



**CERTIFICATE ATTACHED TO  
PROJECT INFORMATION MEMORANDUM OR  
BUILDING CONSENT**

**Section 37, Building Act 2004**

***Restrictions on commencing building work under the Resource Management Act 1991***

**PIM No:** BCon20/0720

**Valuation or Property No:** 56040

**Building Consent No:** BCon20/0720

***Restrictions on commencing building work under the Resource Management Act 1991***


The building work referred to in the attached project information memorandum or building consent is also required to have a resource consent under the Resource Management Act 1991:

**Resource Consent required  
(Permitted Boundary Activity)**

As this resource consent will or may materially affect the building work to which the attached project information memorandum or building consent relates, until it has been granted:-

- 1. No building work may proceed until the Resource Consent (Permitted Boundary Activity) has been approved and granted.**

**Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.**

<b><i>On behalf of Whanganui District Council</i></b>	<b><i>Signature of Council Officer</i></b> 
<b>Dated this: 7 December 2020</b>	<b>Name: Greg Hoobin</b> <b>Position: Building Control Manager</b>



WHANGANUI  
DISTRICT COUNCIL  
Te Kaunihera a Rohe o Whanganui

## IMPORTANT NOTE

These documents are required to be onsite for all inspections and must be a complete and full copy of the WDC stamped “Approved” documents.

Failure to have a full and legible set of documents may result in a terminated inspection. A terminated inspection will incur additional charges.



## INSPECTION RECORD

**This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.**

<b>Project Location</b>	<b>TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL</b>	<b>BCon20/0720</b>
236A State Highway 3 South WHANGANUI	<b>ON 349 0001</b> <b>AND QUOTE THE FOLLOWING APPLICATION NUMBER:</b>	
<b>Description of Work</b>	<b>Construct a new detached 42m2 Garage.</b>	
<b>Applicant</b>	Totalspan Steel Buildings 3 Putiki Drive, Putiki, Whanganui 4500	

## SUMMARY OF CONDITIONS

Building Consent Number BCon20/0720

### PIM Conditions

<b>Code</b>	<b>Condition</b>
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].

### Building Consent Information

<b>Code</b>	<b>Information</b>
BCPropBdy	[Informative note: The property boundary must be defined before any construction commences.]

**Your project's inspections are listed on the next page...**



**Please Note: A minimum of 48 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.**

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items (eg. Engineer). Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact WDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Note: Further inspections may incur additional cost at time of Code Compliance Certificate issue.

<b>Inspections Record For Building Consent Number BCon20/0720</b>								
<i>Inspection</i>	<i>When to Request</i>	<i>Date</i>	<i>Inspector</i>	<i>Complies with Code</i>	<i>Reinspect</i>	<i>Notes</i>		
<b>CONCRETE SLAB INSPECTION</b>	Prior to placing Concrete							
<b>Final-Garage/Carport/Pergola</b>	On Completion					Once the final inspection has been completed please apply for your Code Compliance Certificate and supply the following information: (Please note that the Code Compliance Certificate can be applied for online at <a href="http://www.whanganui.govt.nz">www.whanganui.govt.nz</a> ) As-Built Drainage plan. Energy certificate/s.		



## BUILDING CONSENT NUMBER BCon20/0720

Section 51, Building Act 2004

### The building:

<b>Street address of building:</b>	<b>Legal description of land where building is located:</b>
236A State Highway 3 South WHANGANUI	LOT 2 DP 399485 1.0000 ha
<b>Building name:</b>	<b>Location of building within site/block number:</b>
<b>Level/unit number:</b>	

### The owner:

<b>Name of Owner:</b>	
Mr A Hooper, Miss MATAR Turia	
<b>Mailing address:</b>	<b>Street Address/registered Office:</b>
236 State Highway 3 South RD 2 Whanganui 4572	236 State Highway 3 South RD 2 Whanganui 4572

### Phone numbers:

<b>Landline:</b>		<b>Mobile:</b>	0274416061
<b>Daytime:</b>		<b>After hours:</b>	
<b>Facsimile number:</b>			
<b>Email address:</b>	apiandmahara@gmail.com	<b>Website:</b>	

### First point of contact for communications with the building consent authority:

<b>Contact Person:</b>	
Totalspan Steel Buildings	
<b>Mailing address:</b>	<b>Street Address/registered Office:</b>
3 Putiki Drive, Putiki, Whanganui 4500	3 Putiki Drive, Putiki, Whanganui 4500

### Phone number:

<b>Landline:</b>		<b>Mobile:</b>	0274420378
<b>Daytime:</b>	063479842	<b>After hours:</b>	
<b>Facsimile number:</b>	063479844		
<b>Email address:</b>	wanganui@totalspan.co.nz	<b>Website:</b>	

### Building Work

The following building work is authorised by this consent

<b>Project</b>
Construct a new detached 42m2 Garage.

101 Guyton Street  
P O Box 637, Whanganui  
Phone: (06) 349 0001  
Fax: (06) 349 0000  
Email: wdc@whanganui.govt.nz  
Web: www.whanganui.govt.nz



**WHANGANUI  
DISTRICT COUNCIL**  
Te Kaunihera a Rohe o Whanganui

<b><i>Intended Use</i></b>	<b><i>Intended Life</i></b>
Single Detached Residential	50+ Years
<b><i>Estimated Value (\$)</i></b>	
\$12504.00	

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty of responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition or removal would be in breach of any other Act.



## **CONDITIONS OF BUILDING CONSENT NUMBER BCon20/0720**

Section 51, Building Act 2004

***This Building Consent is issued Subject to the following conditions:***

### ***Building Act 2004, Section 37:***

#### ***Territorial authority must issue certificate if resource consent required***

- (1) This section applies if a territorial authority considers that—
- a. a resource consent under the Resource Management Act 1991 has not yet been obtained; and
  - b. the resource consent will or may materially affect building work to which a project information memorandum or an application for a building consent relates.
- (2) The territorial authority must issue a certificate, in the prescribed form, to the effect that until the resource consent has been obtained—
- a. no building work may proceed; or
  - b. building work may only proceed to the extent stated in the certificate.
- (3) The certificate must be—
- a. attached to the project information memorandum; or
  - b. if no project information memorandum has been applied for, provided to the building consent authority.

### ***Building Act 2004, Section 90:***

#### ***Inspections by Building Consent Authorities***

Agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

#### ***Compliance Schedule:***

A compliance schedule (CS) is not required for this building.

#### ***#Attachments***

- ‡Copies of the following documents are attached to this building consent:
- ‡Project information memorandum number BCon20/0720
- ‡Inspection record
- ‡Informative notes
- ‡Section 37 Certificate Building Act 2004

101 Guyton Street  
P O Box 637, Whanganui  
Phone: (06) 349 0001  
Fax: (06) 349 0000  
Email: wdc@whanganui.govt.nz  
Web: www.whanganui.govt.nz



**WHANGANUI  
DISTRICT COUNCIL**  
Te Kaunihera a Rohe o Whanganui

Signed for and on behalf of the Whanganui District Council

A handwritten signature in blue ink that reads "G. Hoobin".

GJ Hoobin  
**Building Control Manager**

**Date:** 08 December, 2020



## **BUILDING CONSENT NUMBER BCon20/0720**

### ***Informative notes:***

- The Building Consent, conditions, inspection sheet, and approved plans must be kept on site at all times until completion of the project.
- Failure to request inspections will risk the non-issuing of a code compliance certificate and the structure may be deemed non-complying.
- Any inspection time required over and above that allowed may incur a further charge.
- Under Section 52, a building consent lapses and is of no effect if the building work to which it relates is not commenced within 12 months after the date of issue.
- Under Section 93, if the owner has not made application within 24 months, the BCA (Building Control Authority), must decide whether or not to issue a CCC (Code Compliance Certificate).



## PROJECT INFORMATION MEMORANDUM NUMBER BCon20/0720

Section 35, Building Act 2004

**Totalspan Steel Buildings  
 3 Putiki Drive  
 Putiki  
 Whanganui 4500**

<b><i>Project Location</i></b>	<b><i>Assessment Number/Legal Description</i></b>
236A State Highway 3 South WHANGANUI	LOT 2 DP 399485 1.0000 ha
<b><i>Category</i></b>	<b><i>Description of Work</i></b>
Minor Building Work (req. 2 insps.)	Construct a new detached 42m2 Garage.
<b><i>Intended Life</i></b>	<b><i>Estimated Value (\$)</i></b>
50+ Years	12504.00

This Project Information Memorandum is confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004 and any requirements of the Building Consent (number BCon20/0720 ), which has been granted.

***This Project Information Memorandum is subject to the following conditions:***

- **All work on the project must comply with the requirements of the NZ Building Code.**

Signed for and on behalf of the Whanganui District Council

GJ Hoobin  
**Building Control Manager**

**Date:** 7 December 2020



*api - Tirua - Hooper*

27 November 2020

**Totalspan Steel Buildings  
3 Putiki Drive  
Putiki  
Whanganui 4500**

Dear Sir or Madam:

**1st Request for further information on Application.**

Project Number: **BCon20/0720**  
Project Location: **236A State Highway 3 South WHANGANUI**  
Project Description: **Construct a new detached 42m2 Garage.**

The building consent application is currently being assessed. Please supply the answers to the questions below in a specific covering letter clearly cross-referencing our questions and ensure that the altered drawings are also cross-referenced and have appropriate 'clouding' or **highlighting** etc. to clearly identify changes. All **RBW** questions **MUST** be addressed by the **LBP** responsible for the design and confirmation supplied. Please ensure that you quote this Project Number BCon20/0720 on all changes made to the documents.

1. **Please either move the shed to comply with the 5metre setback or apply for a permitted boundary activity. (Kelsey Lough- Planner)**  
*Customer will apply for permitted Boundary Activity*
2. **Advice note: A Permitted boundary activity can be applied for online, the affected party of 210 State Highway 3 (Stephen Ross Trustees, Helena and Stephen Ferguson) will need sign the affected party consent form 8b, elevations and site plan. (Kelsey Lough- Planner)**

*As stated Applying to DRS online.*

We appreciate the importance of your application and on receipt of the requested information we will endeavour to process your application without delay. Please send your response to [onlinebcapps@whanganui.govt.nz](mailto:onlinebcapps@whanganui.govt.nz)  
This information requires to be supplied within **2** months from the date of this letter or this consent maybe cancelled without further notice.  
If you have any further enquiries please contact this office and quote your Project Number **BCon20/0720**.

Yours sincerely

**Kim Glentworth  
Building Control Technical Officer**



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Search Copy**



*R. W. Muir*  
Registrar-General  
of Land

**Identifier** 398052  
**Land Registration District** Wellington  
**Date Issued** 09 June 2008

**Prior References**  
WN5D/393 WN6B/936

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**Estate** Fee Simple  
**Area** 1.0000 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 399485

**Registered Owners**  
Apirana Hooper and Maharani Andrea Te Aroha Rauhina-Turia

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**Interests**

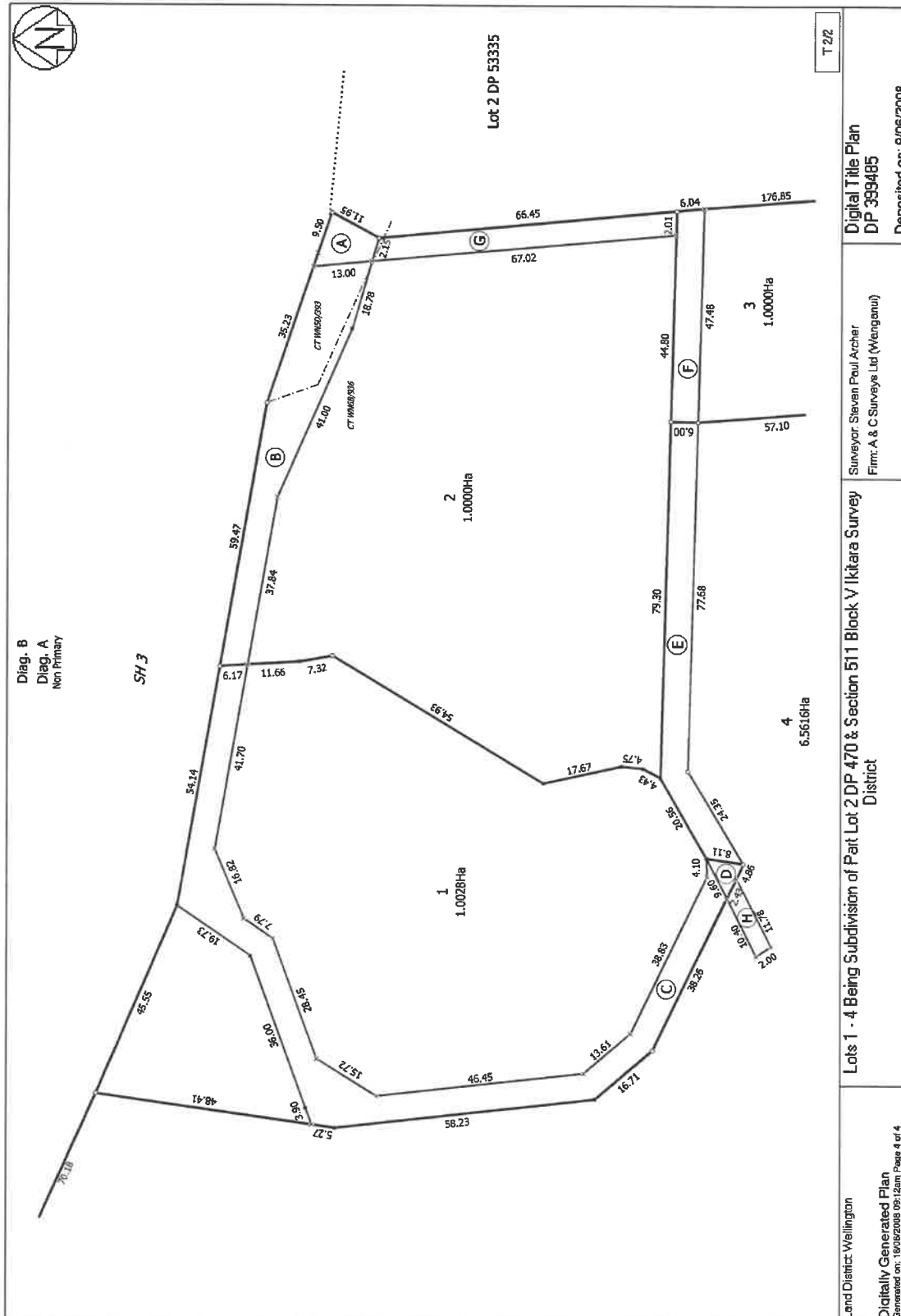
Subject to Section 59 Land Act 1948 (affects part formerly Section 511 Blk V Ikitara Survey District)  
792312 Gazette Notice declaring portion of State Highway No. 3 to be a limited access road - 23.7.1969 at 9.15 am  
7839981.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.6.2008 at 9:00 am  
Subject to a right (in gross) to convey electricity over part marked A, G on DP 399485 in favour of Powerco Limited created by Easement Instrument 7839981.7 - 9.6.2008 at 9:00 am  
The easements created by Easement Instrument 7839981.7 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right of way over part marked A and B on DP 399485 created by Easement Instrument 7839981.8 - 9.6.2008 at 9:00 am  
Appurtenant hereto are rights of way and rights to telecommunications created by Easement Instrument 7839981.8 - 9.6.2008 at 9:00 am  
The easements created by Easement Instrument 7839981.8 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 7839981.9 - 9.6.2008 at 9:00 am  
11598701.2 Mortgage to Bank of New Zealand - 15.11.2019 at 4:13 pm

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Identifier

398052



RECEIVED 9/11/2020



**CHANANEL CONSTRUCTION LTD, 236 STATE HIGHWAY No 3, WANGANUI:**  
**LT 399485**  
**CERTIFICATE PURSUANT TO SECTION 221 OF THE**  
**RESOURCE MANAGEMENT ACT 1991**

The Wanganui District Council has granted a Resource Consent under Section 104A of the Resource Management Act 1991 to Chananel Construction Ltd being a subdivision of Certificates of Title WN6B/936 and WN5D/393.

The subdivision is subject to the following condition:

1. The owners of Lots 2, 3 and 4 prior to the occupation of any dwelling on the Lots shall install an on-site secondary septic tank system approved by Council and designed and certified by a suitably qualified professional person engaged by the owners.

The system shall comply with the requirements of Horizon Regional Council rules for discharge of domestic waste to land.

The disposal field shall be located at least 3 metres from any dwelling and at least 1.5 metres from any other building or property boundary. The disposal field shall be separated at least 20 metres from any other effluent field or watercourse and at least 10 metres from any down slope.

There shall be 900mm separation between the high winter water table and the level of drip irrigation line.

The design discharge to the treatment system shall be not more than 2000 litres per day and the sub-surface application rate shall be no more than 3mm per square metre per day via a pressure compensating drip line.

The disposal field shall be planted with the appropriate plants as recommended by Horizons Regional Council on approval of any system. Any system installed shall have a current maintenance contract, involving annual inspections of the plant and disposal field, with supplier or agent for the life of the system.

This consent notice shall be registered as appropriate against the Certificates of Title in terms of the Land Transfer Act 1952.

Dated at Wanganui this *22nd* day of *FEBRUARY 2008*

D F Wan

**Subdivisions Officer**

(Acting pursuant to a delegated authority from the  
Principal Administrative Officer)

Wanganui District Council  
PO Box 637  
Wanganui

19 / 10 / 2020

Dear Sir/Madam

I hereby authorise Totalspan Steel Buildings Wanganui to act as agent in respect of this building consent.

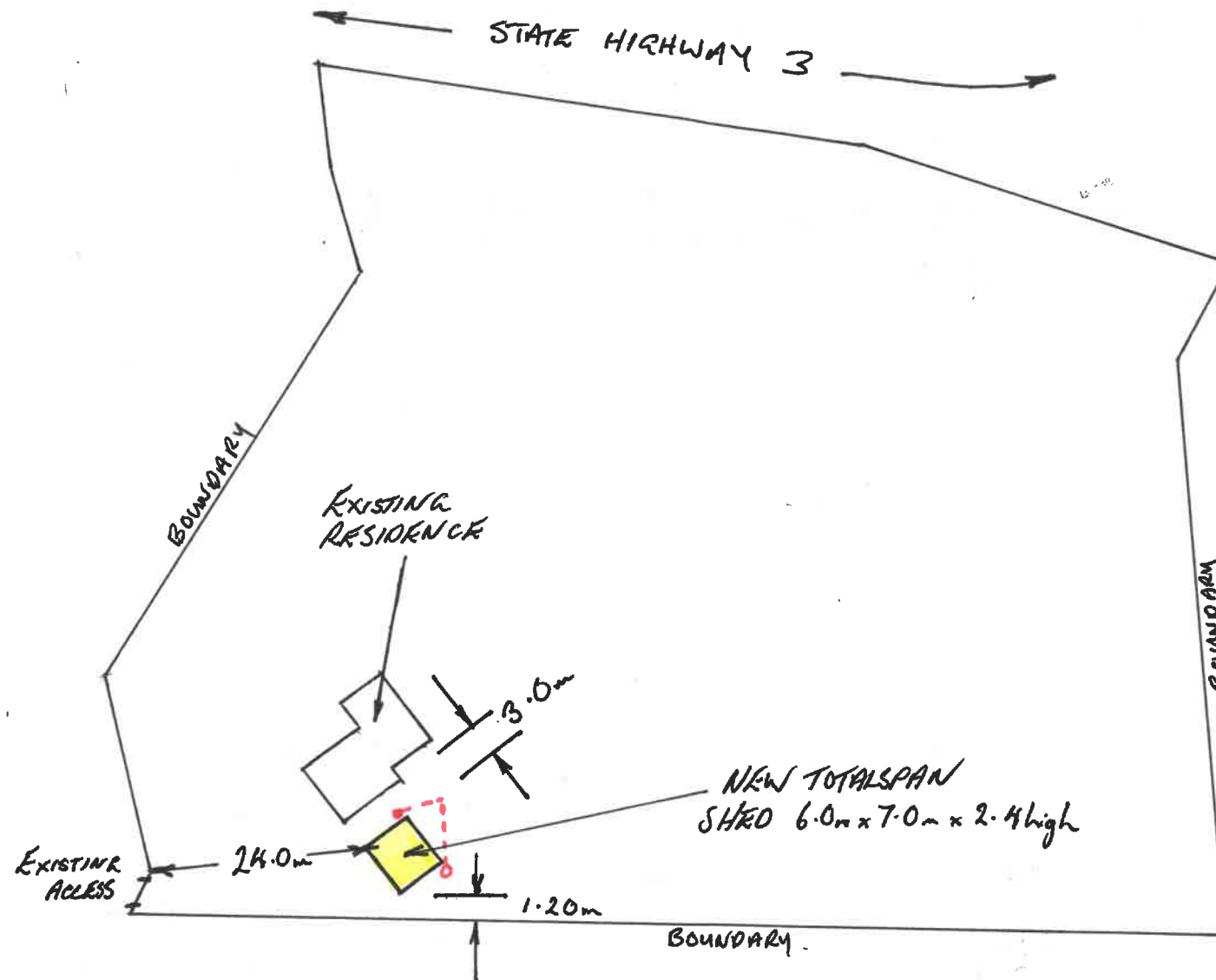
The intended use of this building is Garage

Name Apirana Maharani Turia - Hooper

Address 2369 S+3 Rd Marybank.

Signed 

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STORMWATER:

- = DOWNPIPES 65mm Ø P.V.C.
- = 100mm Ø P.V.C. To Connect to 12,000 ltr Water Tanks (x2) (EXISTING).

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SITE DETAILS	
LOT: 2	
DP: 399485	
CT: 398052	
Site m <sup>2</sup>	= 1.00ha
Existing Building m <sup>2</sup>	= 160
Proposed Building m <sup>2</sup>	= 42
% of Building Coverage	=

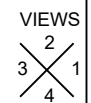
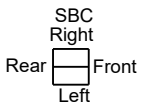
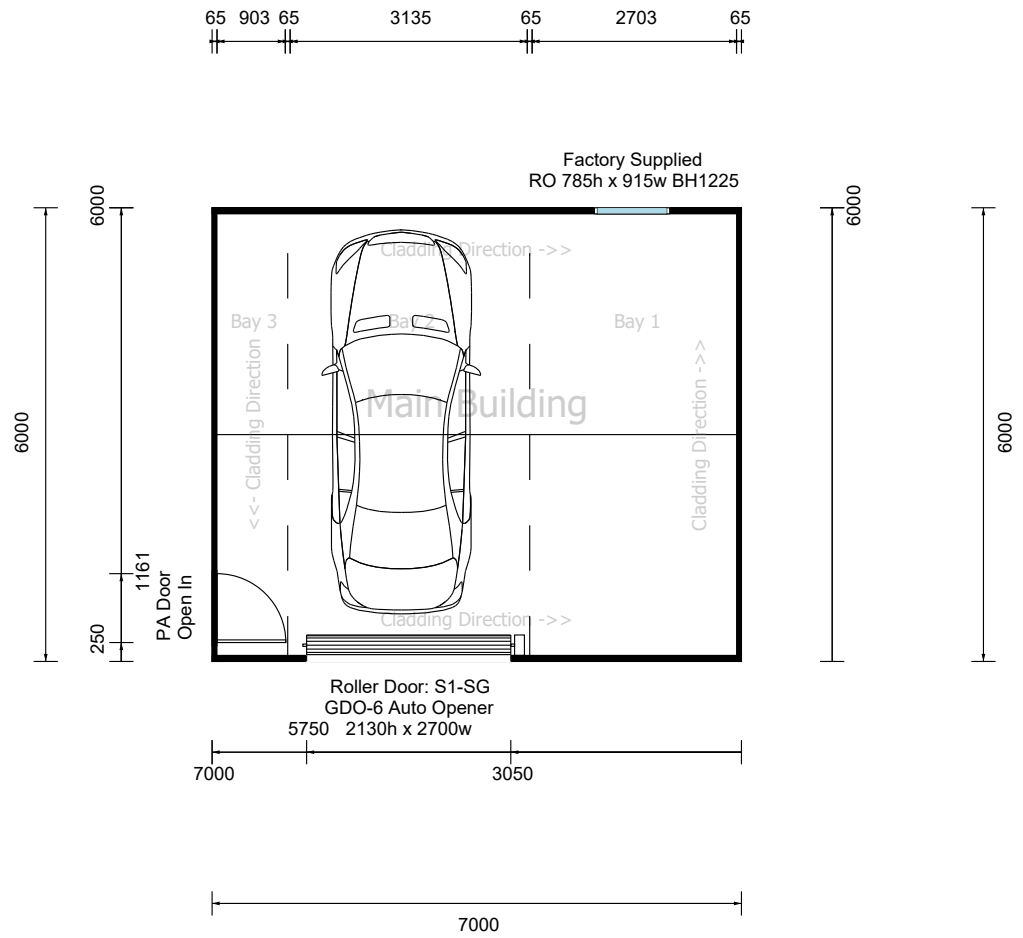
**TOTALSPAN.**  
STEEL SHEDS & BUILDINGS  
**WHO CAN? TOTALSPAN!**  
PHONE: 0800 TOTALSPAN  
0800 868 857

BUILDING PROPOSED FOR: *A. TURIA-HOOPER*  
*236a State Highway 3*  
*WHANGANUI*

DRAWING TITLE:  
**SITE PLAN**

NOTES:  
Copyright: These drawings must not be reproduced without express permission of Totalspan Buildings Ltd.

SCALE: 1:75      DATE: 20/10/20  
DRAWN: *Totalspan*      FILE:  
SHEET: 1  
OF: 1



Project No.: 230679



Totalspan Wanganui  
3 Putiki Drive  
4500  
06 347 9842  
wanganui@totalspan.co.nz

For: Apirana and Mahara Turia-Hooper  
236a State Highway 3  
Marybank  
Whanganui  
4673

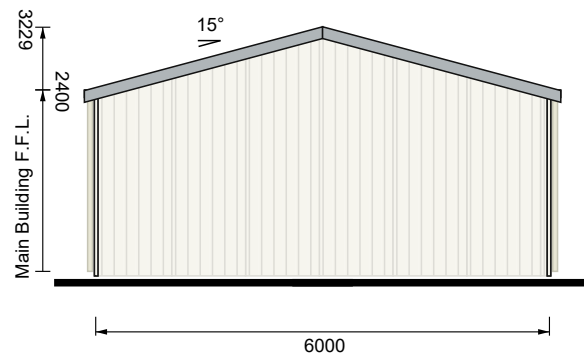
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**ARCHITECTURAL DETAILS  
FLOOR PLAN**

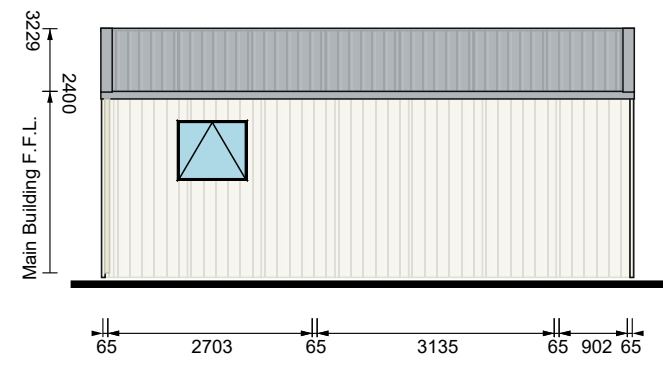
COPYRIGHT SPANBILD NEW ZEALAND LIMITED • DIMENSIONS IN MM UNLESS OTHERWISE STATED  
CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE AT TIME OF CONSTRUCTION

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VIEW 1



VIEW 2



Project No.: 230679



Totalspan Wanganui  
3 Putiki Drive  
4500  
06 347 9842  
wanganui@totalspan.co.nz

For: Apirana and Mahara Turia-Hooper  
236a State Highway 3  
Marybank  
Whanganui  
4673

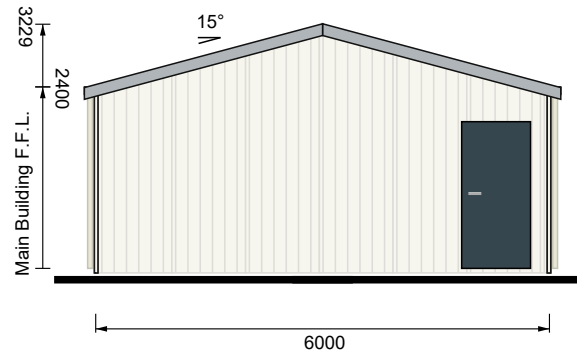
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**ARCHITECTURAL DETAILS  
ELEVATIONS**

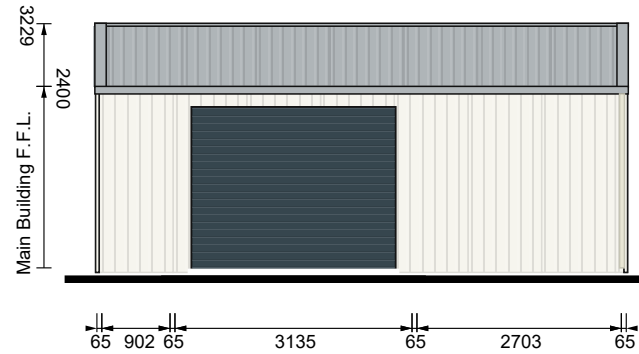
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VIEW 3



VIEW 4



Project No.: 230679



Totalspan Wanganui  
3 Putiki Drive  
4500  
06 347 9842  
wanganui@totalspan.co.nz

For: Apirana and Mahara Turia-Hooper  
236a State Highway 3  
Marybank  
Whanganui  
4673

Scale: 1:100

**ARCHITECTURAL DETAILS  
ELEVATIONS**

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Page 3 of 3

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**Gable Range  
Producer Statement and Structural Details  
(IL1 Non-Habitable, Unlined, Closed)**

**CLIENT:**

Apirana and Mahara Turia-Hooper  
236a State Highway 3  
Marybank  
Whanganui  
4673

**BUILDING:**

TRS Project Ref: 230679  
Location: Lat: -39.9584608709583 Lng: 175.074356496334  
Wind Speed: Vdes @: 41.59 m/s  
Snow Loading: Sg = None  
Span: 6.000m  
Length: 7.000m  
Knee Height: 2.400m  
Bay Size: 1.000m, 3.200m, 2.800m  
Roof Details: 15° pitch, 6 Rib 0.40mm  
Cladding Details: 7 Rib 0.35mm  
Downpipe Size: 65mm Dia PVC  
Floor Type: Concrete Slab  
Area: 42.000m<sup>2</sup>

**NOTES :**

- 1 - Contractor to confirm all dimensions on site at time of construction
- 2 - These drawings must not be reproduced without express permission from Spanbild New Zealand Limited.

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**TOTALSPAN**

A Division of Spanbild New Zealand Ltd  
112 Waterloo Road, Hornby  
P.O.Box 11-013, Christchurch Details



Gable Range - Design

Contents

Sheet 1 of 19



**PRODUCER STATEMENT - PS1 - DESIGN**

(Guidance on use of Producer Statements (formerly page 2) is available at www.engineeringnz.org)

Building Code Clause(s) **B1**

ISSUED BY: **Calibre Consulting Ltd** (Design Firm)

TO: **Totalspan Wanganui** (Owner/Developer)

TO BE SUPPLIED TO: **Wanganui District Council** (Building Consent Authority)

IN RESPECT OF: **6m span x 7m IL1 Non-Habitable, Unlined portal building; DL=50yrs** (Description of Building Work)

AT: **236a State Highway 3, Marybank, Wanganui, 4673, New Zealand** (Address)

LOT: ..... DP: ..... SO: .....

We have been engaged by the owner/developer referred to above to provide **Structural Design**

(Extent of Engagement)

services in respect of the requirements of Clause(s) **B1** of the Building Code for:

All or  Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

Compliance Documents issued by the Ministry of Business, Innovation & Employment **B1/VM1, B1/VM4** (verification method / acceptable solution) or

Alternative solution as per the attached schedule.....

The proposed building work covered by this producer statement is described on the drawings titled

**Gable Range** and numbered **Sheets 1-2, 5-17**; together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions: **good ground as per NZS3604, with UBC reduced to 225kPa.**

(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend

the following level of construction monitoring/observation:-

CM1  CM2  CM3  CM4  CM5 (Engineering Categories) Or  as per agreement with owner/developer (Architectural)

I, **John McCurran** am:  CPEng **48451** #  Reg Arch #

I am a member of:  Engineering New Zealand  NZIA and hold the following qualifications: **BE (civil)**

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000\*

The Design Firm is a member of ACENZ:

SIGNED BY **John McCurran** (Signature)

ON BEHALF OF **Calibre Consulting Ltd** (Design Firm) Date **23 October 2020**

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000\*.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA

**SPECIFICATIONS**

GENERAL NOTES

1. IMPORTANT DESIGN LIMITATIONS

1.1. Design limitations apply to any item or alteration not specifically stated or clearly represented within the scope of these engineering specifications. This is a CAD drawing which must not be altered by manual methods, exceptions to this are:

- 1.1.1. The documentation clearly states where "generic" items can be crossed out, or the applicable detail circled to provide clarity.
- 1.1.2. Additional specific design has been carried out by a CPENG engineer with a PS1 supplied covering "part" design works for any amendment/alterations. Alternative/Additional drawings shall be supplied or these specifications must be clearly marked up in red pen and accompanied by the PS1 engineer's signature on each drawing altered which is covered by the additional specific design, as above.
- 1.1.3. A letter has been supplied in writing, signed by the original engineer(s) covering "minor" amendments/alterations or clarifications to varying interpretations of the design drawings.

1.2. Habitable/Lined Buildings are not covered within this scope of work.

2. GENERAL

- 2.1. All work shall conform to the New Zealand Building Code
- 2.2. B2 Durability shall be covered by respective product/manufacturers durability statements

3. LOADINGS

- 3.1. Buildings are designed to AS/NZS 1170
  - 3.1.1. Refer Schedule for Windspeed,  $V_{des\theta}$  in m/s.
  - 3.1.2. Refer Schedule for Ground Snow Load if applicable in kPa.
  - 3.1.3. The roofing is not designed for point loads of 1.1kN, these are Surfaces (including transparent surface) over which supports (e.g., boards or ladders) are required to be laid to support actions incidental to maintenance (e.g., people).
  - 3.1.4. Earthquake loads, except for "near fault" locations due to the light-weight structure are not critical for unlined, Importance Level 1 & 2 standard structures with cladding as specified below only.
  - 3.1.5. Habitable/Lined or Importance Level 3 and greater structures require specific design engineering in addition to this specification covering the scope of works. (Importance Level 2 structures have been designed to resist "structural damage" deflections only).
  - 3.1.6. Any loads exceeding the above shall require specific design engineering in addition to this specification covering the scope of works.

4. FOUNDATIONS

- 4.1. Ground shall have a safe bearing capacity of at least 75kPa (225kPa Ultimate).
  - 4.1.1. This is achieved by meeting "good ground", safe bearing capacity of at least 100kPa in accordance with NZS 3604 (i.e. exceeds the above) OR;
  - 4.1.2. Safe bearing capacity of at least 75kPa by Site Specific Geo-Technical Report (as NZS 3604 has no means of determining a minimum safe bearing of 75kPa).

5. CONCRETE

- 5.1. Designed to NZS 3101
- 5.2. Remove vegetation and loose material from the building footprint, backfill with compacted hard-fill if required and lay sand blinding to the underside of the concrete slab. Ensure the surface of the slab will be at least 100mm above the highest level of cleared ground around the slab.
- 5.3. Concrete shall have a maximum aggregate size of 20mm and minimum 20MPa compression strength at 28 days.
- 5.4. Refer Foundation Details for further details.
- 5.5. Lesser Ductile Mesh is allowed to be used for Importance Level 1 structures only
  - 5.5.1. Refer NZS 3101 Clause 5.3.2.7 (a)

6. STEELWORK & COMPONENTS

- 6.1. All Steelwork & Components shall (where applicable) conform to:
  - 6.1.1. AS/NZS 4600 - Cold-formed steel structures
  - 6.1.2. AS/NZS 1252 - High strength steel bolts with associated nuts and ...
  - 6.1.3. AS/NZS 1365 - Tolerances for flat-rolled steel products
  - 6.1.4. AS/NZS 4505:2013 - Garage doors and other large access doors
  - 6.1.5. AS 1110 - ISO metric hexagon bolts and screws
  - 6.1.6. AS 1112 - ISO metric hexagon nuts...
  - 6.1.7. AS 1397 - Continuous hot-dip metallic coated steel sheet and strip
  - 6.1.8. AS 1580 - Paints and related materials - Methods of test
  - 6.1.9. AS 3566 - Self-drilling screws for the building and construction industries
  - 6.1.10. and ...
  - 6.1.11. IFI-114(Imperial) / IFI-505(Metric) - Break Mandrel Blind Rivets

7. CLADDING

- 7.1. Steel only. Alternative claddings (excluding glass reinforced panel), require an independent specific design certificate for the scope of work.
- 7.2. Fixing pattern as per E2/AS1 or NZ MRM - NZ Metal Roof and Wall Cladding Code of Practice.
- 7.3. Flashings shall be fixed as per manufacturers recommendations/instructions.

8. SERVICES

- 8.1. Penetrations through framing members
  - 8.1.1. Typical hole diameter(s) shall not exceed 29mm (1 1/8 inch)
    - 8.1.1.1. A single 44mm (1 3/4 inch) hole per C150, C250 or C300 section only is allowed to accommodate an up to 40mm waste water pipe
  - 8.1.2. Distance between holes along the section shall be no less than 1000mm
  - 8.1.3. Holes shall be located:
    - 8.1.3.1. Central in the web, (within the centre 1/3 of the web depth)
    - 8.1.3.2. At least 200mm from the end of a member
  - 8.1.4. Rubber grommets to be applied to un-swaged service holes
  - 8.1.5. Larger and more frequently spaced holes are allowed, however please consult with an engineer first for written approval to ensure compliance with AS/NZS 4600.



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Gable Range - Design

Producer Statement / Specifications

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MANUFACTURERS STATEMENT - DURABILITY

**Cladding**

To satisfy the requirements of Clause B2: "Durability" of the NZBC and to ensure the cladding material meets a 15-year durability life and a 50 year intended working life (design life), the following provisions must apply:

**Cladding Range of Product and Use**

- Coating Type: Zinc/Aluminium & Painted (Coloured Steel).
- Steel thickness range: 0.35mm - 0.55mm BMT
- Steel grade range: G300 - G550
- Application: Standard Totalspan Roof and Wall Cladding
- Profile: Totalspan 7 Rib, Totalspan 6 Rib, Totalspan Corrugate

**Requirements, Limitations and Exclusions**

- Fixing and installation of the cladding must be done exactly in accordance with Totalspan Buildings instructions and specifications.
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

**Regular Maintenance**

- Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3
- Corrosion Zones B and C.. (\*Reference NZS 3604:2011 Corrosion Zone Figure 4.2)  
 Rain-washing only required on exposed (open to airborne salts and rain wetting) material. Sheltered (open to airborne salts, but not rain washed) or protected areas such as under spouting, top-cladding sheets and tops of doors require washing every 3 months.
- Sea Spray Zone D (Includes all off-shore islands, the area within 500m of the coastline of New Zealand, and those areas shown in white - \*Reference NZS 3604:2011 Figure 4.2) and areas of Geothermal Activity (\*Reference NZS 3604:2011 4.2.4 (c)).  
 Rain-washing only required on exposed (open to airborne salts and rain wetting) areas. Sheltered (open to airborne salts, but not rain washed) and protected areas such as under spouting, top cladding and tops of doors require washing down every month and whenever corrosive salts are present.

**Extended Maintenance, Painting or Repainting**

**Extended Durability**

Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the product. Paint manufacturers recommendations are to be followed for surface preparation and paint type to be used.

**Evident Corrosion**

- Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required.
- Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.  
 If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

**Steel Framing**

To satisfy the requirements of Clause B2: "Durability" of the NZBC and to ensure the structural framing material meets a 50-year durability life the following provisions must apply:

**Steel Framing Range of Product and Use**

- Coating Type: Galvanised
- Steel thickness range: 0.75mm – 2.4mm BMT
- Steel grade range: G450 – G550
- Application: Standard Totalspan Purlins, Girts, Portal Frames, Door Jambs, Wall Uprights, Bridging
- Profile: C Sections – 80x40, 150x64, 220x64, 250x85  
 Z Sections – 100x53, 150x65  
 Tophat Sections – 100x163, 120x170, 150x183

**Awnings/Garaports attached to Base Buildings**

- Where sections are exposed to or located in salt marine, corrosive industrial or unusually high corrosive environments the below Regular Maintenance must be adhered to.  
 Please contact the manufacturer for specialist advice if unsure of requirements. This also applies to all Steelwork that is exposed to the wind but is protected from the rain located in an open sided structure such as carports, awnings or structures closed in on one side only.  
 Maintenance is necessary when the Galvanised coating ceases to provide sacrificial protection to the steel base, or where the appearance is no longer aesthetically acceptable. Rust staining or the growth of rust spots usually indicates the breakdown of Galvanised coating. At the first sign of breakdown, the surface should be treated with an appropriate maintenance coating system. All maintenance should be carried out in accordance with AS/NZS 2312: 2002 (Incorporating Amendment No. 1) [c] and New Zealand Steelwork Corrosion Coatings Guide (HERA Report R4-133) [d].

Regular inspections of the steel work and maintenance at the first signs of a problem will extend the durability of the sections. If any of the structure components show signs of corrosion during normal maintenance these are also easily accessible and simple to replace.

**Regular Maintenance**


- Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3 Corrosion Zones B and C. (\*Reference NZS 3604:2011 Corrosion Zone Figure 4.2)  
 Rain-washing only required on exposed (open to airborne salts and rain wetting) material. Sheltered (open to airborne salts, but not rain washed) or protected areas such as under spouting, top-cladding sheets and tops of doors require washing every 3 months.
- Sea Spray Zone D (Includes all off-shore islands, the area within 500m of the coastline of New Zealand, and those areas shown in white - \*Reference NZS 3604:2011 Figure 4.2) and areas of Geothermal Activity (\*Reference NZS 3604:2011 4.2.4 (c)).  
 Rain-washing only required on exposed (open to airborne salts and rain wetting) areas. Sheltered (open to airborne salts, but not rain washed) and protected areas such as under spouting, top cladding and tops of doors require washing down every month and whenever corrosive salts are present.

**References**

1. NZBC – Compliance Document – Clause B2 - Durability
2. NZS 3604, Clause 4, Durability\*

\* - Totalspan Buildings acknowledges and understands that NZS 3604 is a Timber Framed Building standard. Totalspan Buildings has used NZS 3604 as a reference only to identify Corrosion Zones, Sea Spray Zones and areas of Thermal activity.

Totalspan Buildings  
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 Sockburn  
 CHRISTCHURCH



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Gable Range


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Durability Statement

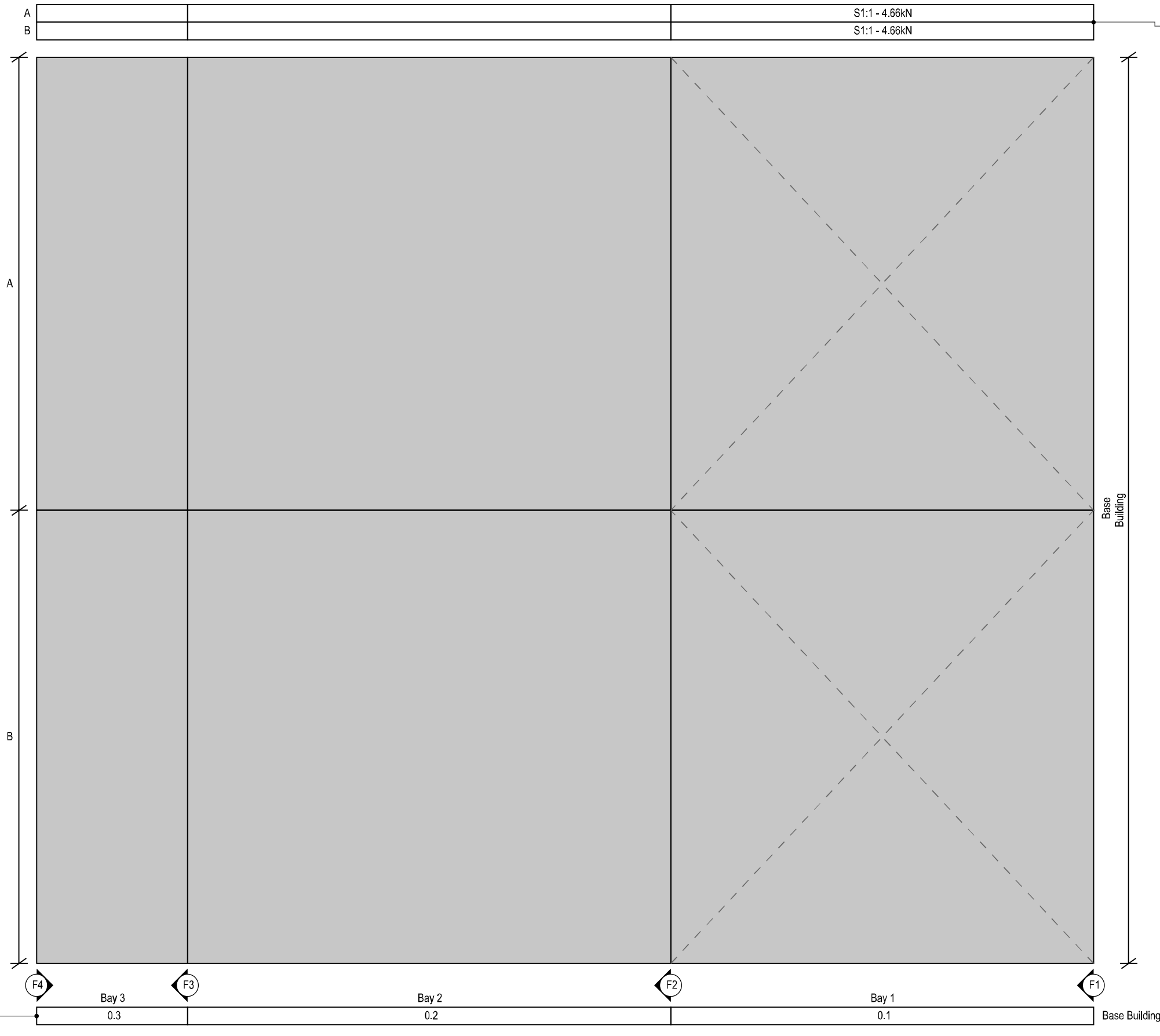
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Gable Range
Site Plan
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ROOF - (BAYS 3-1)



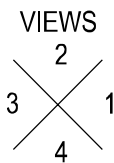
BRACING kN (Totals)		
Location	Required	Achieved
A	2.45 kN	4.66 kN
B	2.45 kN	4.66 kN

FRAMING SECTION TABLES	
<b>Base Building - 0.1</b>	
Design	Closed
Purlin (Bridge Count)	C80-75(2)
Purlin Centres	0.776m
<b>Base Building - 0.2</b>	
Design	Closed
Purlin (Bridge Count)	C80-95(2)
Purlin Centres	0.776m
<b>Base Building - 0.3</b>	
Design	Closed
Purlin	C80-75
Purlin Centres	0.776m

**BRACING DESIGN NOTES**  
 All bracing must be connected to main structural members i.e. Portal Legs, Portal Rafters, End Wall, Uprights & Main Access Door Jambs. Bracing shall not be solely connected to intermediate members such as Girts, Purlins, Minor Access Door Jambs & PA Door Jambs.

**BRACING LEGENDS**  
**S1:1**  
 Mitek Strip-Brace 27x0.6mm G550, configured as a single cross.

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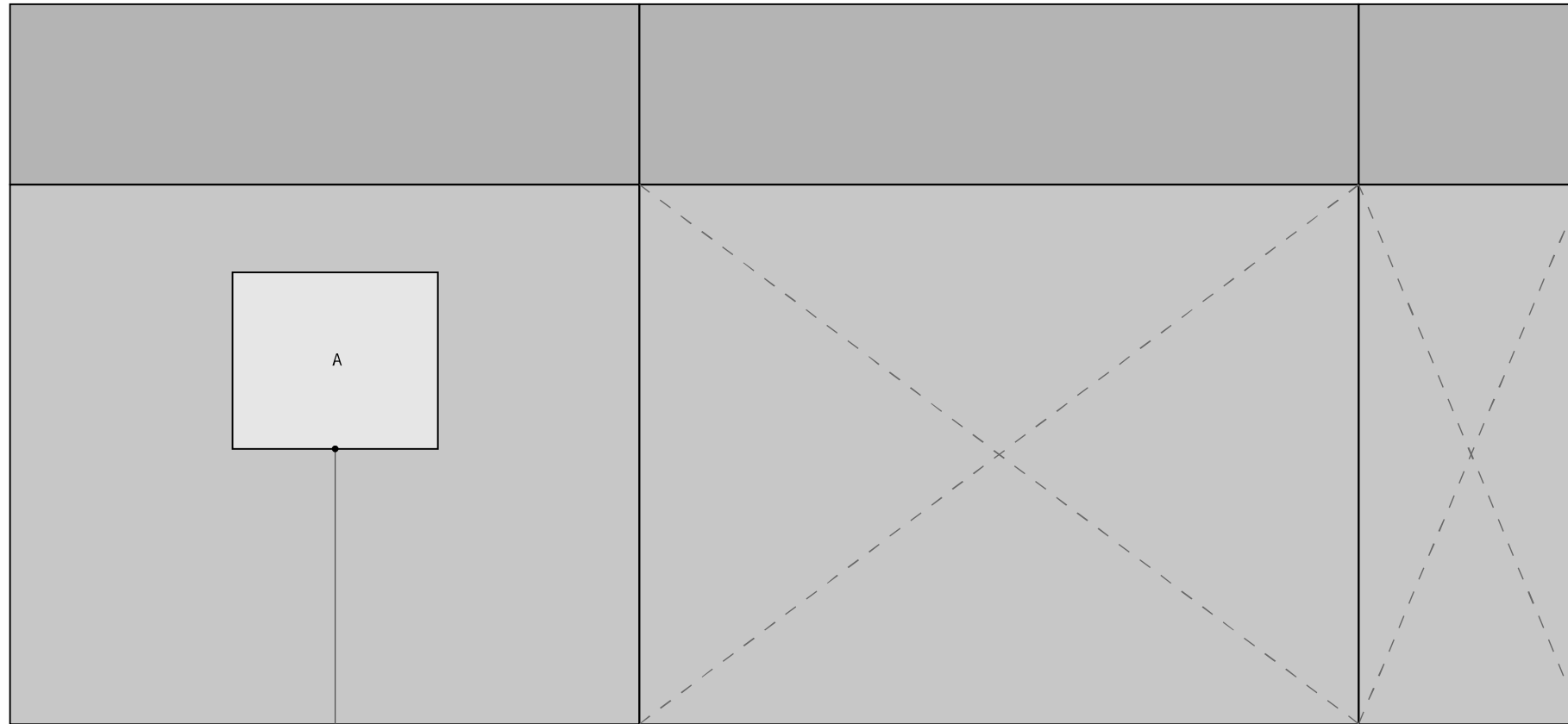


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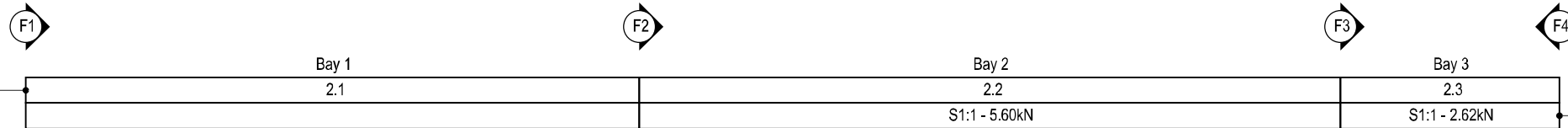
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Gable Range - Design
Engineering Tables
Sheet 5 of 19

VIEW 2 - BUILDING SIDE (BAYS 1-3)



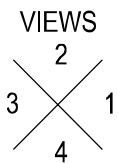
FRAMING SECTION TABLES	
<b>Base Building - 2.1</b>	
Design	Closed
Girt (Bridge Count)	C80-95(1)
Girt Centres	1.140m
<b>Base Building - 2.2</b>	
Design	Closed
Girt (Bridge Count)	C100-10(1)
Girt Centres	1.140m
<b>Base Building - 2.3</b>	
Design	Closed
Girt (Bridge Count)	C80-75(1)
Girt Centres	1.140m



OPENING SECTION TABLES	
<b>Opening - A</b>	
Jams, Head Beam & Sill	C80-95

BRACING kN (Totals)	
Required	4.58 kN
Achieved	8.22 kN

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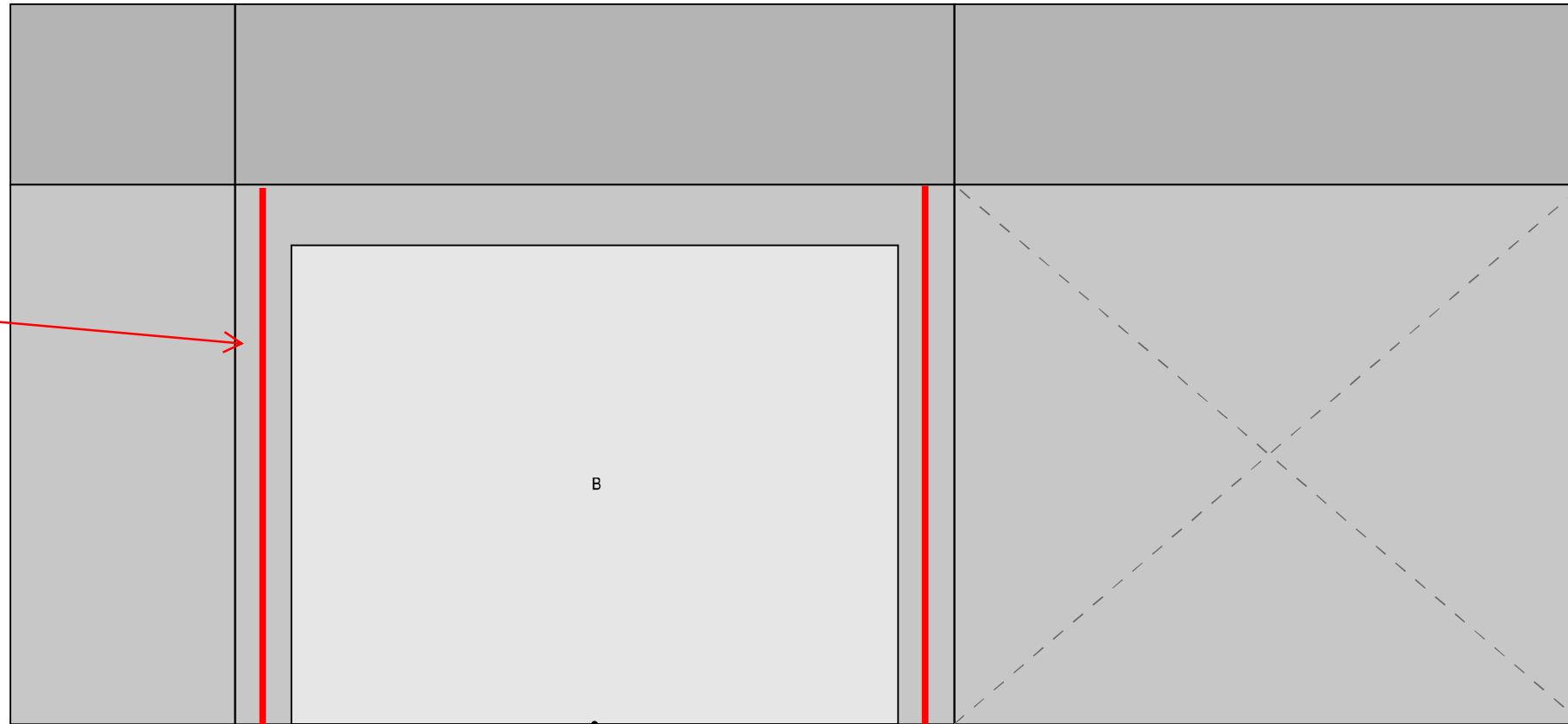
Gable Range - Design

Engineering Tables

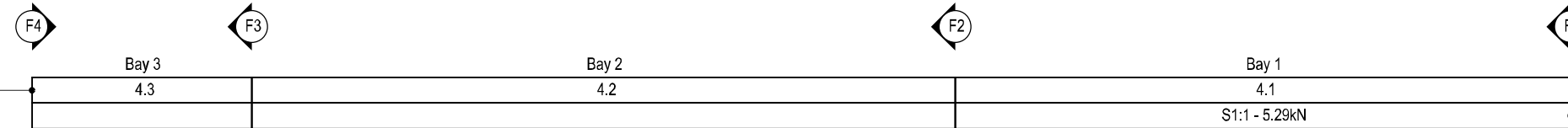
Sheet 6 of 19

VIEW 4 - BUILDING SIDE (BAYS 3-1)

Refer to Details JA, JD & JE for jambs adjacent to portal legs



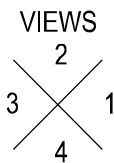
FRAMING SECTION TABLES	
<b>Base Building - 4.1</b>	
Design	Closed
Girt (Bridge Count)	C80-95(1)
Girt Centres	1.140m
<b>Base Building - 4.2</b>	
Design	Closed
Girt (Bridge Count)	C100-10(1)
Girt Centres	1.140m
<b>Base Building - 4.3</b>	
Design	Closed
Girt (Bridge Count)	C80-75(1)
Girt Centres	1.140m



OPENING SECTION TABLES	
<b>Opening - B</b>	
Jambs	C150-15
Head Beam	C150-10

BRACING kN (Totals)	
Required	4.58 kN
Achieved	5.29 kN

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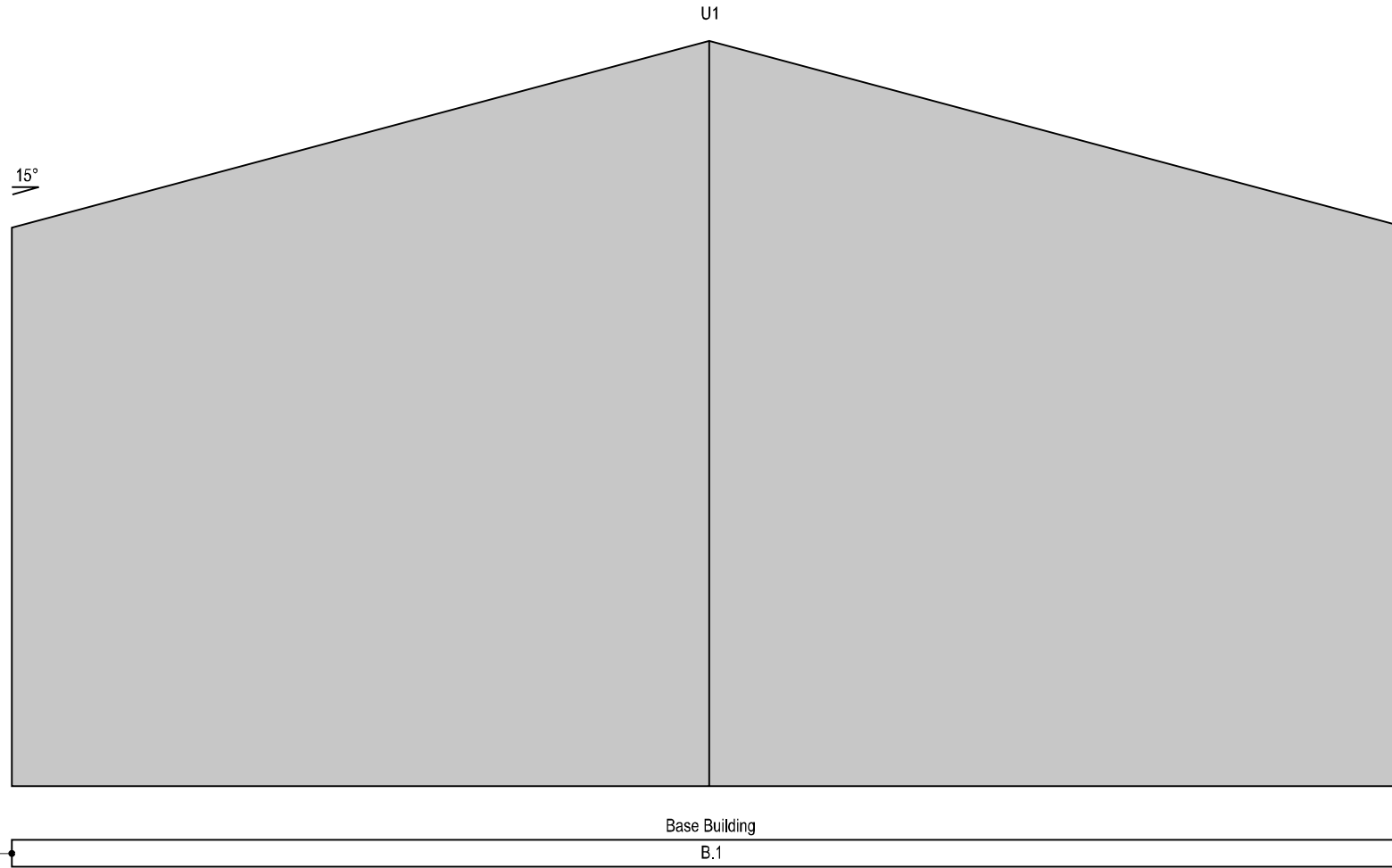
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Gable Range - Design

Engineering Tables

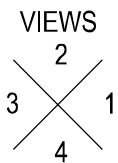
Sheet 7 of 19

FRAME F1



FRAMING SECTION TABLES	
Base Building - B.1	
Design	Closed
Leg & Rafter	C150-10
Upright - U1	C150-12
Girt (Bridge Count)	C80-95(1)
Girt Centres	1.15m

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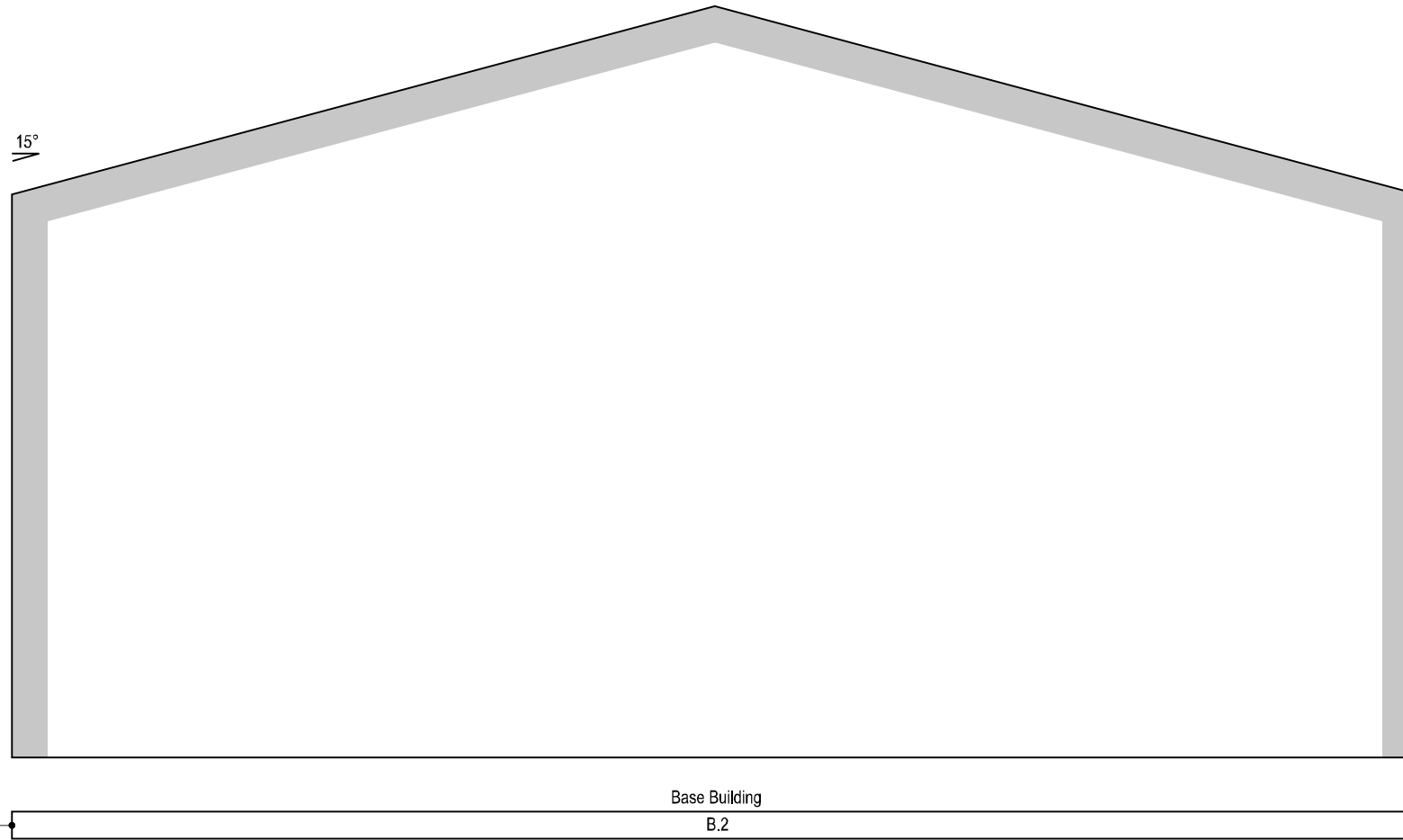


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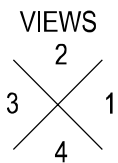
Gable Range - Design
Engineering Tables
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FRAME F2,F3



FRAMING SECTION TABLES	
<b>Base Building - B.2</b>	
Design	Closed
Leg & Rafter	C150-15

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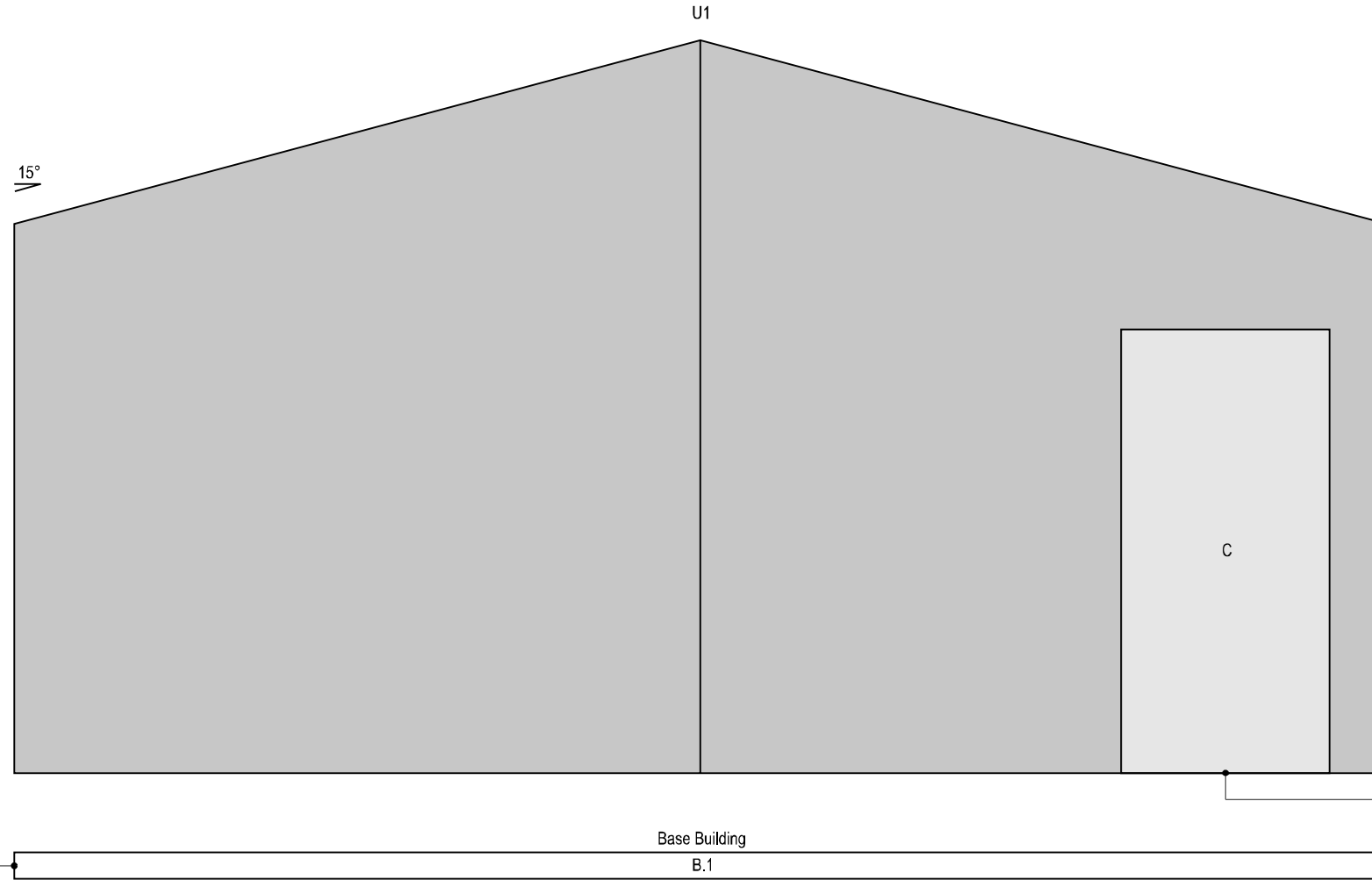
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Gable Range - Design

Engineering Tables

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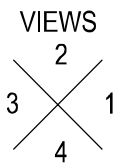
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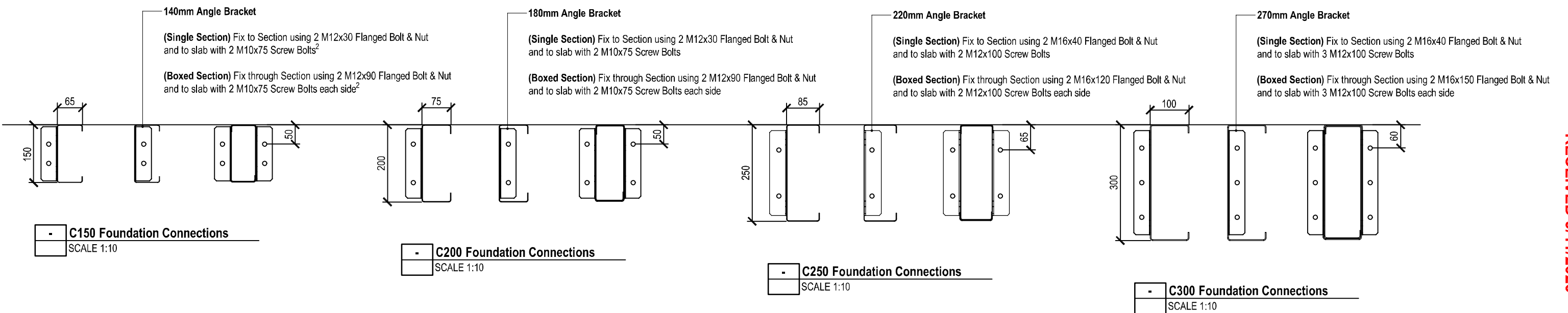
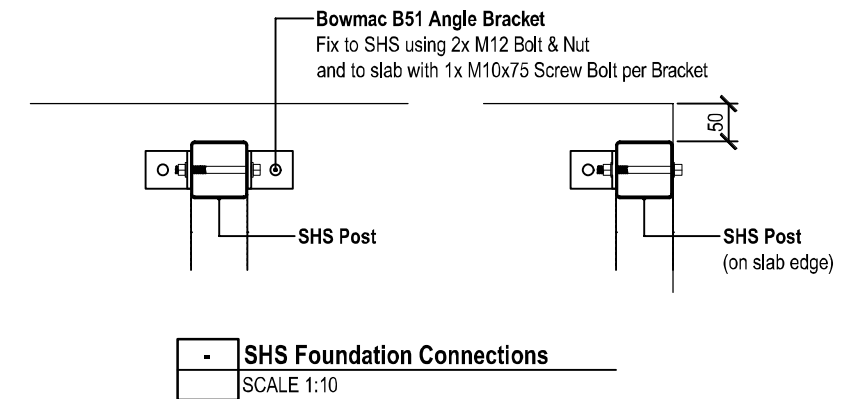
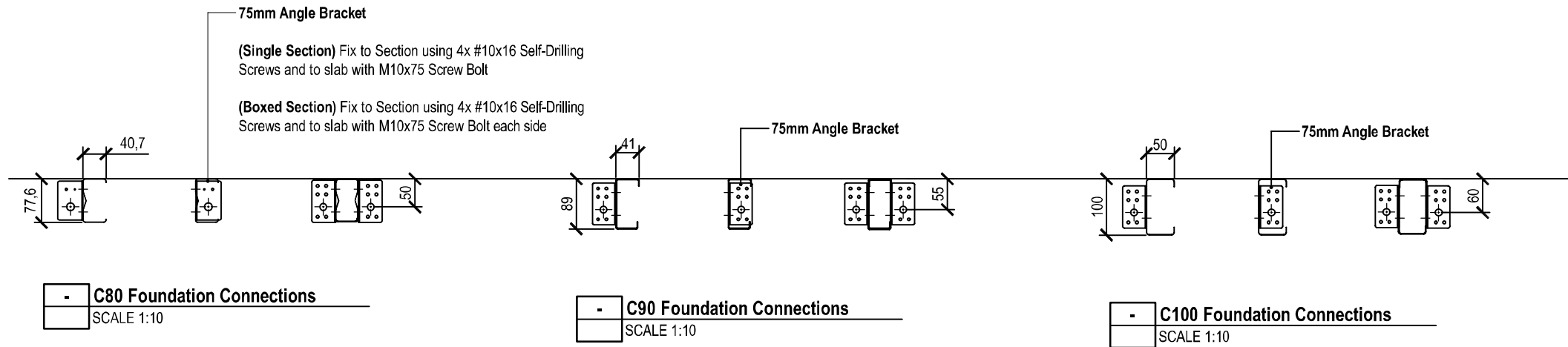
FRAMING SECTION TABLES	
Base Building - B.1	
Design	Closed
Leg & Rafter	C150-10
Upright - U1	C150-12
Girt (Bridge Count)	C80-95(1)
Girt Centres	1.15m

OPENING SECTION TABLES	
Opening - C	
Jams & Head Beam	C80-95
Upper Support Girt	B80-95(1)

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**Important Notes**

1. Recommended edge distances are listed above, brackets may be repositioned slightly +/- 3mm however concrete edge distance to bolt centre shall not be less than be 50mm
2. C/B150-15 & C/B150-19 Portal Legs shall have a M10x38mm Square Washer to M10x75 Screw Bolts (otherwise, not required.)

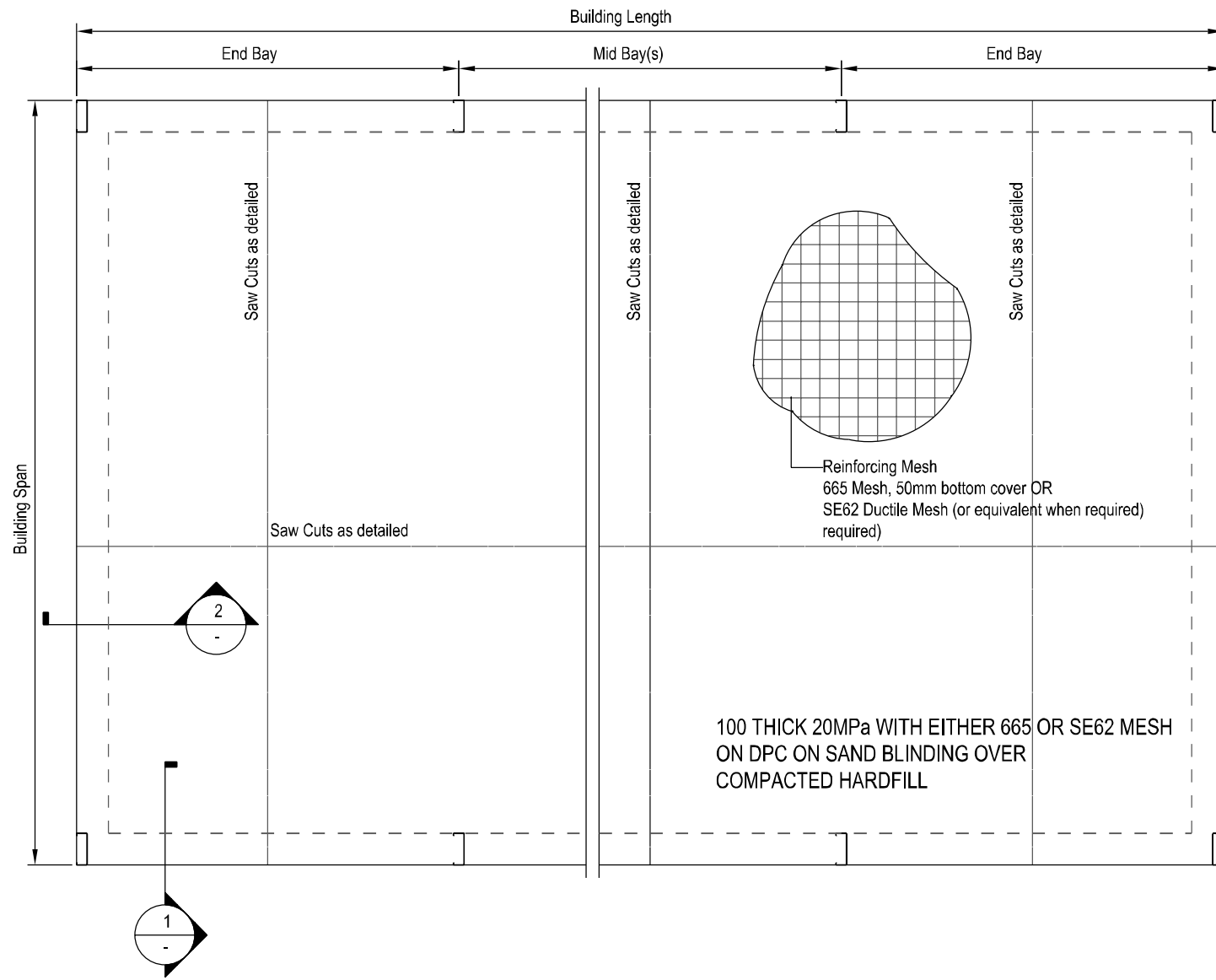
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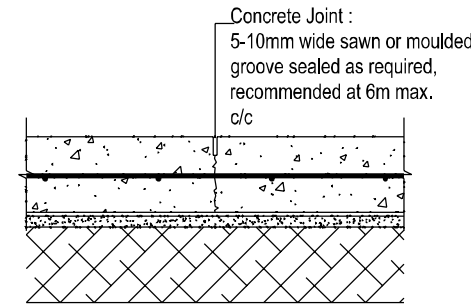
Gable Range - Design

Foundation Details SD-F01

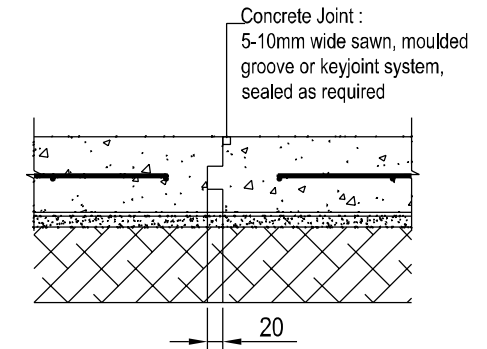
Sheet 11 of 19



INDICATIVE SLAB PLAN (FOR NOTATION REFERENCE ONLY)  
SCALE 1:50



TIED JOINT / SAW CUTS  
SCALE 1:10



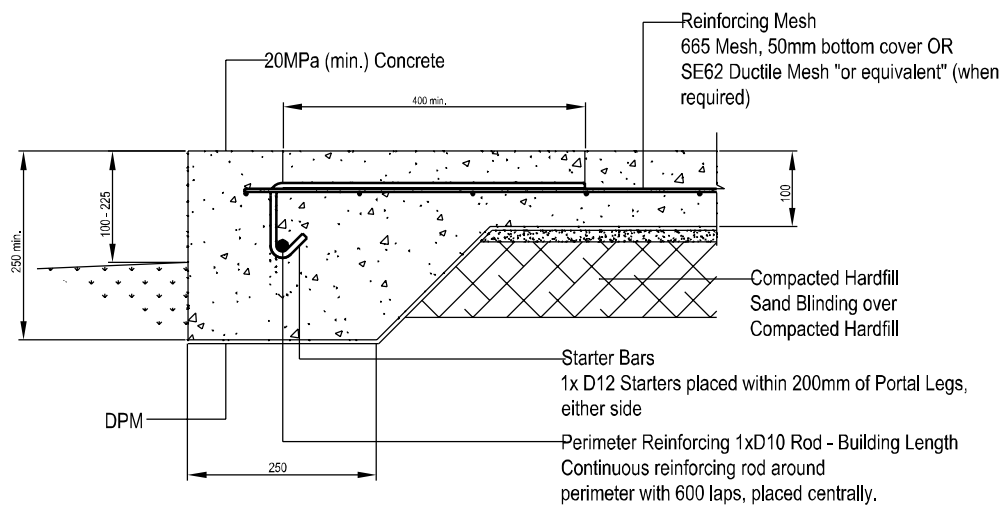
FREE KEYED JOINT  
SCALE 1:10

Important Notes

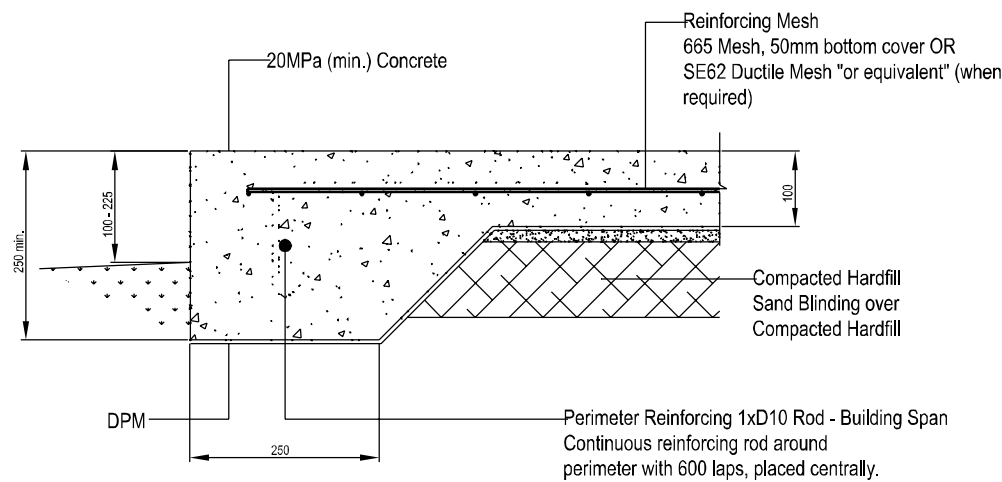
- Perimeter reinforcing
  - Central reinforcing specified "along" building length; shall continue "across" building span
  - Top and Bottom reinforcing specified "along" building length; the lesser reinforcing specified (where applicable) shall be used for single central reinforcing "across" building span. Reinforcing "across" shall wrap around the corners 600mm to remain "continuous".
- Slab thickness may be increased only in case of large machinery, equipment where heavier traffic loadings are required. Check control joint requirements as per CCANZ guidelines and install where recommended.
- This slab has been designed in accordance with NZS3101:2006 and compliant to where lesser ductile mesh may be used per clause 5.3.2.7 (a) where "The yielding of reinforcement will not occur at the ultimate limit state".
- Typical GL to FFL is 100mm for a "non-habitable" foundation.

Maximum Spacing of Free Joints (m) - as per CCANZ guidelines

Steel	100mm Slab	120/125mm Slab	150mm Slab
665	26	21	17
663	37	30	25
661			35



1 100MM FOUNDATION (CENTRAL REINFORCING)  
SCALE 1:10



2 100MM FOUNDATION (CENTRAL REINFORCING)  
SCALE 1:10

**TOTALSPAN**  
STEEL BUILDINGS

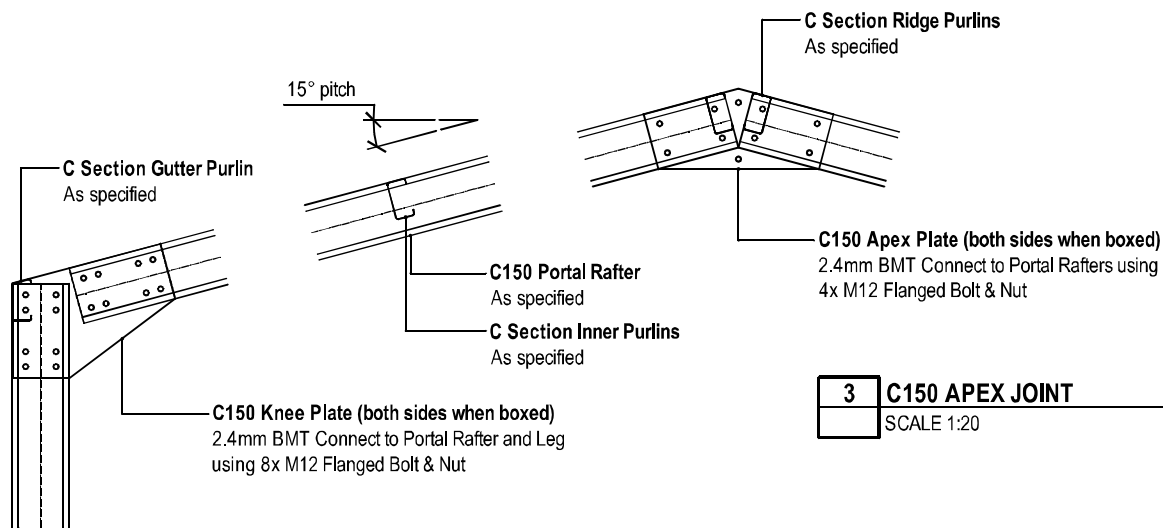
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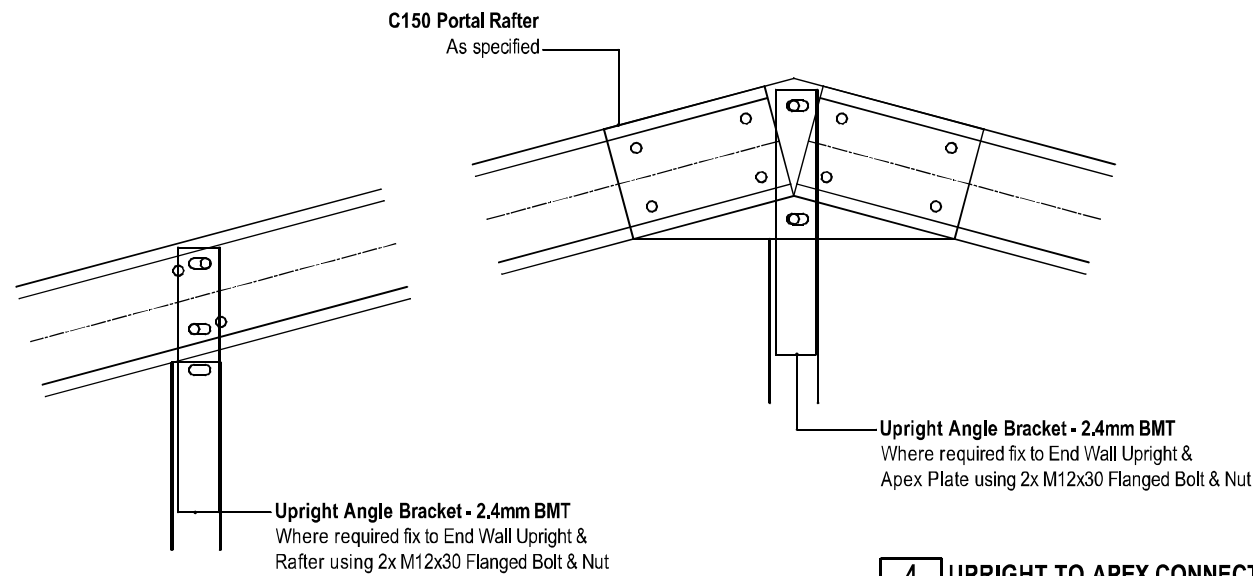
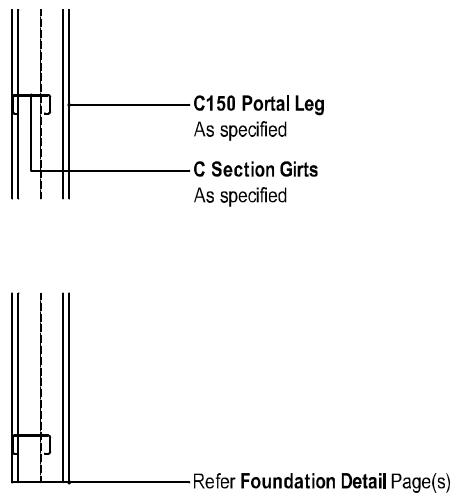
Foundation Details SD-F02

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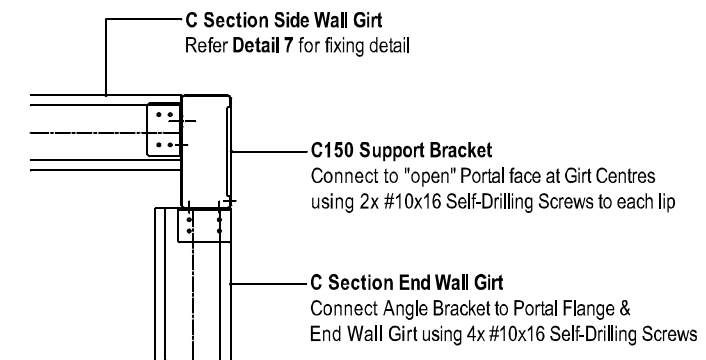
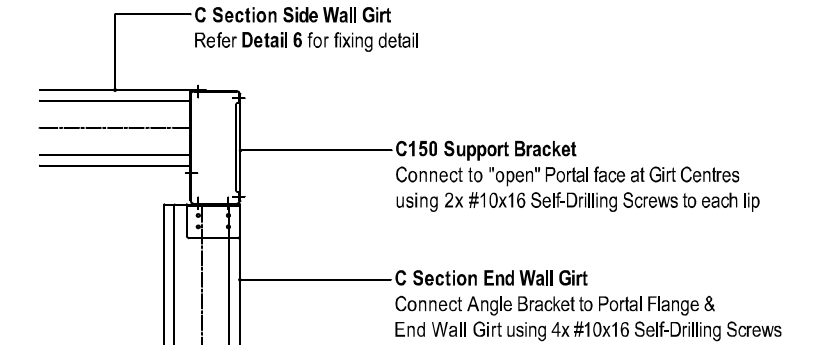
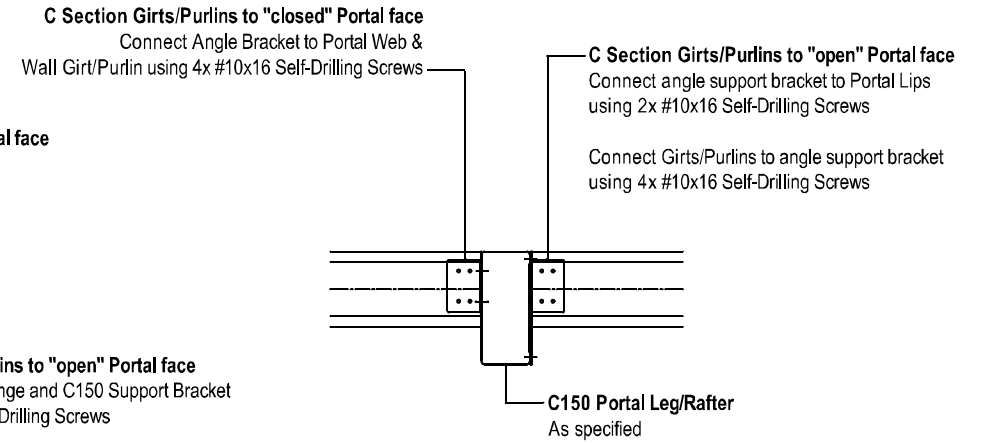
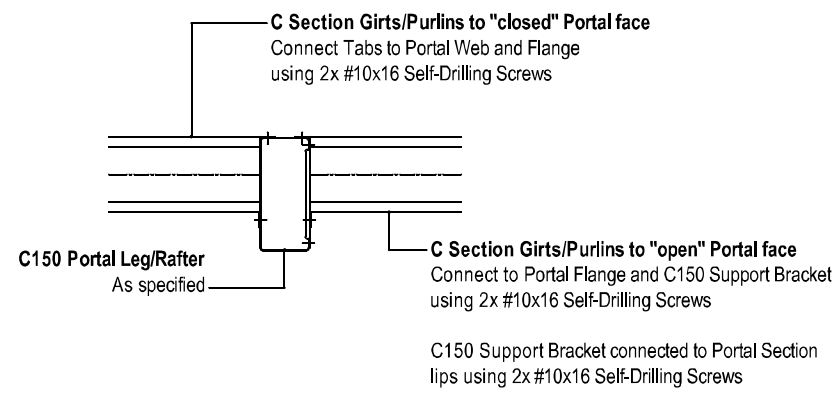
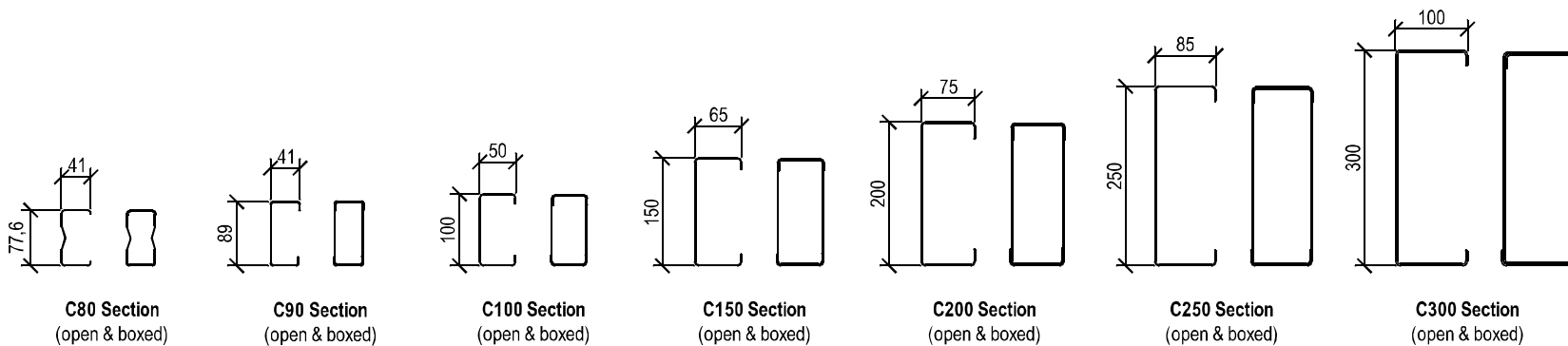
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**2 C150 KNEE JOINT**  
SCALE 1:20



**5 UPRIGHT TO RAFTER CONNECTION**  
SCALE 1:10



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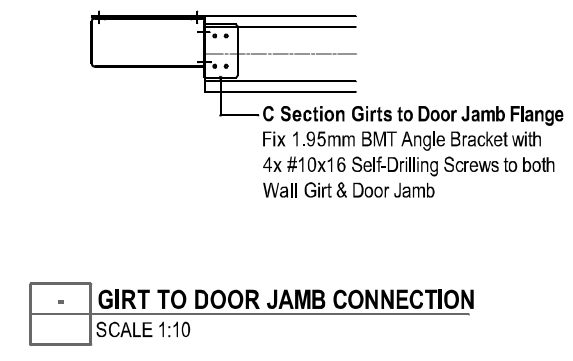
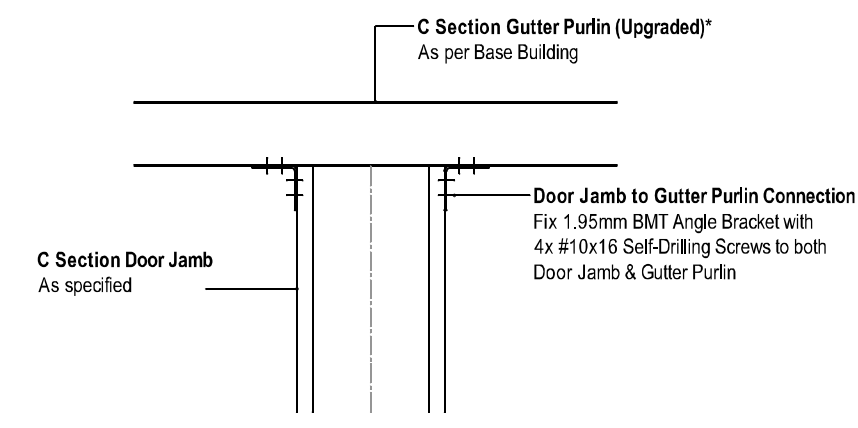
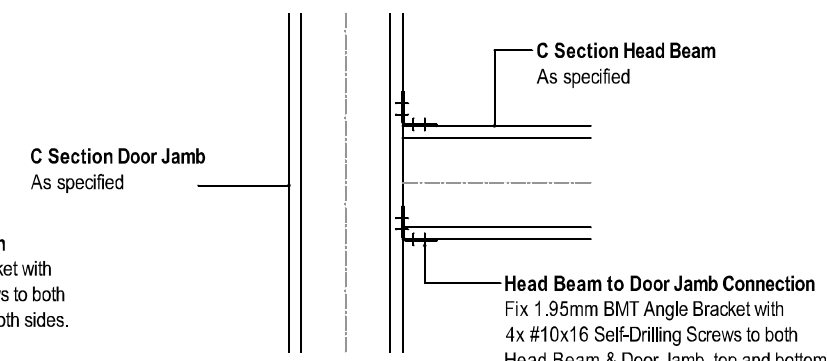
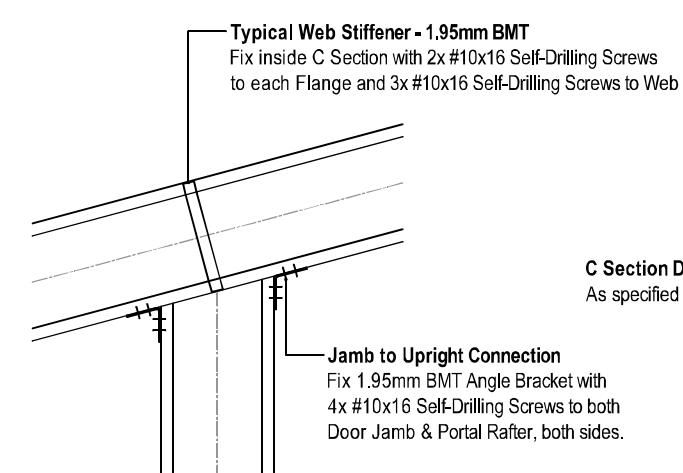
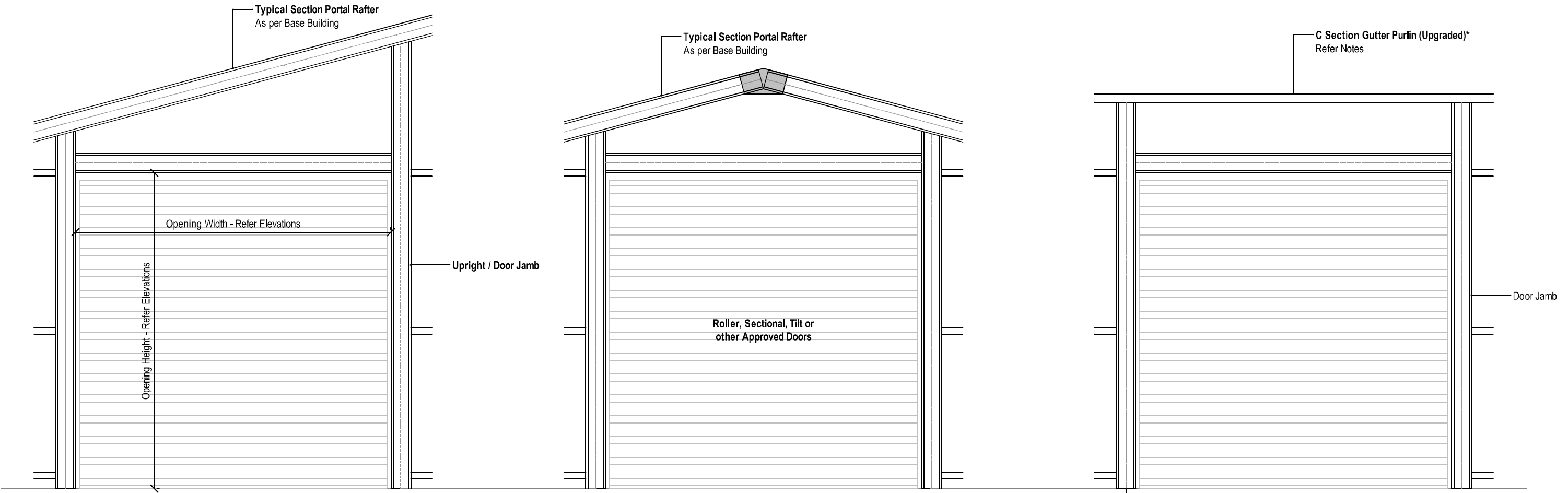
**TOTALSPAN**  
STEEL BUILDINGS

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Marybank  
Whanganui 4673  
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Gable Range - Design

Frame Details SD-P01

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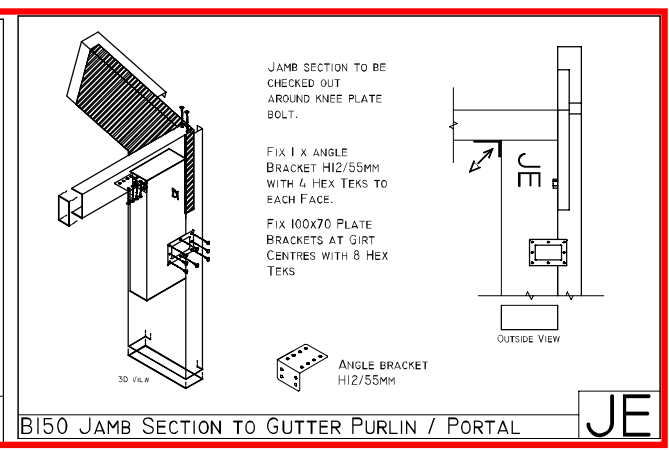
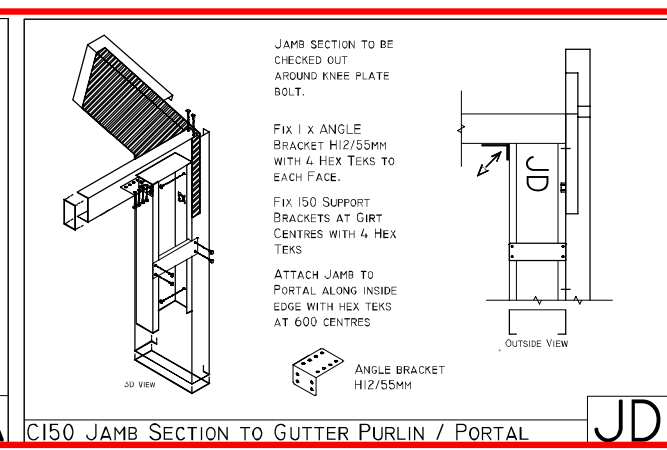
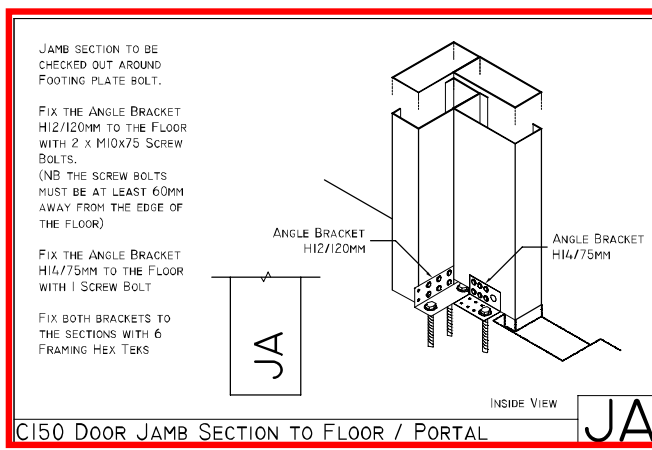
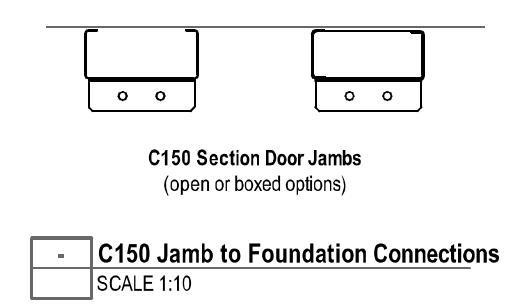


- DOOR JAMB/UPRIGHT TO RAFTER CONNECTION  
SCALE 1:10

- HEAD BEAM TO DOOR JAMB CONNECTION  
SCALE 1:10

- HEAD BEAM TO GUTTER PURLIN CONNECTION  
SCALE 1:10

- GIRT TO DOOR JAMB CONNECTION  
SCALE 1:10



C150 DOOR JAMB SECTION TO FLOOR / PORTAL JA

C150 JAMB SECTION TO GUTTER PURLIN / PORTAL JD

B150 JAMB SECTION TO GUTTER PURLIN / PORTAL JE

**TOTALSPAN**  
STEEL BUILDINGS

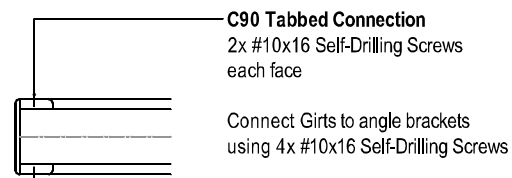
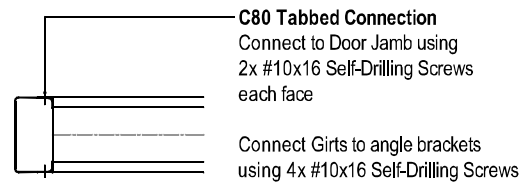
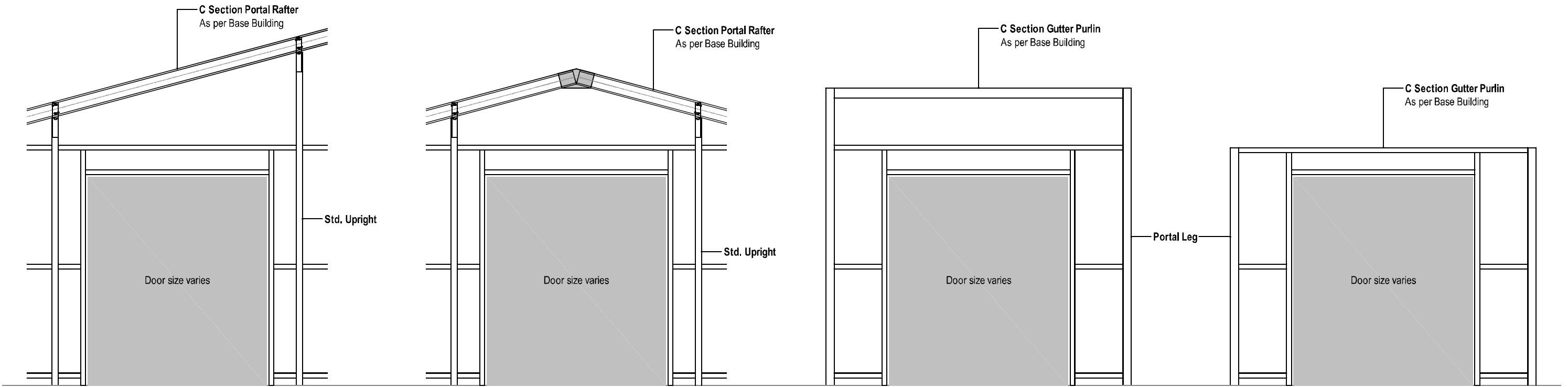
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Gable Range - Design

Major Openings SD-M01

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**C SECTION TABBED CONNECTION**  
 SCALE 1:10

**C SECTION NOTCHED CONNECTION**  
 SCALE 1:10

**TOTALSPAN**  
**STEEL BUILDINGS**

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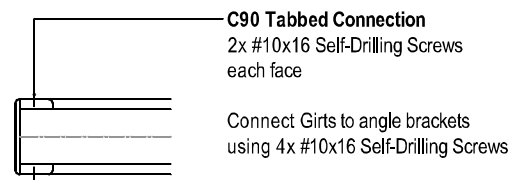
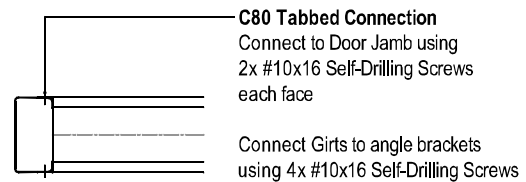
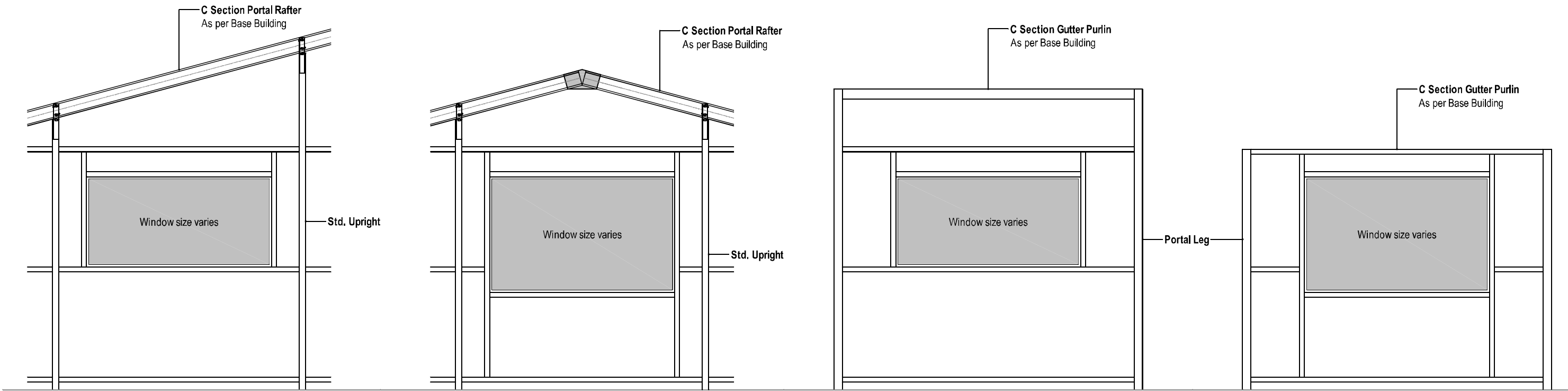
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Gable Range - Design

Minor Door Openings SD-M05

Sheet 15 of 19

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**C SECTION TABBED CONNECTION**  
 SCALE 1:10

**C SECTION NOTCHED CONNECTION**  
 SCALE 1:10

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**TOTALSPAN**  
**STEEL BUILDINGS**

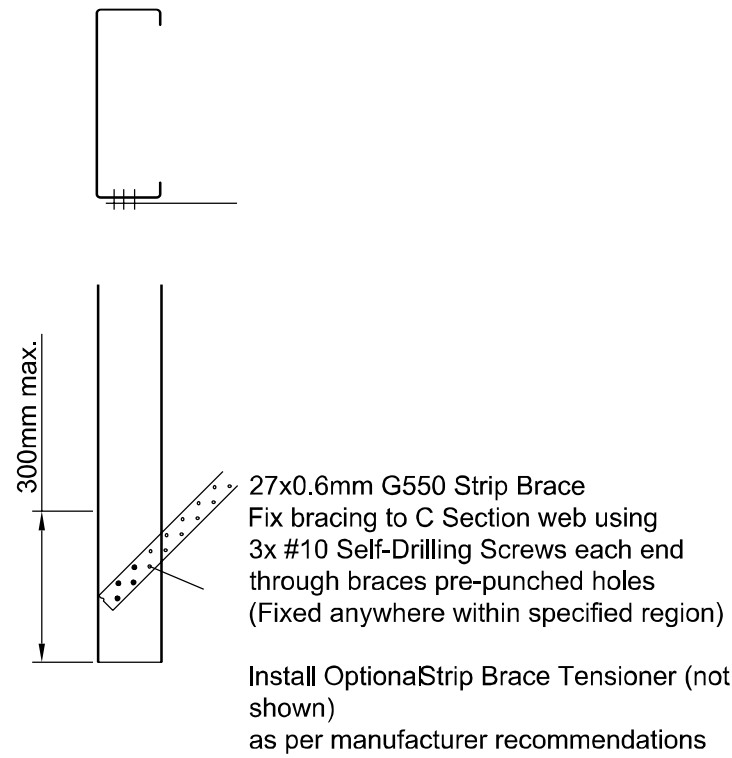
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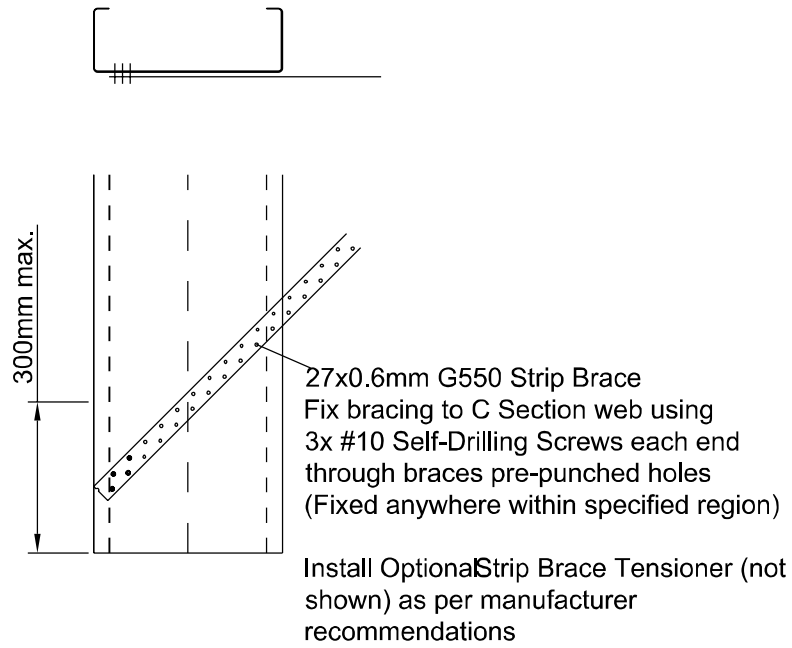
Gable Range - Design

Minor Window Openings SD-M06

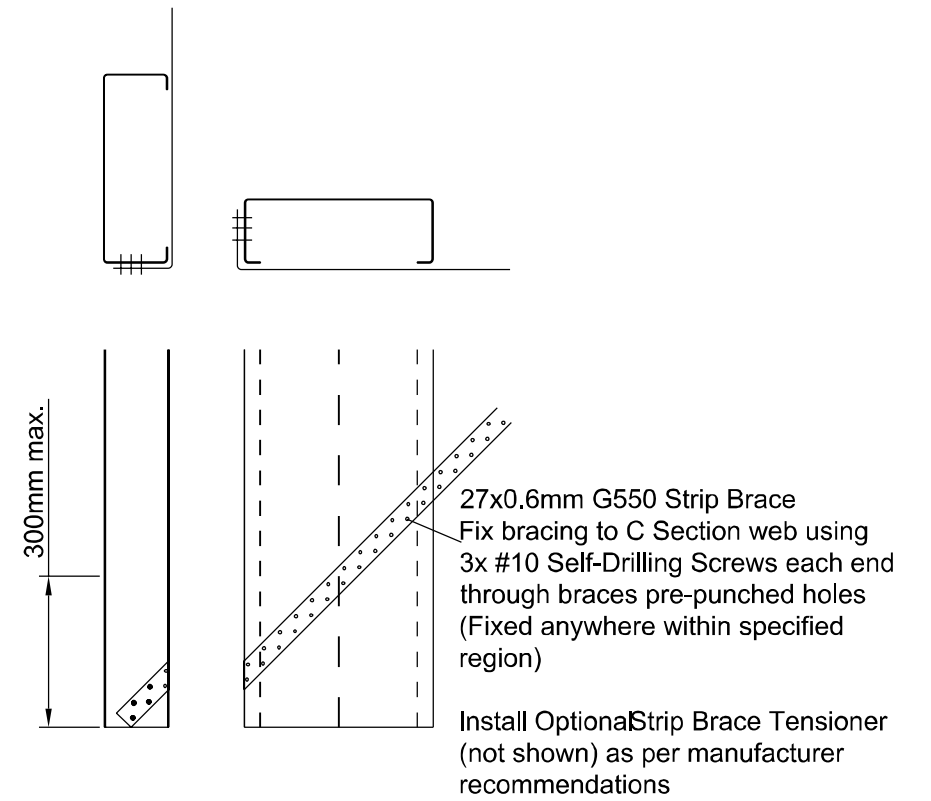
Sheet 16 of 19



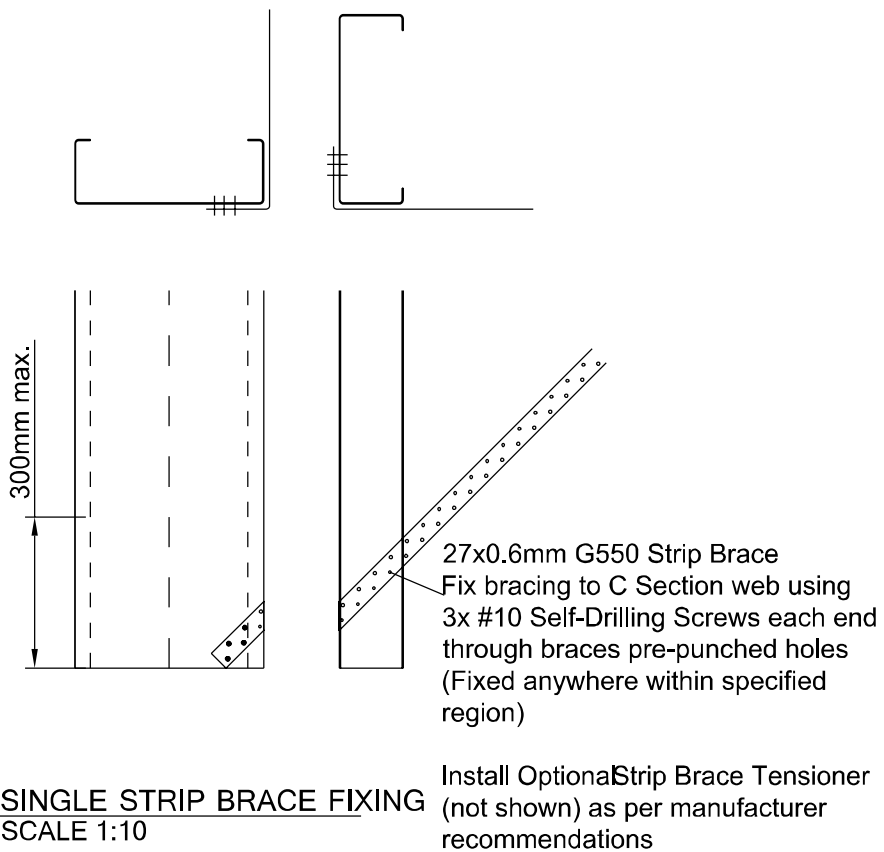
- SINGLE STRIP BRACE FIXING  
SCALE 1:10



- SINGLE STRIP BRACE FIXING  
SCALE 1:10



- SINGLE STRIP BRACE FIXING  
SCALE 1:10



- SINGLE STRIP BRACE FIXING  
SCALE 1:10

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**TOTALSPAN**  
STEEL BUILDINGS

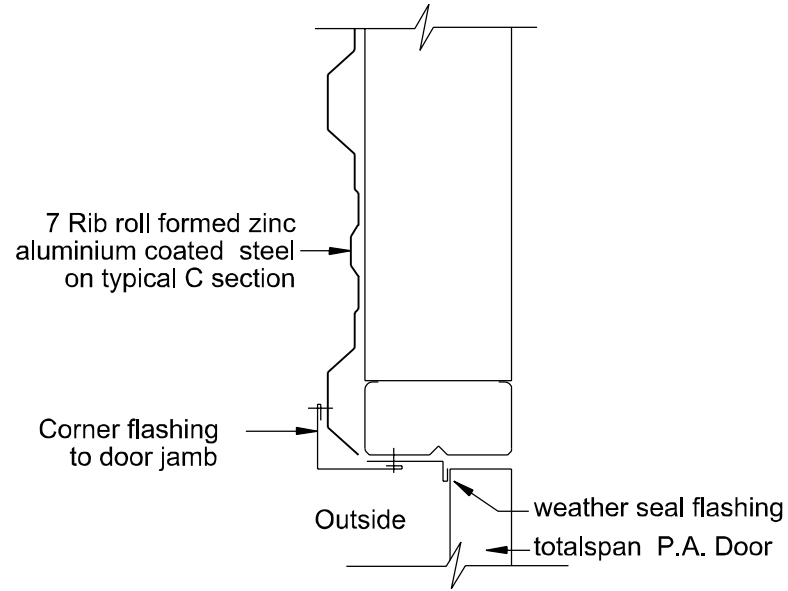
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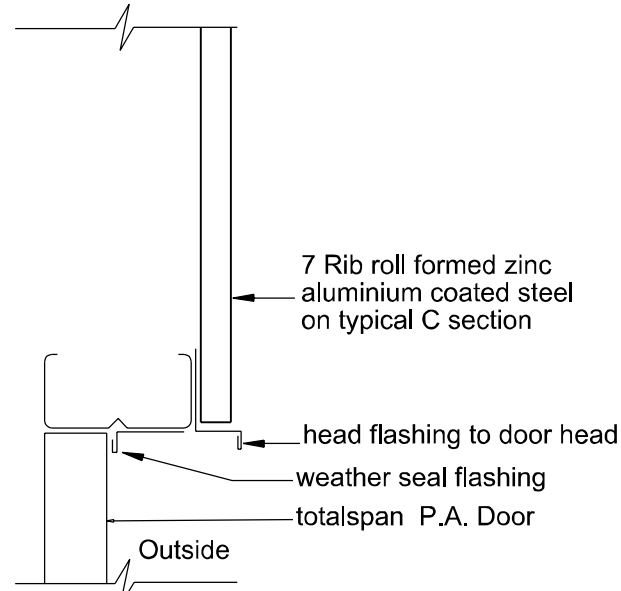
Gable Range - Design

Bracing Details

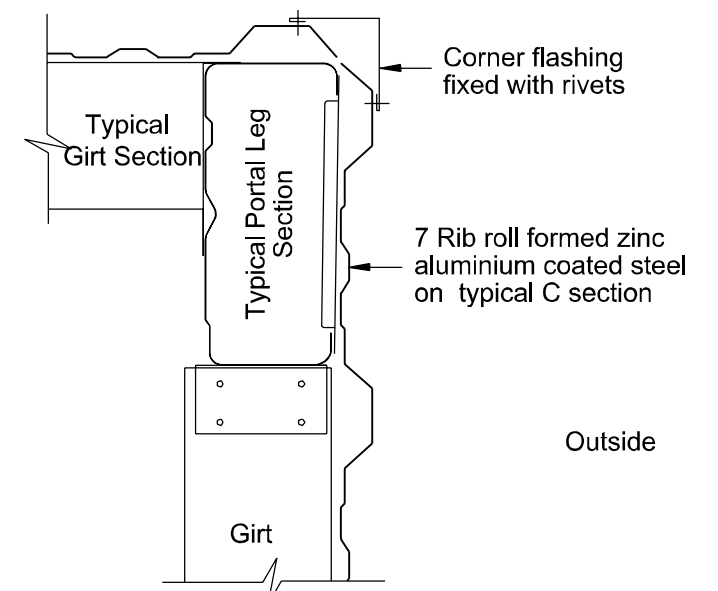
Sheet 17 of 19



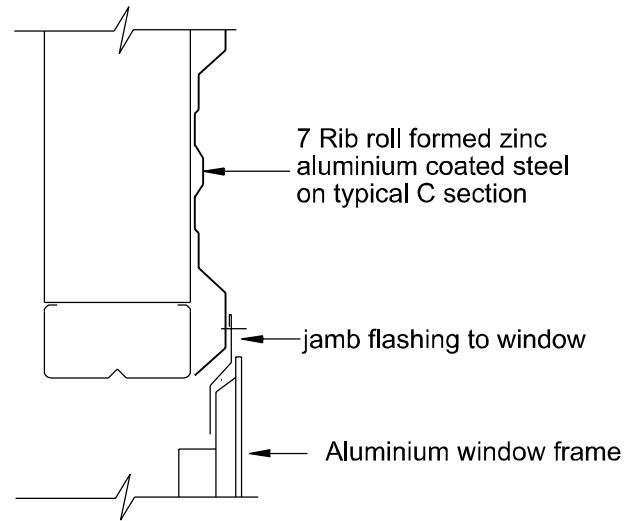
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SCALE: NTS



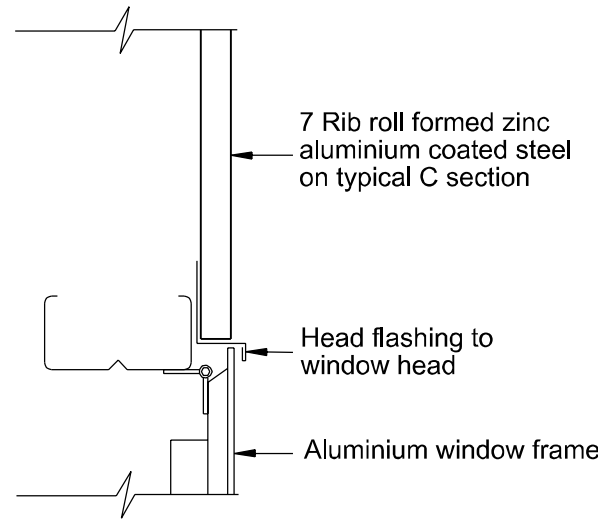
- P.A. Door Head Detail  
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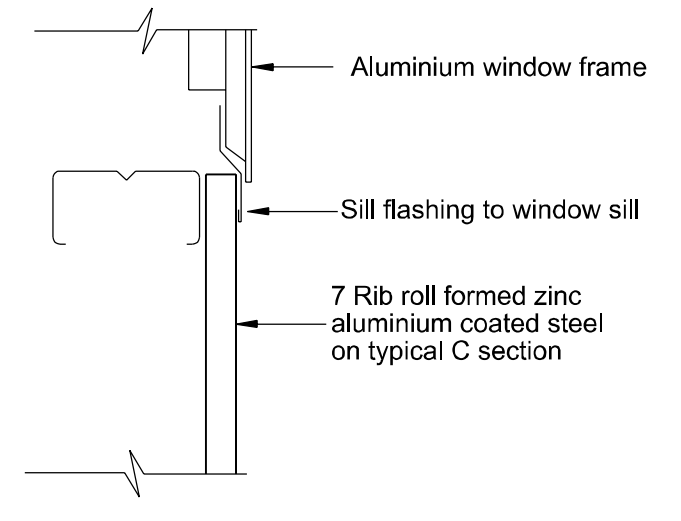
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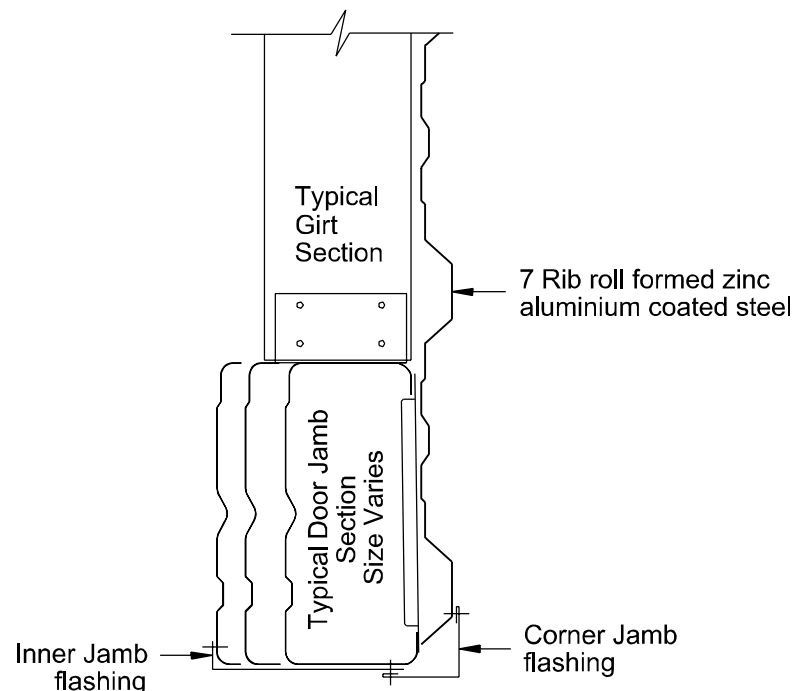
- Window Jamb Detail  
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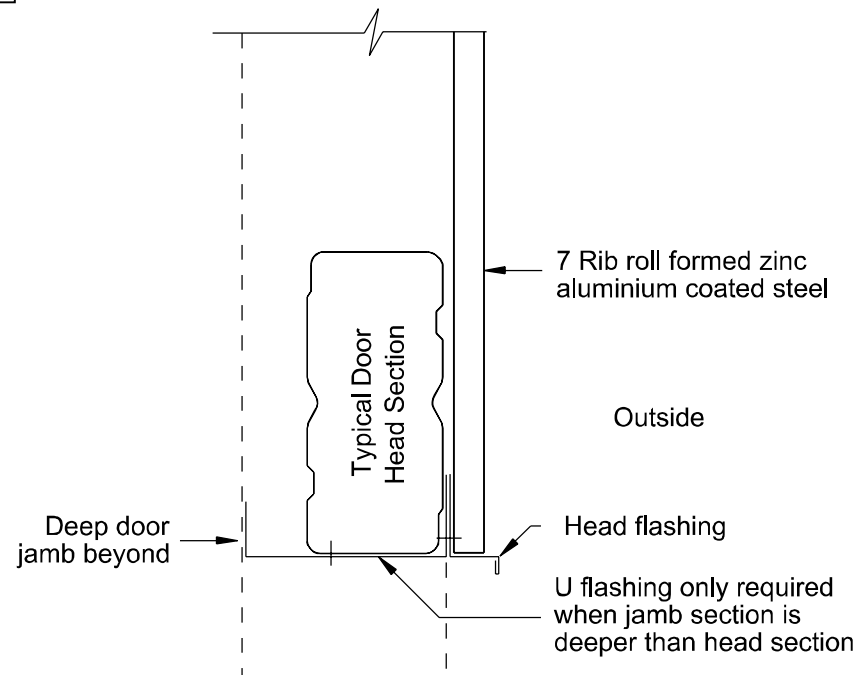
- Window Head Detail  
SCALE: NTS



- Window Sill Detail  
SCALE: NTS



- Main Access Door Jamb Detail  
SCALE: NTS



- Main Access Door Head Detail  
SCALE: NTS

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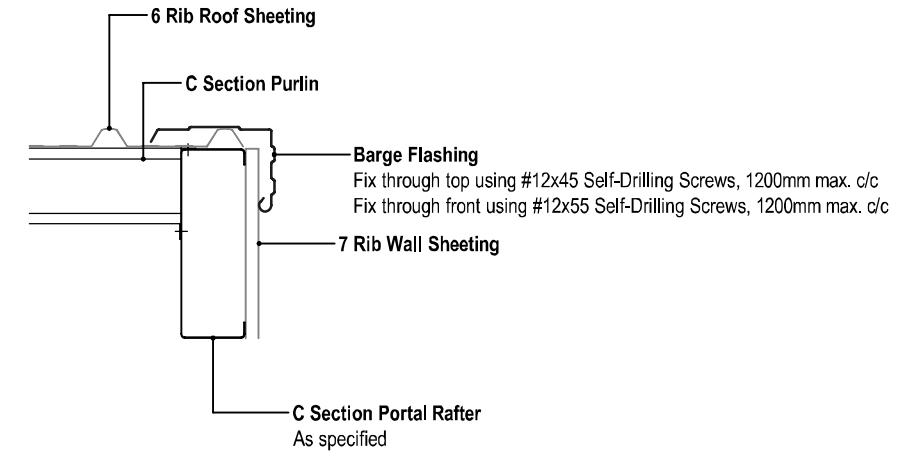
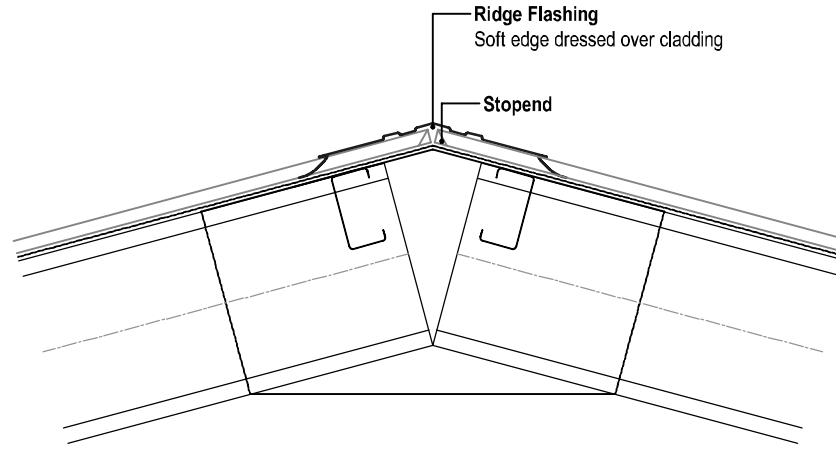
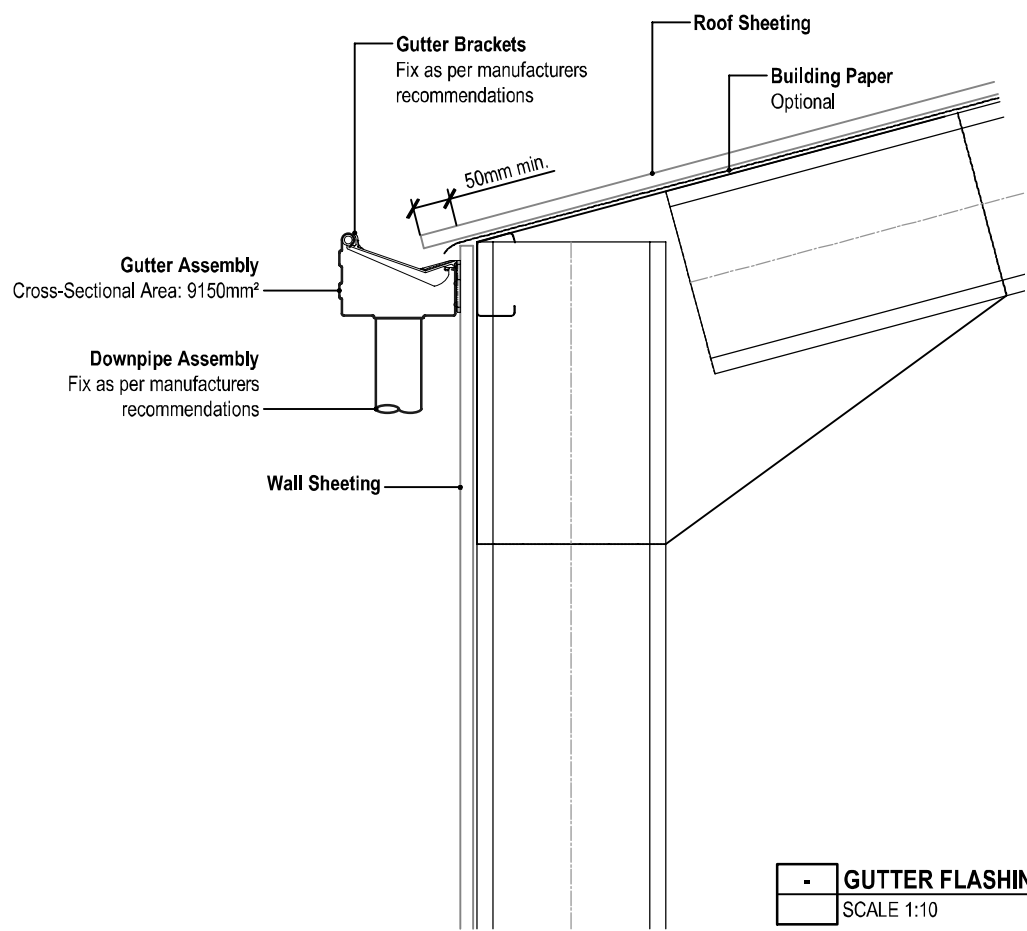
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Gable Range

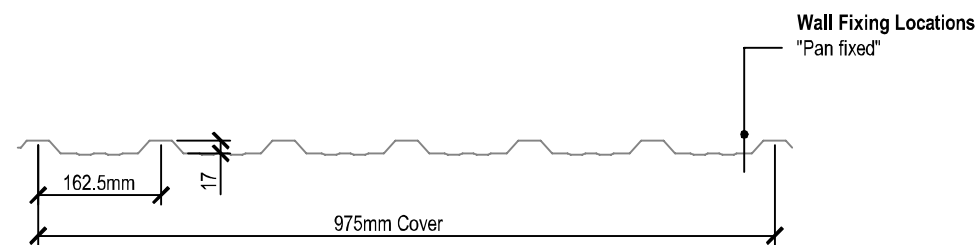
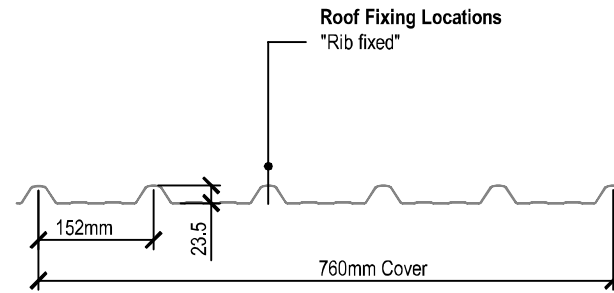
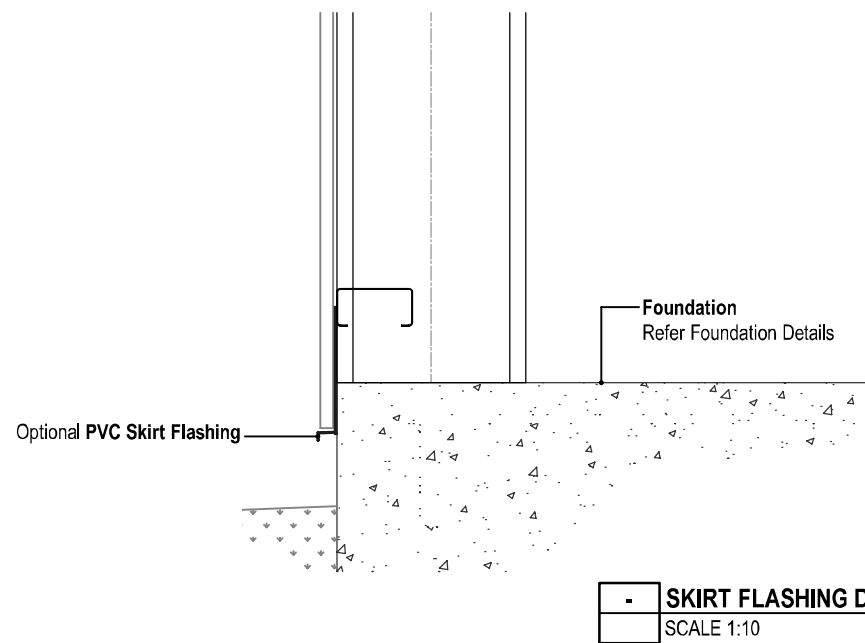
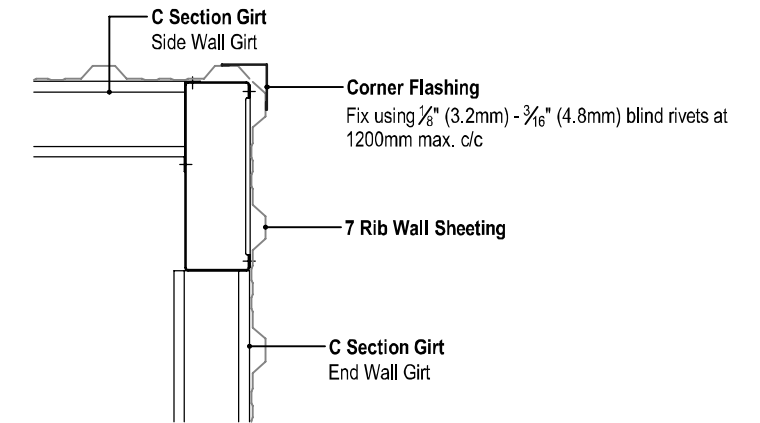
Flashing Details

Sheet 18 of 19



**Important Design Notes**

1. Roof and Wall Sheetting shall be 0.35 - 0.55 B.M.T, AZ150 Coating, G550 Steel only. Alternative claddings (excluding light-weight translucent panel i.e. Ampelite), require an independent specific design certificate for the scope of work.
2. Wall Cladding to have minimum 50mm cover and 40mm min. clearance to ground level
3. Fixing pattern as per E2/AS1 or NZ MRM - NZ Metal Roof and Wall Cladding Code of Practice.
4. Flashings shall be fixed as per manufacturers recommendations.
5. Additional options may include:
  - 5.1. Snow straps for gutters
  - 5.2. Gutter purlin flashing
  - 5.3. Building paper in walls



**TOTALSPAN**  
STEEL BUILDINGS

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Gable Range

Flashing Details SD-E04

Sheet 19 of 19

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Our Ref: 710217

17 August 2020

**Attention: Building Consents Officer**

Dear Sir / Madam

**Curing and Saw Cutting of Totalspan IL1 Slab Foundations**

The following is in response to the request to clarify if saw cutting of concrete slabs is required if wet curing by ponding for a 100mm thick ground bearing slab for Totalspan IL1 (non-lined, non-habitable) Portal, Flat Roof & Heritage Barn buildings.

The slab in an IL1 building is non-structural and is provided as a formed access surface only. The consequences of any post cure cracking does not affect the structural integrity of the structure.

Curing is a requirement for all concrete, including slabs in the Concrete Code NZS 3101 and should be undertaken in accordance with NZS 3109 section 7.8.

This curing can be by ponding or continuous sprinkling from completion of concrete finishing operations as soon as possible to do so without damaging the surface. This method of curing ensures that hydration process continues and prevent water loss which may cause concrete to crack. A period of seven days curing by ponding is a minimum.

There is no requirement in NZS 3101 or NZS 3109 to provide sawcuts, these are usually introduced to initiate cracking in controlled locations prior to or in the early stages of curing.

It is Calibre's opinion that a well cured IL1 slab as set out in the Totalspan documentation will perform as well as an IL1 slab with sawcuts.

Yours faithfully  
**Calibre Consulting Ltd**

A handwritten signature in black ink, appearing to read 'John McCurran', written over a horizontal line.

**John McCurran**  
Technical Director  
CPEng 48451, CMEngNZ, BE (Civil)

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## FORM 7 CODE COMPLIANCE CERTIFICATE NUMBER BCon20/0720

Section 95(3), Building Act 2004

Mr A Hooper, Miss MATAR Turia  
236 State Highway 3 South  
RD 2  
Whanganui 4572

**Building Consent  
No:** BCon20/0720

**Issue Date:** 10/01/2022

**The building:**

<b>Street address of building:</b>	<b>Legal description of land where building is located:</b>
236A State Highway 3 South WHANGANUI	LOT 2 DP 399485 1.0000 ha
<b>Building name:</b>	<b>Location of building within site/block number:</b>
<b>Level/unit number:</b>	<b>Current, lawfully established, use:</b> [include number of occupants per level and per use if more than 1]
	Garage associated with a single detached residence
<b>Year first constructed:</b>	
2020	

**The owner:**

<b>Name of Owner:</b>	
Mr A Hooper, Miss MATAR Turia	
<b>Mailing address:</b>	<b>Street Address/registered Office:</b>
236 State Highway 3 South RD 2 Whanganui 4572	236 State Highway 3 South RD 2 Whanganui 4572

**Phone numbers:**

<b>Landline:</b>		<b>Mobile:</b>	0274416061
<b>Daytime:</b>		<b>After hours:</b>	
<b>Facsimile number:</b>			
<b>Email address:</b>	apiandmahara@gmail.com	<b>Website:</b>	

**First point of contact for communications with the building consent authority:**

<b>Contact Person:</b>	
Totalspan Steel Buildings	
<b>Mailing address:</b>	<b>Street Address/registered Office:</b>
5 Churton Street, Whanganui 4500	5 Churton Street, Whanganui 4500

**Phone number:**

<b>Landline:</b>		<b>Mobile:</b>	0274420378
<b>Daytime:</b>	063479842	<b>After hours:</b>	
<b>Facsimile number:</b>	063479844		
<b>Email address:</b>		<b>Website:</b>	

**Building Work**

<b>Building consent number:</b>	<b>Issued by:</b>
BCon20/0720	Whanganui District Council
<b>Type of Work</b>	
Single Detached Residential	
<b>Description of Work</b>	
Construct a new detached 42m2 Garage.	
<b>Intended Life</b>	<b>Estimated Value</b>
Indefinite but not less than 50 years.	\$12504.00

**Code compliance:**

The building consent authority named below is satisfied, on reasonable grounds that the building work complies with the building consent

\*Compliance schedule

There are no specified systems in this building.

This is a final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

Signed for and on behalf of the Whanganui District Council:



GJ Hoobin  
**Building Control Manager**