assessor appears to have overlooked the fact that the exterior slab is only 70mm below the interior floor level, and dampness from the slab has damaged the base of the wall cladding. A photo of this damage is appended as evidence of this additional deficiency. Rebuilding the slab at a lower level is necessary to prevent the same issue affecting the replacement cladding. Accordingly, we do not believe that it constitutes betterment.
11	Repair of the plumbing leak, and replacement of moisture damaged flooring and joists, including removal and reinstatement of bathroom fittings and finishes.	The plumbing leak is not a weathertightness deficiency, so no repairs were included in the assessor's repair scope, and this work will not receive financial contributions.	The owner acknowledges that the repair plan cannot be approved unless this work is undertaken, because it is necessary to ensure the future integrity of the house structure. It will be carried out at the owner's expense.

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SCHEDULE - REMEDIAL WORK & BETTERMENT
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