

Building Consent No. BLD2952501

Form Fm 5 (2 pages)

Issued by the Southland District Council in accordance with Section 51 of the Building Act 2004

Owner / Agent	Stage Details
<p>Owner's Name: Peter Alan Brown Pascale Marie Josephe Brown</p> <p>Address: 12 Morton St Invercargill 9501</p> <p>Telephone No: 03 216 8062 Fax No: 03 216 8061 Cellphone No: Email Address:</p> <p>Owners Agent: (If applicable) Trevor Withington</p> <p>Address: Makarewa R D 6 Invercargill</p> <p>Telephone No: Fax No: 03 235 8054 Cellphone No: 027 289 2851 Email Address: withingtonbuilders@xtra.co.nz</p>	<p>Description of Work: New Dwelling</p> <p>Intended Use:</p> <p>Intended Life: >50 Years</p> <p>Floor Area: 78 square metres</p> <p>Value of Stage: \$125000.00</p> <p>Please Note:</p> <ul style="list-style-type: none"> • Inspections deemed necessary to determine building work is in accordance with the consent documents are specified in the attached "Inspection Endorsement - Construction Prompts". • Further considerations in satisfying the provisions of the NZ Building Code are also specified in the attached "Inspection Endorsements - Construction Prompts". • This building consent is deemed to have lapsed 12 months from issue date where no advice of the necessary inspections has been received unless approval to extend this period has been granted. This will require a written request to Council outlining reasons for the extension. • Where the specified intended life of a building is less than 50 years, a building consent will be necessary to either extend its life or demolish the building at the end of that period.
<p>Building Location</p> <p>Rapid No: 3272/15</p> <p>Street Location: 15 Scotswood Street, Waikaia</p> <p>Legal Description: Section 13 Blk XXII TN OF Waikaia Valuation No: 2929015404</p>	

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 or 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 a breach of any other Act.

Issued on behalf of the Southland District Council

Position: Building Control Officer

Signature: Peter Meikle

Date: 31/01/2006

Building consent issued subject to the following inspection endorsements - construction prompts

Require foundation, floor slab prepour, framing, drainage, Pre cladding and completion inspections. Please advise giving 24 hours notice where possible.

All footings shall bear upon solid bottom of undisturbed good ground, (as defined NZS3604:1999) at a minimum depth of 300 mm below cleared ground level.

The finished concrete floor level above ground level shall be 150 mm for brick veneer exterior wall coverings and 225 mm for others. This can be reduced to 100 mm for brick veneer and 150 for other cladding where it adjoins permanent paving.

Topsoil containing organic material to be stripped from area covered by the concrete floor slab. Approved granular fill material (NZS 3604 cl 7.5.3.2) shall be compacted in 150 mm layers to a maximum depth of 600 mm. Beyond that specific design will be necessary.

Polythene vapour barrier provided under concrete floor slab to minimum 0.25 mm thick with 150 mm lapped joints taped along with any penetrations through it.

Framing and other timber to satisfy the acceptable solutions of the New Zealand Building Code for B1 (Structure) being NZS 3631 and B2 (Durability) being NZS 3602.

- H1.2 Treated timber necessary for exterior wall framing and parapets in all but low risk single storey masonry veneer buildings or as defined in section 110.2. This also excludes Un-Lined Buildings.
- Enclosed skillion roof and subfloor framing to be H1.2 treated timber.
- H3.1 treated timber for framing in enclosed situations for flat roofs, decks/balconies and clad balustrades.
- H3.2 treated timber for exposed decks, stairs and balustrades

Structural members including lintels, rafters, under purlins, ridge beams and veranda beams to be in accordance with appropriate snow loading tables of NZS 3604:1999 (attached).

Bracing to walls and roofs, along with foundations where applicable, are to satisfy the provisions of the New Zealand Building Code in resisting wind and earthquake forces. Refer section 5 of NZS 3604:1999 for bracing design.

E2.2 External Moisture: this building shall be constructed to provide adequate resistance to penetration by, and the accumulation of, moisture from the outside. (That shall include the forming of cavity steps at floor/deck level where necessary and the proper placement of vertical back and face flashings at doors/windows, external/internal corners along with sill and head flashings to all openings, as appropriate).

Truss fabricator to provide truss design information for checking prior to this aspect of the construction being given approval under the building consent.

Sarking to be self-supporting or supported on tapes at maximum 300 mm spacings.

The minimum roof pitch is to comply with the cladding manufacturers recommendations.

Top plates supporting roof-framing members, having a span greater than 6.0 meters, shall have either 2.7 kN (1 Unail) or 4.7 kN (2 Unail equivalent) fixings to studs/lintels, depending on wind zoning and span.

This alteration/addition to existing, or new household unit is issued subject to building works including the installation of domestic type battery powered smoke alarms incorporating a minimum 60 second Hush feature in locations satisfying the following criteria.

- (a) In escape routes on all levels within the household unit.
- (b) On levels containing the sleeping spaces in either every space, or alternatively within 3.0 m of every spaces door

NOTE:

For more extensive alterations/additions and new household units it may be economic to consider the installation of an interconnected system hard wired back to the mains supply, thus avoiding battery replacement issues.

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For more extensive alterations/additions and new household units it may be economic to consider the installation of an interconnected system hard wired back to the mains supply, thus avoiding battery replacement issues.

Glazing is to satisfy the acceptable solution of the New Zealand Building Code (Hazardous Building Materials) being NZS 4223.

Ventilation to satisfy the acceptable solutions of the New Zealand Building Code G4 (minimum 5 % of floor area of affected room or approved alternative solutions).

Stairs, landings, decks and other viewing platforms are to satisfy the acceptable solutions of the New Zealand Building Code for D1 (Access Routes) and (F4 Safety From Falling) attached.

Water supply to satisfy the acceptable solution G12 of the New Zealand Building Code.

Gully traps must not receive discharges from stormwater or surface water.

Drainage to satisfy the acceptable solution G13 of the New Zealand Building Code.

Drainage to satisfy the acceptable solution AS/NS3500.

An accurate as built drainage plan must be submitted to Council at the time of inspection. This will be necessary to enable the code compliance certificate to be issued.

Stormwater must be discharged to an approved outfall.

On-site domestic-wastewater management, that the proposed Drainage Work and Systems to be installed shall comply and be operated and maintained in accordance with the relevant recommendations included within AS/NZS 1547: 2000 standard.

Tempering valve to be fitted.

Consent issued excluding heating unit

Where vehicle access to the property is required, the applicant shall be responsible for the construction of a suitable vehicle crossing in accordance with the Southland District Council Subdivisions Standards. This applies to all building consents and includes sites with existing mountable kerbs. The accessway shall be formed prior, and used for the duration of construction. This accessway may be formed per the rural specs.

People First



Southland District Council

Project Information Memorandum (PIM) No. BLD2952501

Form C-Fm 5A (2 pages)
Issued by the Southland District Council in accordance with Section 34 of the Building Act 2004

Owner / Agent	Owner's Name: Peter Alan Brown Pascale Marie Joseph Brown Address: 12 Morton St Invercargill 9501 Telephone No: 03 216 8062 Fax No: 03 216 8061 Cellphone No: Email Address: Owners Agent: (if applicable) Trevor Withington Address: Makarewa R D 6 Invercargill Telephone No: Fax No: 03 235 8054 Cellphone No: 027 289 2851 Email Address: withingtonbuilders@xtra.co.nz
Building Location	Rapid No: 3272/15 Street Location: 15 Scotswood Street, Waikata Legal Description: Section 13 Blk XXII TN OF Waikata Valuation No: 2929015404
Project	Project Description: New Dwelling Intended Use: Intended Life: >50 Years Value of Stage: \$125000.00 Please Note: <ul style="list-style-type: none">Any considerations deemed appropriate as part of the issued PIM are included in the attach "PIM Endorsements"Where the specified intended life of a proposed building is less than 50 years, a building consent will be necessary to either extend its life or demolish the building at the end of that period.

Signature: Peter Meikle

Date: 31/01/2006

Issued on behalf of the Southland District Council

Position: Building Control Officer

This Project Information Memorandum includes information known to this authority relating to the project and is issued in accordance with Section 34 of the Building Act 2004.

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PCBCI



Project Information Memorandum (PIM) Endorsements

Public Buildings for which a building consent has been or should have been obtained for work cannot be legally occupied until the code compliance certificate has been issued at the completion of the works. Public Buildings are those intended to be open to the public, or being used by the public, whether for payment of charge or not.

Buildings falling within the following uses may require a Fire Evacuation Scheme approved by the NZ Fire Service. To confirm this please contact the Dunedin office of the NZ Fire Service.

- A 100 people or more can gather or assemble in a common venue.
- Facilities for employment are provided for more than 10 people.
- Accommodation is provided for more than 5 people.
- Hazardous substances are stored or processed.
- Early childcare facilities are provided.
- Specialist nursing, medical, disabled or geriatric care is provided.
- Where people are in lawful detention.

Residential Property Developments cannot be legally sold until the code compliance certificate has been issued at the completion of the works unless the developer and the purchaser enter into an agreement (Form Fm8) available from Council.

No Planning Memoranda apply at this stage

SNOW LOADINGS

The designated snow loading is used in selecting the appropriate tables for calculating structural member sizes from the acceptable solution NZS 3604 and relates to altitude of the property above sea level.

0.5 kPa: up to 150 metres above sea level

1.0 kPa: 151 to 450 metres above sea level

Design Required: Relates to areas above 450 metres where specific engineering design is necessary.

EARTHQUAKE ZONE

The designated earthquake zone is used in calculating bracing demand necessary for the design of buildings under some of the acceptable solutions to the New Zealand Building Code. Areas are designated in terms of risk.

A: High

B: Medium

C: Low

For advise on minimum building separations to overhead powerlines please contact powernet on 03 211 1899 or view "code of practice for electrical safe distances" on www.ess.govt.nz

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IMPORTANT NOTICE !!!

Smoke Alarms to Household Units

Recent changes to the New Zealand Building Code now mean the Southland District Council is unable to issue building consents for alterations/additions or new household units without including as part of the building work the installation of domestic type battery powered smoke alarms in locations satisfying the following criteria.

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 space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

Smoke alarms shall be installed on or near the ceiling in accordance with AS 1670.6 and the manufacture's instructions.

NOTE

- Only smoke alarms incorporating a "hush" facility having a minimum duration of 60 seconds are acceptable.
- For more extensive alterations/additions and new household units it may be economic to consider the installation of an interconnected system hard wired back to the mains supply, thus avoiding battery replacement issues.
- Recommended maintenance procedures are:
 - a) In-situ annual cleaning with a vacuum cleaner (no disassembly of smoke alarm).
 - b) Monthly testing by use of the smoke alarm's test facility.