



FAIRBAIRN
BUILDERS

RENOVATION GUIDE |
CONSTRUCTION PHASE









FAIRBAIRN BUILDERS

AWARD WINNING
ARCHITECTURAL BUILDERS



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NAVIGATING THE CONSTRUCTION PHASE



Top: Jamie Fairbairn meeting with a client at our office, discussing their home build.

Once the site is prepared and all necessary approvals are secured, the construction phase of your renovation begins. This is where your vision starts to come to life, transforming the existing structure through carefully planned and expertly executed work.

The process often begins with any required demolition and siteworks to create a stable and compliant base for the renovation. Structural changes are then made, including new framing, extensions, or modifications to the existing layout. This is followed by enclosing the building with roofing, windows, doors, and cladding, ensuring the home is weather-tight.

Inside, essential services such as plumbing, electrical, and heating are installed or upgraded, followed by insulation and plasterboard to prepare the spaces for finishing. Painting, flooring, cabinetry, tiling, and other interior details are then completed to bring the new design together.

Throughout the construction phase, we maintain regular communication, conduct quality assurance checks, and work closely with you to ensure the project remains on track, delivering a durable, high-quality renovation that enhances the functionality and beauty of your home.

CONSTRUCTION PROCESS



Site Preparation and Demolition

The first step in the construction phase is preparing the site for the renovation work ahead. This can involve partial or full demolition of existing structures, removal of debris, excavation, and earthworks. Special care is taken to protect areas of the home that will remain unchanged.

Accurate preparation is critical, ensuring that the base for any new work is safe, level, and compliant with building regulations. This stage sets the foundation for a smooth construction process.



Structural Work and Framing

With the site prepared, we move into building or reinforcing the structural framework. This includes constructing new walls, beams, floors, and rooflines, and ensuring existing structures are strengthened if necessary.

Framing outlines the new spaces and supports the entire renovation, forming the skeleton that everything else is built around. High-quality materials and precision workmanship are crucial at this stage to ensure the renovation's durability and longevity.

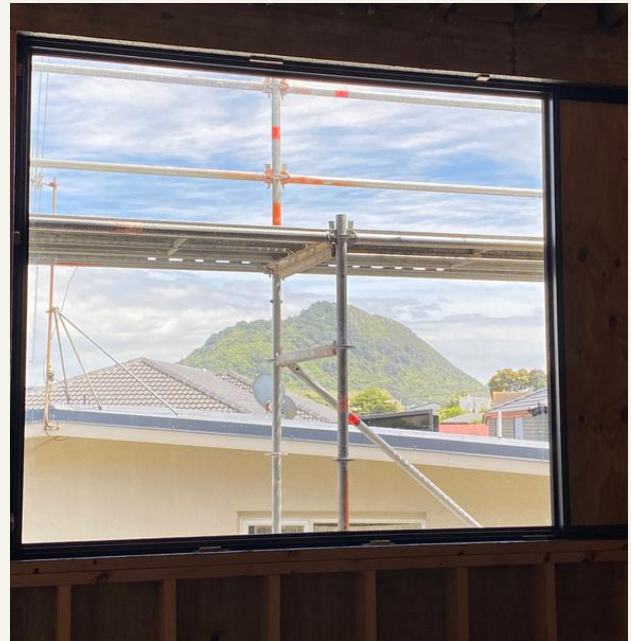
CONSTRUCTION PROCESS



Roofing Installation

If the renovation requires new roofing, extensions, or modifications to the existing roofline, this work is completed next. Installing or upgrading the roof protects the home from the elements, allows internal work to progress without weather delays, and can greatly enhance the energy efficiency of your home.

Careful attention is given to flashing, drainage, and insulation to ensure your roof is watertight and built to last.



Windows and Doors Installation

New windows and doors are installed to enclose the structure and provide security, insulation, and natural light. This step not only locks up the building but also plays a significant role in ventilation, energy efficiency, and the overall aesthetic.

High-quality installation ensures your windows and doors operate properly, seal tightly, and contribute to the comfort and performance of your renovated home.

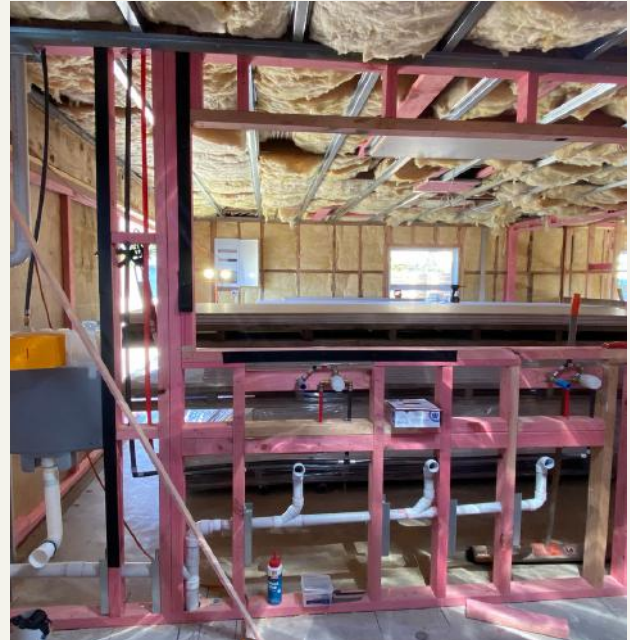
CONSTRUCTION PROCESS



Exterior Cladding and Finishes

The exterior cladding is applied to the outside walls, protecting the structure from the weather and creating a polished appearance. Depending on your renovation design, this may involve matching the existing cladding or updating the entire look of the home.

Proper installation and finishing are vital for weatherproofing, thermal performance, and the long-term maintenance of your property.



Services Installation

Once the building is enclosed, the installation of essential services begins. This stage includes fitting new or updated plumbing systems, electrical wiring, lighting, heating, ventilation, and air conditioning (HVAC).

Coordination between trades is critical to ensure that all services are installed correctly and are positioned to suit the final layout. Future-proofing is considered here, allowing for modern conveniences and energy efficiency upgrades.

CONSTRUCTION PROCESS



Insulation and Plasterboard

After the services are installed, insulation is fitted into walls, ceilings, and under floors to enhance thermal performance and create a more comfortable living environment.

This is followed by installing plasterboard (GIB) to form the internal walls and ceilings. Proper installation at this stage is essential to achieving a high-quality finish when it comes to painting and decorating.



Interior Finishes

The final interior works are where the renovation really comes to life. This phase includes painting, flooring installation, cabinetry, benchtops, tiling, and the installation of internal doors and trim.

Attention to detail is critical to ensure a polished, professional result. This is the stage where your choices for colours, textures, and fittings are brought together to complete the look and functionality of your new spaces.

CONSTRUCTION PROCESS



Landscaping & Exterior Work

Landscaping and exterior work are the final steps in completing your home, transforming the outdoor area into a functional, attractive space that complements the architecture of the house. This stage focuses on both the aesthetics and practicality of your property, ensuring that it is not only visually appealing but also designed for long-term use and enjoyment.



Completion

The completion phase of a renovation is an exciting and rewarding stage where all building work comes to an end and the transformation is fully realised. At this point, all fixtures, fittings, and finishes are installed, and the site undergoes a final clean to present the space at its best.

If the homeowners have moved out during the renovation, this is also the stage where they can begin the process of moving back in.



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Regular Communication & Updates with the Builder

Effective communication is key to a smooth and successful building project. At Fairbairn Builders, we prioritize keeping you informed every step of the way. We provide weekly on-site updates, which are emailed to you and stored in your Buildaprice client portal for easy access and reference. These updates ensure you're always in the loop on progress, key milestones, and any issues that may arise.

In addition to weekly updates, we hold monthly meetings to review the project's progress, discuss any upcoming decisions, and address any questions you might have. We also maintain regular phone calls to ensure you have a direct line to us for any urgent matters or decisions that need to be made. Our goal is to provide as much notice as possible for any upcoming choices or decisions, allowing you ample time to consider your options and make informed decisions.

At Fairbairn Builders, we believe that clear, consistent communication is essential to creating a positive building experience, and we are committed to keeping you informed, involved, and confident throughout the entire process.



Making Selections & Choosing Finishes: Now is the Time to Finalize Your Choices

If you haven't yet made all your decisions regarding finishes and selections, now is a great time to focus on this important part of the process. Choosing the right finishes helps personalize your home and ensures that every detail reflects your style and preferences.

At Fairbairn Builders, we're here to help you, and we can also help you engage an interior designer if this is what you decide. Now is the perfect time to complete these decisions so we can move forward with confidence and continue bringing your vision to life.

RENOVATION CONSTRUCTION PHASE



Quality Assurance: Ensuring Excellence at Every Stage

At Fairbairn Builders, quality is at the heart of everything we do. We understand that renovating a home is a significant investment, which is why we are committed to delivering the highest standard of workmanship and materials at every stage of the project. Our Quality Assurance process ensures that each detail is carefully reviewed, verified, and completed to meet both industry standards and your specific expectations.

Throughout the construction process, we carry out regular inspections to ensure compliance with all building codes, safety regulations, and design specifications. We also collaborate with trusted subcontractors to ensure that their work meets our stringent quality standards. Before handing over your home, we perform a thorough final inspection, checking all aspects of the renovation. We take the time to address any issues, make necessary adjustments, and ensure that the final product meets your vision and exceeds your expectations.

At Fairbairn Builders, quality assurance isn't just a process; it's a commitment to delivering a home that is built to last, function seamlessly, and stand as a testament to craftsmanship and attention to detail.

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Guide to Tolerances in Building

We take great pride in delivering high-quality homes, with our award-winning craftsmanship standing as a testament to our commitment. However, it's important to understand that all construction work has acceptable tolerances—small variations that occur due to the nature of materials, environmental factors, and standard building practices.

What Are Tolerances?

Tolerances refer to the slight variations in measurements, finishes, and alignments that are considered acceptable within industry standards. These variations do not affect the structural integrity or overall quality of your home.

What to Expect

While we strive for perfection in every build, it's important to set realistic expectations. Building materials and techniques have allowable tolerances defined by industry standards, and minor variations should not be mistaken for defects.

Our Commitment to Quality

We follow quality control processes and work with skilled tradespeople to ensure your home is built to the highest standards. If any issues arise that fall outside of acceptable tolerances, we will address them promptly. Our goal is to not only meet your expectations but to exceed them whenever possible. By understanding building tolerances, you can have confidence in the quality of your home while having realistic expectations about the natural characteristics of materials and construction.

Please [click here](#) to read through the Building Performance Guide to tolerances, materials and workmanship in new residential construction 2015.

[Click Here](#)



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Building Inspections: What You Need to Know?

Throughout the renovation process, multiple inspections are required to ensure your home meets all necessary regulations and quality standards. The number and type of inspections depend on factors such as the design of your renovation, and specific council requirements.

Council Inspections

Council inspections are mandatory at various stages of a renovation and are typically included as part of the building consent fee. However, additional charges may apply if extra inspections are needed. To avoid unexpected costs, we recommend including a contingency in your budget for potential additional inspections.

As your builder, we will take care of booking and managing all required council inspections on your behalf. You will, however, be responsible for paying the council directly for these inspections.

Engineer Inspections

In addition to council inspections, engineers may also be required to inspect certain aspects of your renovation. These inspections are often coordinated through your architect, with our team liaising with the engineers to arrange the necessary site visits. In some cases, surveying inspections may also be required, depending on the nature of the renovation and site conditions.

Our Role

We will handle the scheduling and coordination of all inspections to keep your project running smoothly. By planning for potential additional inspections in your budget and trusting us to manage the process, you can have confidence that your renovation will be built to the highest standards.

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Managing Paperwork and Inspections in Objective Build

Objective Build is an online system used by the Councils. We gain access to it through the architect to upload all necessary documentation required by the council. This platform ensures that paperwork is properly recorded and available for council inspections.

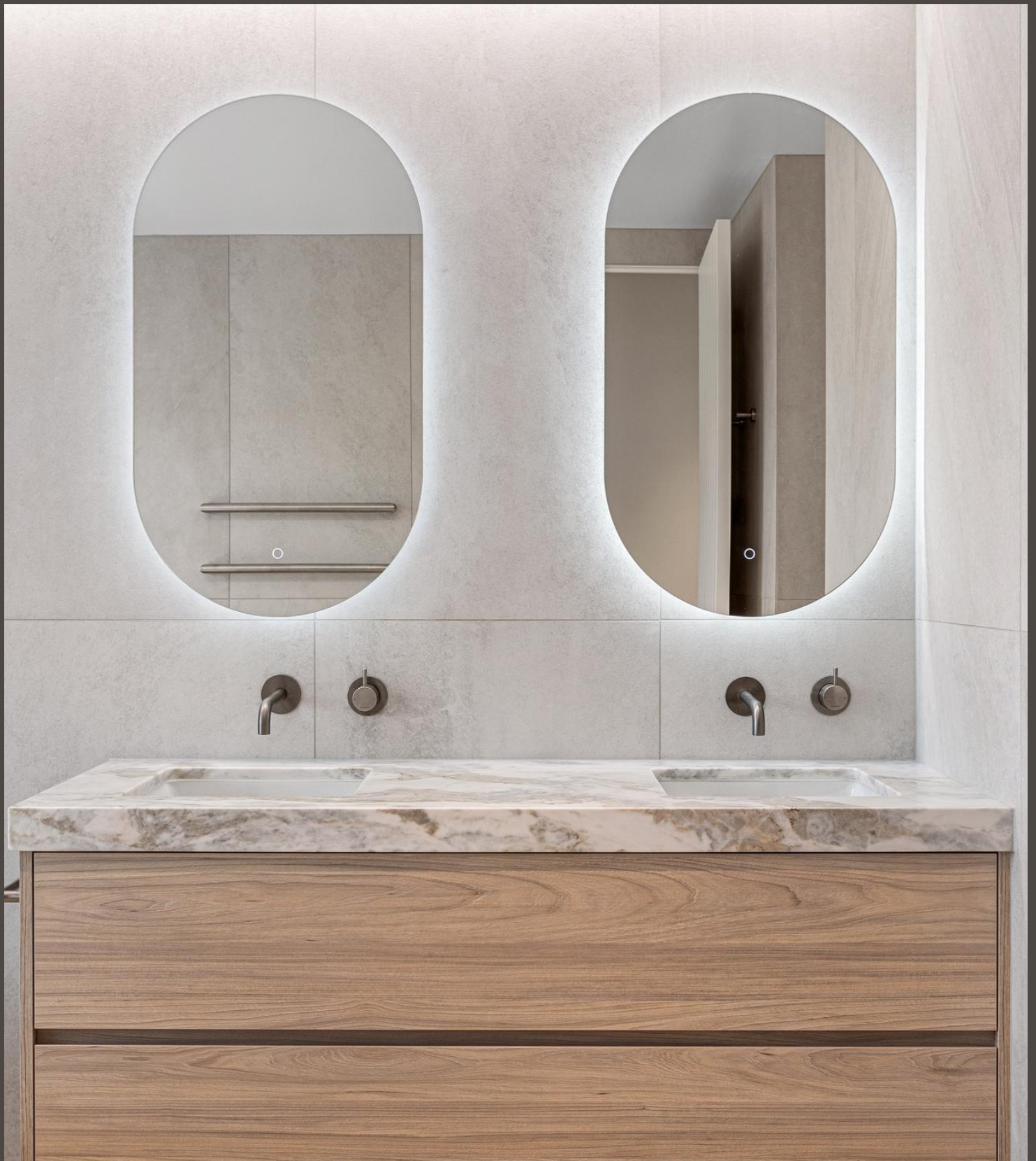
At times, an inspection may receive a temporary failure due to paperwork not yet being uploaded to Objective Build. This usually happens because the relevant task is still in progress. For example, if block laying is only partially completed, but the council inspects an area that has some finished blockwork, they may request an LBP (Licensed Building Practitioner) form. Since the work is not fully completed, the required paperwork may not yet be ready, leading to a flagged inspection status.

This is simply how the council tracks outstanding requirements—it's not necessarily a problem, but rather a way for them to ensure they return to complete their checks once all necessary documentation is available. We actively manage this process, ensuring that once work is completed, the correct paperwork is uploaded.

If you have any questions about the inspection process or the paperwork required, we are always happy to guide you through it.



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