



# GISBORNE DISTRICT COUNCIL



## BUILDING CONSENT NO. BCS 3226

Section 35, Building Act 1991

Issued by Gisborne District Council

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TOTAL NUMBER OF PAGES = 3

MCKEAGUE, ROSS  
3 DICKSON ST  
GISBORNE 3801  
Owner/s: MCKEAGUE, ROSS

### COUNCIL CHARGES

Where in any particular case a charge is inadequate to enable the Council to recover its actual and reasonable costs; in such instances when inspections are called for and work is substandard and/or the inspection is called prematurely, the Council will require payment of an additional charge.

### PROJECT

1. PROJECT	INSTALL 2ND HAND INBUILT MASPORT & NEW METRO FIRES
2. INTENDED USES:	Solid Fuel Heaters
3. INTENDED LIFE:	15 years
4. ESTIMATED VALUE (Incl G.S.T.):	\$2,000
5. STREET ADDRESS:	3 DICKSON STREET
6. LEGAL DESCRIPTION:	LOT 3 DP3737
7. VALUATION NUMBER:	08411 101 00
8. FILE NO:	5638

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the Building Code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This Building Consent is issued subject to the conditions specified in Page 2 overleaf.

Dated at Gisborne this 03 May 2004

Signed for and on behalf of the Gisborne District Council by

Ian Petty

CONSTRUCTION/CONSENTS ADMINISTRATOR

Please see over page.

FITZHERBERT STREET, GISBORNE, NEW ZEALAND. P O BOX 747, GISBORNE. TEL (06) 867-2049 FAX (06) 867-8076





**TERMS AND CONDITIONS**

1. No deviation or alteration from the original plans and specifications is permissible without the written consent of the Gisborne District Council.
2. Pursuant to Section 41 of the Building Act 1991 this consent shall lapse and be of no effect if the building work concerned has not been commenced within six calendar months after the date of issue.
3. Pursuant to Section 46 of the Building Act 1991 the use of the building must not be changed from that specified on Page 1 of this Consent, unless notice of the change of use is given to the Gisborne District Council in writing.
4. The inspections detailed in the attached "Schedule of Required Inspections" have been deemed necessary by the Gisborne District Council. Failure to call for these inspections may result in the Gisborne District Council declining to issue a Code Compliance Certificate.
5. Pursuant to Section 76 (3) of the Building Act 1991 this permit is subject to the inspectors as agents of the Gisborne District Council being permitted access to the permit holder's property for such inspections and measurements as they consider necessary.



## **SCHEDULE OF INSPECTIONS**

### **REQUIRED PURSUANT TO SECTION 76 OF THE BUILDING ACT 1991**

#### **BUILDING STRUCTURE INSPECTIONS**

1 x Inspection of prepared fireplace and chimney is required prior to heater installation.

1 x Final Inspection - Building Inspector (Code Compliance Certificate can issue).



# **BE AWARE!!!**

## **DOMESTIC SMOKE ALARMS**

**The following amendments to the building regulations came into force on  
24<sup>th</sup> April 2003.**

### **Performance**

**F7.3.1** A means of detection and warning must alert people to the emergency in *adequate* time for them to reach a *safe place*.

**F7.3.2** Appropriate means of detection and warning for fire must be provided within each *household unit*.

**F7.3.3** Appropriate means of warning for fire and other emergencies must be provided in *buildings* as necessary to satisfy the other performance requirements of this code.

### **Approved Document F7 Warning Systems**

The above amendments to the Building Act and Building Code enable the Approved Document F7 to **require the installation of an automatic smoke detection and alarm system where one is not already required** by Table 4.1 of C/AS1. Further it is to obviate the requirement for a compliance schedule where domestic smoke alarms are required under Approved Document F7.

Smoke alarms may be battery powered and are not required to be interconnected. In addition they shall be provided with a hush facility having minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm (readily accessible to building occupants).

Smoke alarms shall be listed or approved by a recognized authority as complying with at least one of: UL 217, ULC S531, AS 3786, BS 5446 Part 1.

### **IN SUMMARY**

**Smoke alarms shall be located on the escape routes on all levels within the household unit.** On levels containing the sleeping spaces, the smoke alarms shall be located either:

- a) In every sleeping space, or
- b) Within 3.0 m of every sleeping space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

**ALL** new dwellings and any internal alterations/additions to existing dwellings will be affected by these new requirements. This will also include minor works such as New Fires, Wet area showers, Ensuites, etc which will all trigger the requirement for smoke alarms throughout the entire household unit as described above.



