

70A/686

DESTINATION ROTORUA ROTORUA BUILDING SERVICES	Building Consent File – Front Cover PIN/BC	Ref: TP 03 – FP 04
		Ver: 01
		Issued: 30 May 2007
		Doc No: IT-639924
		1 of 1

BC No.

No 60888

Valuation No. 07064/456.02

Owner: Bell

Property No. P29891

Date Received: 20-8-07

CCC Date:

85a Western Rd

26/1/17

PROJECT DESCRIPTION / COMMENTS: Utility Street



BC 12-9-07

THIS BUILDING CONSENT RELATES TO BC No :

NB: The inspection cards are kept with the inspection file in the Building Services offices.

Any pertinent information regarding inspections will be with this file and can be viewed during the hours of 8am – 4.30 pm week days.



LARGE PLANS HELD IN PLAN TUBE



Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: info@rdc.govt.nz
W: www.rdc.govt.nz

November 26, 2007

File Ref: **P29891**

Nelson Bell
P O Box 4580
MT MAUNGANUI

Dear Sir/Madam,

CODE OF COMPLIANCE CERTIFICATE
BUILDING CONSENT No: 60888

Please find attached your copy of the Code Compliance Certificate that has been issued in relation to the above Building Consent.

This is an important document and should be retained by you as it specifies the work carried out under the Consent has been completed and meets the requirements of the Building code supporting documents.

If in future you should desire to sell your property your solicitor may ask you to produce this Certificate to prove that your building complies with the Building code to the extent required by the above Building consent. A copy is also placed on your property file.

Yours faithfully



Diane MacLeod
Administration Officer – Building

Encl

Code Compliance Certificate: 60888
Section 95, Building Act 2004

Issued: 26 NOV 2007



Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

The Building

Property ID: 29891
Street Address: 85A WESTERN ROAD
Valuation number 07064 456 02
Legal Description:: LOT 4 DPS88642
Intended Use DOMESTIC GARAGE/OUTBLDGS
Description of Work: UTILITY SHED

The Owner

Name of Owner: BELL, NELSON
Contact Person: BELL, NELSON
Mailing Address: BELL, NELSON
85 - A Western Road
Rotorua 1007
Phone Number: day 0064 07 5745822
day 0064 07 5745822
Facsimile Number:
Email Address:
Website:

First point of contact for communications with Council Building Consent Authority: RDC BUILDING SERVICES

Building Work

Building Consent no: 60888
Issued by: Rotorua District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –

- (a) the building work complies with the building consent.

Council Charges

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are:

\$0.00

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 Council:

Name: Diane MacLeod

Position: Building Administration

Signed: 

Date: 26 NOV 2007

*No Bonds
Taken.*

Ser	Item	P	F	N/A	Remarks
7	Waterproofing			✓	
8	Structural reviews			✓	
9	Site welding			✓	
10	Electrical or gas energy work certificates			✓	
11	Home heating (fires)			✓	
12	Glazing			✓	
13	Drainage			✓	
14	Smoke alarms and sprinklers			✓	
15	Emergency warning systems			✓	
16	Fire doors			✓	
17	Spread of flame			✓	
18	Backflow			✓	
19	Lifts (electrical and installation)			✓	
20	Mechanical ventilation			✓	
21	List of consultants			✓	
22	Exterior plaster systems			✓	
23	Producer Statements are correctly formatted?			✓	
24	Form 6 received and complete	✓			
25	Development Contribution Paid (suspend/note in screen if not)			✓	
26	Outstanding Fees paid			✓	
27	Other			✓	

Property file is requested from records and used as a reference when carrying out peer reviews – check elevations against photos.

NOTES

Planning to provide: Planning Compliance Certificate.

All information and documentation is present and correct. A Code Compliance Certificate can be issued providing all outstanding additional fees and/or development contribution has been paid (Team Leader or Manager Building Services).

Name: FD Wickins.
Signature: [Signature]
Date: 26/11/07.

No Bonds Taken.

Date Received When satisfied all conditions of BC have been met, all supporting documentation & fees have been received (this is the date when the clock starts)
<u>7/11/07.</u>

Date Approved by TL or MBS Date approved by Team Leader or Manager Building Services
<u>26/11/07.</u>

Date Issued By AAB Date when Administration Assistant Building Issues CCC
<u>26/11/07</u>

CONSENT COMPLIANCE ASSESSMENT FORM

BC NO.: 60888

P. File No.: 29891

Address: 859 Western Rd.

P = Pass, F = Fail, N/A = Not Applicable – Tick appropriate box

Ser	Item	P	F	N/A	Remarks
1	Work complies with the approved BC documentation (sect 94(1))	✓			
2	All the required inspections have been completed	✓			
3	BC conditions have been complied with	✓			
4	PIM requirements have been complied with	✓			
5	Damage deposit can be released			✓	
6	Crossing deposit can be released			✓	
7	All documents have BC number on them	✓			
8	Section 75–77 registered if applicable			✓	
9	Section 72–74 registered on title if applicable			✓	
10	Energy work certificate has been provided (if required) (section 94(3))			✓	
11	Specified systems are capable of performing in accordance with performance standards (section 94(1b))			✓	
12	Is a compliance schedule required or requires amending? (Section 100(2))			✓	
13	Has there been a change of ownership (section 94(2))			✓	
14	Any warnings or bans have been applied (section 94(2))			✓	
15	Has the territorial authority received any certificates issued by licensed building practitioners that relate to restricted work? (Section 88(1) and (2))			✓	
16	Check the territorial authority has been advised by a licensed building practitioner that building work carried out under a building consent does not comply with that consent. Note A building consent authority may not be aware if a territorial authority has been informed of non-complying work by a licensed building practitioner (section 89)			✓	
17	Any amendments have been issued and whether documentation associated with these has been properly completed.			✓	
Any outstanding documentation still to be collected such as:					
1	Photographs of elevations/check against elevations	✓			
2	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level			✓	
3	Concrete strength			✓	
4	Pile driving			✓	
5	Foundation observation			✓	
6	Ground conditions including compaction			✓	

DESTINATION ROTORUA		Building Consent Authority Inspection Summary Sheet PIM/BC		RESOURCE CONSENT REQUIRED <i>Granted</i> 16/8/07		Ref: TP04 - F03 Ver: 1 Issued: 30 May 2007 Doc No: IT-639923 Page 1 of 2	
BUILDING CONSENT NO.		60888		DATE ISSUED:			
RESOURCE CONSENT REQUIRED?		YES / NO		DATE ISSUED:			
OWNER:		Bell		BUILDER:		N. Bell	
PH.		0274871128		PH.			
SITE:		85a Western Rd		PLUMBER:		REG. #	
VALUATION NO.		07064/456.02		DRAINLAYER:		REG. #	
PROPERTY FILE NO.		F29891		LOT / SEC:		4	
LEGAL DESCRIPTION:				DPS / BLK:		88642	

DESCRIPTION OF WORK: Utility Shed.

[illegible]

Ann

16 August 2007

File Ref: P29891

Doc No: OW-88721

Enquiries to: Kaycee Wall

Nelson Bell
PO Box 4580
MOUNT MAUNGANUI

RESOURCE CONSENT	
Approved:	16/8/07
Appn No.	8495/1-2
Plan No.	8495/1-2
Date	16/8/07

Dear Sir,

NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
NOTICE OF DECISION – BELL, 85A WESTERN ROAD, NGONGOTAHA

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application:

- (a) That pursuant to Section 93(1) of the Resource Management Act 1991, the Rotorua District Council resolves that as the application is for a controlled activity and the adverse effects of the proposal will be minor the application need not be notified. The Council is satisfied after taking into due consideration the requirements of Section 94, 94A(a) and Section 94B that all parties who, in the opinion of Council, may be adversely affected have provided their written consent to the proposal. Council is also satisfied that no special circumstances exist that require notification of the consent application in accordance with Section 94C(2) of the Resource Management Act 1991.
- (b) That pursuant to Sections 34A, 104, 104A and 108 of the Resource Management Act 1991, the Rotorua District Council resolves to grant consent to the application by Nelson Bell to construct a utility shed 1.1 metres from the side and rear boundaries at 85A Western Road legally described as Lot 4 DPS 88642.

This consent is subject to the following conditions:

1. That a Planning Compliance Certificate issued before the use of the utility shed.
2. That the proposal proceeds in accordance with the application submitted by Nelson Bell and numbered 8495/1-2 by Council.

The reasons for this decision are that:

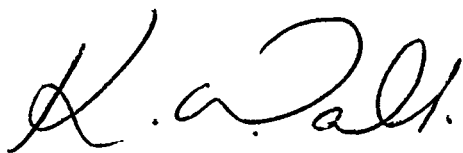
1. The site is zoned Residential B in the District Plan. Encroachment into the side and rear yard is a Controlled activity. As a Controlled activity the Council is satisfied that any adverse effects of the proposal are minor have been avoided.
2. The proposal is considered to be consistent with the relevant objectives & policies of the District Plan and the purposes and principles of the Resource Management Act 1991.

The applicants are advised that:

- (a) Council has no records of an archaeological site on this property. This may be due to one of two factors. Either, there are no sites present or there has not been an archaeological survey undertaken. Please be advised that both known and unknown archaeological sites are protected under the Historic Places Act 1993. If during the exercising of this consent any archaeological site is uncovered work must stop and permission be obtained from the Historic Places Trust under the provisions of either Section 11 or 12 of the Historic Places Act 1993.
- (b) A building application will need to be lodged before any work can take place for the construction of the garage.
- (c) The above consent lapses on the expiry of 5 years after the date of receiving this letter, unless the consent is given effect to.

If you have any questions, please do not hesitate to contact me.

Yours faithfully



Kaycee Wall
for
Nigel Wharton
Director, Environmental Services

ABSCO ^{SNAP}77TITE UTILITY SHED ASSEMBLY INSTRUCTIONS

RESOURCE CONSENT

MODEL - 3060UTK

16/8/07

Appn No. 8495

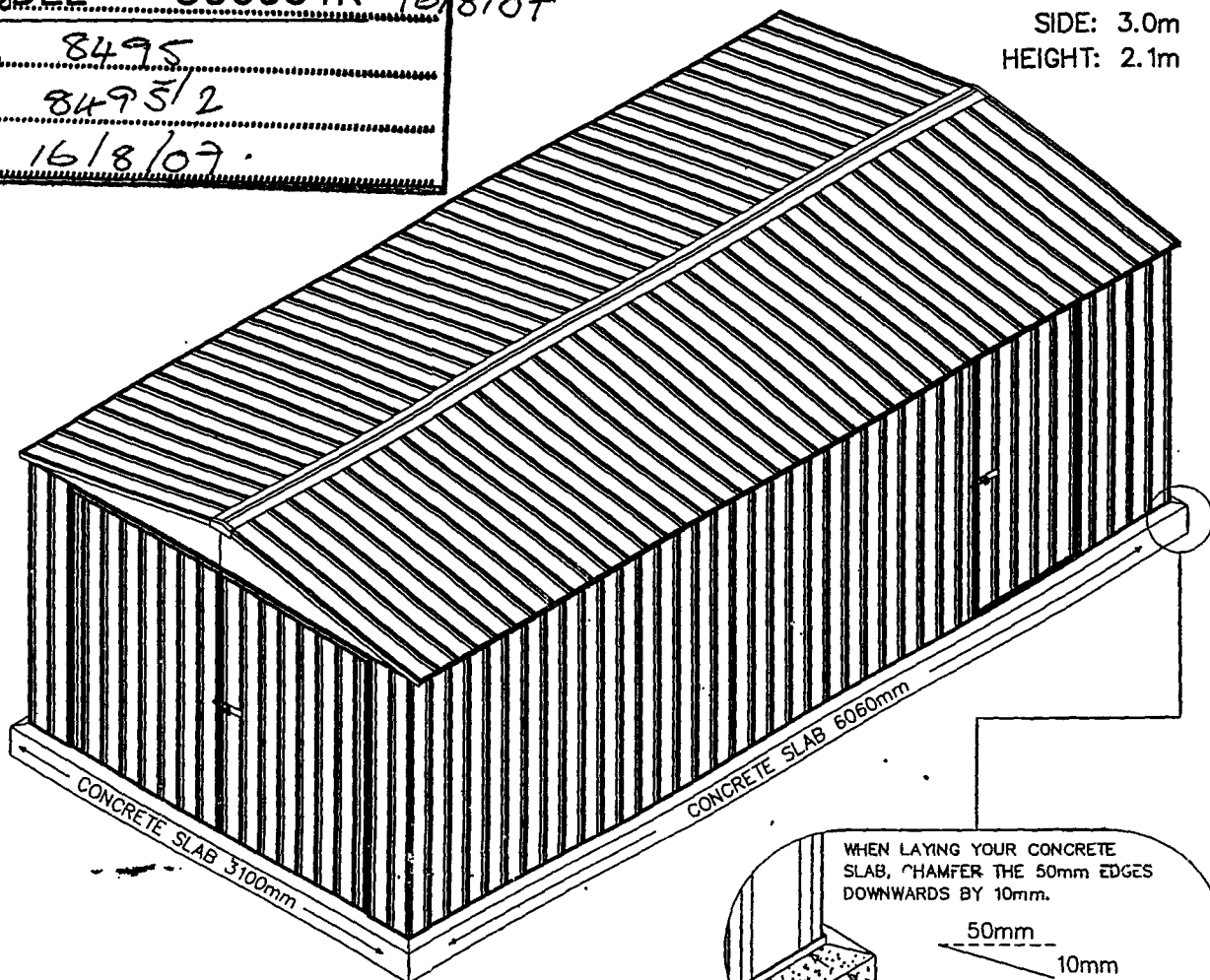
Plan No. 8495/2

Date 16/8/07.

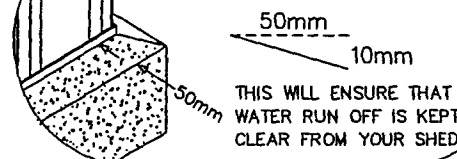
FRONT: 5.96m

SIDE: 3.0m

HEIGHT: 2.1m



WHEN LAYING YOUR CONCRETE SLAB, CHAMFER THE 50mm EDGES DOWNWARDS BY 10mm.



SITE PREPARATION

- LOCAL AUTHORITY APPROVAL MUST BE OBTAINED PRIOR TO CONSTRUCTION OF THE SHED. ONCE YOU HAVE SELECTED YOUR SITE, DRAW UP A SITE PLAN AND LODGE YOUR APPLICATION.
- THE SITE FOR THE SHED MUST BE LEVEL. IT IS RECOMMENDED THAT THE SHED BE SET ON A CONCRETE SLAB AND ANCHORED DOWN APPROPRIATELY. (REFER PAGE 21 FOR DETAILS)
- ANCHOR SETS ARE NOT SUPPLIED AS STANDARD ITEMS WITH THIS PRODUCT.

GENERAL INSTRUCTIONS

- BEFORE COMMENCING ANY ASSEMBLY, READ THROUGH THESE INSTRUCTIONS IN DETAIL TO GAIN A THOROUGH UNDERSTANDING OF ASSEMBLY METHODS AND ASSOCIATED DETAILS
- UNPACK THE CARTONS AND CAREFULLY IDENTIFY AND CHECK OFF ALL THE PARTS AGAINST THE PARTS DESCRIBED AND ILLUSTRATED ON PAGES TWO, THREE AND FOUR.

CAUTION

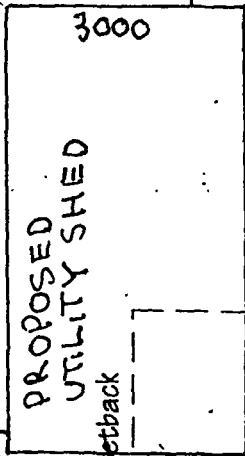
- SOME PARTS MAY HAVE SHARP EDGES. IT IS ADVISABLE TO WEAR GLOVES WHEN HANDLING THESE ITEMS AND SAFETY GLASSES IF DRILLING HOLES
- DO NOT ERECT YOUR SHED IN WINDY CONDITIONS, AND ENSURE THAT THE SHED IS SECURELY ANCHORED TO A SOLID FOUNDATION IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED

TOOLS REQUIRED

- TOOLS REQUIRED INCLUDE ELECTRIC OR CORDLESS DRILL, 10mm MASONRY DRILL BIT, 3mm DRILL BIT, 12mm DRILL BIT, SCREW DRIVER BIT, SMALL SHIFTING SPANNER, TIN SNIPS, STRINGLINE AND CHALK.

[Handwritten signature]

18.50m



boundary setback

boundary setback

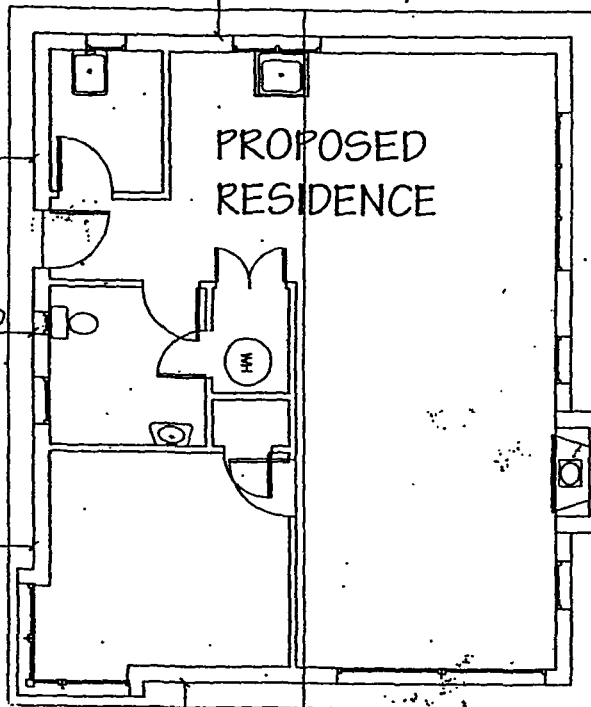
RESOURCE CONSENT

Approved: 16/8/07

Appn No. 8495

Plan No. 8495/1

Date 16/8/07



PROPOSED RESIDENCE

boundary setback

6530

Vehicle Access

boundary setback

18.50m

Project Information Memorandum No: 60888

Section 34, Building Act 2004

Received: 17 Aug 2007

Issued: 29 Aug 2007

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Owner

BELL, NELSON
85 - A Western Road
Rotorua 1007

Site Information

Property ID: 29891
Street Address: 85A WESTERN ROAD
Valuation number 07064 456 02
Legal Description:: LOT 4 DPS88642

Project Information

Project is for UTILITY SHED
Intended Use
Intended life: Indefinite but not less than 50 years
Value of Work: 1,300
Number of Stages:

PIM Status

The proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any condition of the Building Consent.

Conditions.....

INSPECTIONS BY TERRITORIAL AUTHORITY

SUBJECT TO BUILDING CONSENT CONDITIONS

The proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any condition of the Building Consent.

LAND USE CONSENT

The proposed building work requires a Land Use Resource Consent for which approval must be obtained before the building work may be undertaken.

SPECIAL FEATURES OF LAND

EASEMENT No building (or part of its structure) shall be constructed within an easement.

ENVIRONMENTAL HEALTH

ASSESSMENT OF NOISE

During the construction phase of this development the Consent Holder shall ensure that all civil and building contractors shall operate their plant and equipment in accordance with NZS 6803P Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work. These provisions are to be adopted in accordance with the Rotorua District Plan, Appendix K Noise Standards.

PUBLIC UTILITIES/STORMWATER

NO STORMWATER SYSTEM

The proposed building work is to be sited on land which the Council has identified as having no public utility system for stormwater disposal.

ON SITE DISPOSAL

All stormwater from any new roofs or hard standing areas is to be disposed of on site by way of Council complying soak holes and to the satisfaction of the District Engineer.

PERMITTED ACTIVITY

THIS ACTIVITY IS A CONTROLLED ACTIVITY. RULE 7.3.3.2.2. REQUIRES THAT THE MINIMUM SIDE/BACK YEAR BUFFER BE 2.5M IN THE RESIDENTIAL B ZONE. A RESOURCE CONSENT FOR A CONTROLLED ACTIVITY IS NEEDED.

LAND USE CONSENTS

CONSENT REQUIRED

A Land Use Consent is required for the proposed building work. The requirements of the Resource Management Act 1991 and the Rotorua District Plan will need to be met.

COMPULSORY PLANNING STATEMENTS

DISTRICT PLAN

The District Plan does not indicate any proposed road widening, proposed service lane, designations, scheduled sites or protected historic buildings, sites or trees on the land the building work is proposed.

NOT A DEVELOPMENTThe proposal is not a development as defined in the District Plan.

DEVELOPMENT CONTRIBUTIONS

Development Contribution - Not Applicable.

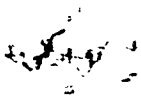
Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Building Services Administration

Signed: 

Date: 29 AUG 2007



Building Consent No: 60888

Section 51, Building Act 2004

Issued: 12 Sep 2007

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Owner

NELSON BELL
P O BOX 4580
MOUNT MAUNGANUI

The Building

Property ID: 29891
Street Address: 85A WESTERN ROAD
Valuation number: 07064 456 02
Legal Description: LOT 4 DPS88642
Building Name:

First point of contact for communications with council building consent authority:
RDC Building Services

Building Work

The following building work is authorised by this consent:

Project is for: UTILITY SHED
Intended Use:

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 in breach of any other Act.

This building consent is subject to the following conditions:

Conditions . . .

IMPORTANT CONDITIONS.

Section 52 Building Act 2004 (Lapse of Building Consent)

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue unless prior arrangements are made with the Building Consent Authority.

INSPECTIONS BY TERRITORIAL AUTHORITY.

- ✓ Siting, Footings, Foundations and Reinforcing.
- ✓ Concrete Floors.

At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate within two years of the Building Consent being issued.

STANDARD CONDITIONS.

Permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior written approval from the Building Control Manager.

Any endorsement on Plans and Specifications for part of this approval.

The owner of the property is responsible for the correct siting of buildings or additions in relation to boundary pegs.

Any deficiency not specifically drawn to the attention of the builder or owner by the Building Official shall not be deemed to have been approved.

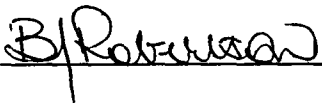
The use is limited to that stated on the Building Consent. Any change of use would require a separate approval.

Site to be left in a clean and tidy condition.

Signed for and on behalf of the Council:

Name: Belinda Robertson

Position: Building Services Administration.

Signed: 

Date: 12 SEP 2007

85a Western Rd



RECEIVED
- 7 NOV 2007
B.C.No. 60886

Form 6

APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

THE BUILDING CONSENT

Building consent number: 310306 + 60887
Issued by [name of building consent authority that granted building consent]: Rotorua

*THE OWNER

Name of owner [include preferred form of address, eg, Mr, Miss, Dr, if an individual]:

Fairy Springs Trust
†Contact person: Nelson Bell

Mailing address: BX 4580
Mt Maunganui

Street address/registered office: _____

Phone number: Landline: 07 5745822 Mobile: 0274871128

Daytime: _____ After hours: _____

Facsimile number: _____

Email address: _____ Website: _____

The following evidence of ownership is attached to this application: [copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]

‡AGENT

‡Name of agent [only required if application is being made on behalf of the owner]:

§Contact person: _____

Mailing address: _____

Street address/registered office: _____

Phone number: Landline: _____ Mobile: _____

Daytime: _____ After hours: _____

Facsimile number: _____

Email address: _____ Website: _____

Relationship to owner [state details of the authorisation from the owner to make the application on the owner's behalf]:

First point of contact for communications with the council/building consent authority [Contact details must be in NZ]:

Full name: _____

Mailing address: _____

Phone number(s): _____

Facsimile number(s): _____

Email address(es): _____

APPLICATION

All building work to be carried out under the above building consent was completed on: 30/6/07

The personnel who carried out the building work are as follows (list names, addresses, phone numbers, and (where relevant) registration numbers):

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.
The code compliance certificate should be sent to [state which address, and whether owner or agent]:

Signature of [owner/agent on behalf of and with the authority of the owner]: Nelson Bell

Name of person signing: Nelson Bell

Date: 30/6/07

ATTACHMENTS

The following documents are attached to this application:

- ☐ Certificates from the personnel who carried out the work
- ☐ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

*Delete this section if details have not changed from the building consent.

†Delete if owner is an individual.

‡Delete this section if the application is not being made on behalf of the owner.

Inspection Checklist: Siting, Footings, Foundations

Ref: TP 04 - TF 01.2

Ver: 3

Issued: 27 Aug 07

Doc No: IT-639941

Page 1 of 3

BC N° 60888		Address 85a Western Rd	
		Contractor on site: Nelson Bell	
Date Inspected	Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)		Inspector
9/10/07	Siting + concrete Slab Resource Consent issued 3 pgs unstable		Ray.
	Work passed as consent documents		
If Inspection Result = PASS then date and sign below			
Date: 9/10/07		Inspector's signature: [Signature]	
If Inspection Result = FAIL then complete below			
Notices / Site Instructions			
Date Issued:	Site Instruction / N.T.F No.	If site inspection fails, record below reason(s) and reference to any site instruction or notice issued	
Date:	Re-inspections:		Inspector:

Footings, Foundations inspection result: 'Pass' (Refer to checklist)

Fail = Non-compliance with approved plans & documentation

Pass = Compliance with approved plans & documentation.

N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Ground Works / Siting		Comment	Pass, Fail, N/A
1	Approved Consent documents on site	yes	P
2	Check previous comments		N/A
3	Street No confirmed	88a Western Rd	
4	Read conditions of BC & PIM and determine if Resource Consent had been required and approved	OK	P
5	Are all Site Hazards identified? <i>Record any specific hazards that may pose risk.</i>	yes	P
6	Are boundary peg locations confirmed? <i>If not, request boundaries be identified - owner may need to engage a surveyor.</i>	3 pegs	P
7	Is building position as per plan? <i>Check siting is in accordance with approved site plan.</i>	yes	P
8	Is the floor level in accordance with plans? <i>If doubt exists instruct owner to establish datum (engage surveyor)</i>	yes	P
9	Building dimensions correct	OK	P
10	Siting by surveyor		N/A
11	Excavations, Slopes, Retaining for site-safe OK		P
12	Pollution control considered to EBOP (discuss with owner or agent)		P
Footings/Foundation			Pass, Fail, N/A
13	Discuss finished floor levels/150 or 225 above ground	OK Workshop/Garage	P
14	Is ground bearing capacity satisfactory? <i>If not, request owner to obtain engineering advice.</i>	yes Medium	P
15	Foundations are 200mm into ground	yes	P
16	Are all pad / post footings / footings as per approved details? <i>Check location, reinforcing details, concrete cover on reinforcing i.e. 75 mm side & bottom cover.</i>	OK	P
17	Foundations are clean, square and to correct dimensions	yes	P
18	Is reinforcing clean, properly supported, correctly lapped & tied with correct cover? <i>If not issue NTF & request reinspection.</i>	1/12 OK	P
19	Are foundation wall details in accordance with approved documentation? <i>Check reinforcing details/foundation size / concrete strengths. If not in compliance then issue NTF & request reinspection.</i>	yes	P
20	Steel size to consented documents	D12	P
21	Approved steel being used		P
22	Correct grade of steel is used? High tensile or deformed etc		P
23	Height pegs of correct material		P
24	Starters are tied to horizontal rods		P
25	Foundation is suitable for fire walls		N/A
26	Floor height is correct		P

Piles			
27	Does pile layout comply with approved plans? <i>Check that the location, type, number of piles & spacing's (centres) are consistent with the approved layout.</i>		
28	Do pile footing sizes comply? <i>Anchor - 900d x 350 x 350 Brace - 450d x 350 x 350 Driven - Obtain certificate If incorrect issue NTF & request reinspection.</i>		
29	Are load paths correctly supported? <i>Undertake an on site check to confirm that all point loads are supported.</i>		
30	Have cut piles been properly treated? <i>Minimum treatment for cut piles shall be undertaken in accordance with NZS3604:1999, cl 6.4.3.3.</i>		
31	Is pile reinforcing as per consent detail?		
32	Driven Piles - has an engineer report been provided? If not, issue NTF requesting a copy before permitting work to continue.		NTF
33	Confirm floor height		
34	Correct treatment to piles		
35	Pile spacing correct		
36	Excavations are to correct depth and size		
37	Bearing is 100 KPA min		
38	Floor heights conform to bracing elements provided		
39	Discuss durability of fixings		
40	Crawl space/ 450 mm		
41	Layout of bracing matches plan		
42	Pile heights are correct for types		
	Columns		
43	Right size and grade of steel used		
44	Stirrups are at correct Centres		
45	Laps are correct		
46	Cover of steel is correct		
47	Spiral steel to be welded		
48	Steel radius bends correct		

DESTINATION
ROTORUA

(Garages/carports/farm buildings/decks/pergolas/fences/retaining walls/signs)

Page 1 of 3

BC N° 6888

Address

889 Weglenn Rd

Date Inspected

Inspection Comments / Notes: (Include comment on any alternative solutions identified, site observation statements, warranties or 'As Laid's to be provided, if applicable)

Inspector

31087

Nelson Bell

Ray

Work complies with
consent document

PASS If all works comply with the Consented documents and a Code Compliance Certificate can be issued please sign and date below.

Date: 30/10/07

Inspector's signature: _____

If Inspection Result = FAIL then complete below

Notices / Site Instructions

Date Issued:

Site Instruction
/ N.T.F No.

If site inspection fails, record below reason(s) and reference to any site instruction or notice issued

Date:

Re-Inspections:

Inspector:

Final Inspection – Domestic- Inspection result: 'Pass' (Refer to checklist)

F = Fail = Non-compliance with approved plans & documentation
P = Pass = Compliance with approved plans & documentation.
N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant

Building Consent Documentation		Comments	P, F, NA
1	Has a Form 6 been completed/submitted?		P
2	Approved Building Consent documents on site		P
3	Have conditions of PIM been met?		P
4	Have all inspections referenced in BC document been completed and approved?		P
5	Check conditions of BC have been fulfilled.		P
6	Check instructions/commentary from previous inspection (have all outstanding instructions been complied with?)		P
7	Sec 269 – Does the application involve any certified building methods or products? If so check registers to ensure that these are current.	No	P
Glazing			
8	Does glazing comply with NZS 4223 Part 3? Check that all glazing within 2m of floor level is of appropriate size and that safety glass is clearly labeled.		N/A
P & D			
9	Down pipes fixed correctly?		P
10	Is SW to an approved outfall?		P
Stairs / Landings / Handrails			
11	Have complying handrails been installed as per consent documentation? Ensure handrail provided is graspable & are provided in accordance with the approved plans & specification		
12	Does the slip resistance comply? Slip resistance shall be provided for all walking surfaces such as decks, patios & steps on the approach to the main entrance of the building.		
13	Do the stairway type, tread & rise comply with the approved plans & specifications? Ensure all treads & risers for exterior private steps & stairs comply with main private stairway.		
14	Barrier installed to all areas where there is a fall height of 1.000 or more can occur from the floor or a change in level. If yes a barrier is required. Ref NZBC Cl F4		
Smoke Alarms			
15	Smoke alarms installed <3m of bedroom and in escape paths		N/A
Fixings			
16	Bottom plates		P
17	Wall framing		P
18	Roof to wall framing		P
19	Purlins		P
20	Cladding		P
21	Bracing		P
22	Durability		P

Exterior			
23	Exterior envelope complete and weatherproof		P
24	Flashings to openings complete and weathertight?		P
25	Wall cladding fixings/soakers/scribers completed?		P
26	Brickwork weep holes/ventilation comply?		N/A
27	Ground/paving heights comply?		P
28	Decks/barriers/timber treatment/thresholds comply?		N/A
29	Sub floor access/insulation/ ventilation correct?		N/A
30	Roof cladding/flashings/ roof penetration flashings completed?		P
31	Attachements to building envelope in accordance with BC		N/A
32	Landscaping completed?		P
33	Retaining wall construction as per approved documentation?		N/A
Damage Deposit			
34	Is footpath and/or kerb damaged?		P
35	Can damage deposit be refunded? <i>If no, take photographs for evidence</i>		P
Crossing Deposit			
36	Is crossing formed in accordance with RDC requirements?		P
37	Can crossing deposit be refunded? <i>If no, take photographs for evidence</i>		P
PHOTOGRAPHS (compulsory)			
38	Photographs taken of all exterior elevations!		P
Producer Statements/Certificates			
39	Energy Certificate for Electrical work		
40	Energy Certificate for Gas work		
	Exterior Plaster:		
41	Installers – PS3		
42	Product/System manufacturer –PS4		
	Structural (including precast elements)		
43	PS3 – Construction		
44	PS4 – Construction Review		
	Geotechnical:		
45	PS3 – Construction		
46	PS4 – Construction Review		
	Proprietary Systems:		
47	PS3 – Construction		
47	PS4 – Construction Review		

Building Consent No: 60888

Section 51, Building Act 2004

Issued: 12 Sep 2007

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Owner

NELSON BELL
P O BOX 4580
MOUNT MAUNGANUI

The Building

Property ID: 29891
Street Address: 85A WESTERN ROAD
Valuation number: 07064 456 02
Legal Description: LOT 4 DPS88642
Building Name:

First point of contact for communications with council building consent authority:
RDC Building Services

Building Work

The following building work is authorised by this consent:

Project is for: UTILITY SHED
Intended Use:

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 in breach of any other Act.

This building consent is subject to the following conditions:

Conditions . . .

IMPORTANT CONDITIONS.

Section 52 Building Act 2004 (Lapse of Building Consent)

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue unless prior arrangements are made with the Building Consent Authority.

INSPECTIONS BY TERRITORIAL AUTHORITY.

Siting, Footings, Foundations and Reinforcing.

Concrete Floors.

At completion of work authorised by this consent the Building Act requires you to apply for a Code of Compliance Certificate within two years of the Building Consent being issued.

STANDARD CONDITIONS.

Permission to undertake building work in accordance with the approved plans and specifications. All work must comply with the provisions of the Building Code. Any alterations from the original plans and specifications must have prior written approval from the Building Control Manager.

Any endorsement on Plans and Specifications for part of this approval.

The owner of the property is responsible for the correct siting of buildings or additions in relation to boundary pegs.

Any deficiency not specifically drawn to the attention of the builder or owner by the Building Official shall not be deemed to have been approved.

The use is limited to that stated on the Building Consent. Any change of use would require a separate approval.

Site to be left in a clean and tidy condition.

Signed for and on behalf of the Council:

Name: Belinda Robertson

Position: Building Services Administration.

Signed: B. Robertson

Date: 12 SEP 2007

DESTINATION ROT@RUA ROTARY INTERNATIONAL	Processing PIM / BC Master Checklist	Ref: TP 03 - TF0
		Ver: 2
		Issued: 10 July 07
		Page 1 of 10

CATEGORY	NZSFC	CONTRACTOR	INSPECTOR	INSPECTOR	PROCESSOR
11/11		PIM/BC	Paul F.		

PIM/BC Application No.	Valuation No. 07064/456-02
Owner: Bell	Property File No. P29891

Project Location: 85a Western Rd

Description of Work: Utility Shed

Date Received: 20 8-07 Date Due:

1st Suspension: 2nd Suspension:

Processing Resumed: Resumed:

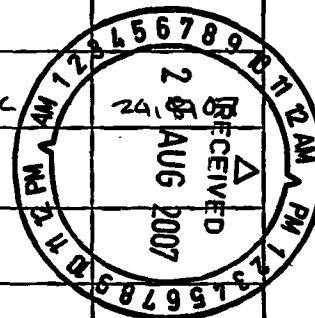
Allocated by: Date Issued:

PIM Issued: 29. 8.07 BC Issued: 12.09.07

Tracking Record:

Hazard/Caution/ Information (as noted on file)	Reviewed By	Date Received	Time Taken	Signed Off	Date
Admin Assistant – Building	TM	22.8.07	40	BR	12.09.07
Planning Res B.	TM	23.8.07	30		
Resource Engineer	BIC	24.8.07	10	BIC	24.8.07
Population Control					
Hazardous Substances					
Development Contributions	BIC	24.8.07	1	BIC	24.8.07
Regulatory/Geothermal					
Environmental Health					
Recreation & Community					
Building	lan	11.9.07	30	Lulu	11.9.07
Disabled Persons					
Other					

**RESOURCE
CONSENT
REQUIRED**



Insert notes, records of conversations, information requests, reasons for suspensions

Information Received

Planned controlled activity because shed encroaches on the minimum back yard buffer of 2.5 m in Residential B zone. Also encroaches on side yard buffer which is set at 2.5 m. Must apply for controlled activity/resource consent with permission from affected parties - including those on the encroached side yard.

Information Received

Information Received

Information Received

Information Received

Information Received

Environmental Health:
<i>Information Received</i>
Recreation & Community:
<i>Information Received</i>
Building:
<i>Information Received</i>

Team Leader Building (Check know Hazard/Information/Caution note on file)	Yes/No	Details (Have you circled the check box?):
What wind zone is the project in (Very High, H, M, L)	M	
What corrosion zone is the project in? (Detail: Sea spray, 1, 2, 3, 4)	4	Except within 50 metres of a bore, steam vent, mudpool or other fume source.
Fire Services – is an evacuation scheme required? (>10 employees, sleeping >5, assembly >100)	N	
Do Sections 326A–363C apply? (Public building being occupied during alteration)	N	
Does accessibility require upgrading? (Refer Sections 112, 115, 118)	N	
Provide details & copies of plans of all existing services that may be on site.	N	
Nominate Earthquake Zone (A, B, or C)	A	See NZS 3604
Does application involve Change of Use, Subdivision or Extension of Life? (If so please detail requirements & conditions – ref. Section 114, 115, 116 * 118)	N	
Does application involve a Specified Intended Life? (If so, detail conditions – ref. Section 113)	N	
Does the application involve a Dam? (If so, notify Regional Authority)	N	
Other affected parties required to be notified of PIM information (Ref x38 i.e network utility operators/RAs)	N	
Other matters: (Please detail any other matters that may impinge on this project)	N	



Finding on site visit:
(Provide brief report & with photos)

N

No site visit

PIM ENDORSEMENTS

300 a b c d e g h i j k l f 338 a b c d e g h i f
302 a b c d e g h i j k l m 340 a b c f
n o p q r s t u v w x f 342 a b c f
304 a b c f 344 a b c f
306 a b c d e g h i j k l 346 a f
m n o f 348 a b c d e g h i j k
l m n o p q r s t u
308 a b c d e f v w x y z f
310 a f 350 a b c d e g f
312 a b c d e g h f 352 a b c f
314 a b c d e g h f 354 a b c f
316 a b c d e f 356 a b c d e g h f
318 a b c d e g h i f 358 a b c d f
320 a b c d e g h f 360 a b c d f
322 a b f 362 a f
324 a b c d e g h i j f 364 a f
326 a b c d e g h i j k f 366 a b c d f
328 a b c d e g h i j k l m 368 a b f
n f 370 a b c f
330 a b c d f 372 a b c f
332 a b c d e g h i j f 374 a b c f
334 a b c d e g h i f 376 a b c f
336 a b f

FREE TEXT:

346f:

This activity is controlled activity in accordance with rule 7.3.3.2.2 which required that the minimum side/backyard buffer be 2.5m in the Residential B Zone. A resource consent for a controlled activity is needed. Also, the proposed activity encroaches into the side yard buffer which is 2.5m from the boundary.

Building Consent Processing Section:

[illegible]

FREE TEXT:

Building Consent Processing Section:

Date sent	Work outsourced to: (list below)	Due Back	Received Back

Date Received	Due Date	BC N ^o	Property N ^o
---------------	----------	-------------------	-------------------------

Building Consent Endorsements:

200	a b c d e g h i j k	213	a b c d e g h i j k l
	l m n o p q r s t u		m n o p q r s f
	v w x y f	214	a b f
201	a b c d e g f	215	a b c f
202	a b f	216	a f
203	a f	217	a b f
204	f	218	a b c d e g h i j k f
205	a b f	219	f
206	a b c f	220	a b c d f
207	a f	221	a b c d e g h i j k l
208	a b f		m n o p q f
209	a f	222	a b c d e g h i j k l
210	a b c f		m n o p q r s t u v w
211	a b c f		x f
212	a f	223	a b c d e f

FREE TEXT:

Include reference to comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, in-service history, product certification, professional judgment, building code objectives. Refer BRANZ Bulletin # 456 (Dec 2004)

[illegible]

Ref: TP 03- TF Version: 2

PROCESSING CHECKLIST

Building Act		Yes = Y No = N N/A = X	Comments:
	Application Form Completed Correctly?	Y	Form 2 needs to be signed
1	Sec 31 – Has a PIM been issued for the project?	Y	
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM? <i>Check PIM</i>	N/A	
3	Sec 37 - Has a Certificate pursuant to Sec 37 of the BA 2004 been attached to the PIM requiring that a Resource Consent be obtained before building work may commence? <i>If so apply a building consent condition to this effect.</i>	Y	Granted 16/8/07
4	Sec 39 - Are there any issues associated with Historic Places Trust? <i>If so ensure that Historic Places Trust notification has occurred.</i>	N	
5	Sec 46 – Is the application of a nature that requires it to be sent to the NZFSC DRU. <i>Refer to Gazette notice 24th March 05 & updates.</i>	N	
4	Sec 67 - Is the building consent subject to a waiver or modification? <i>If so provide explanation for basis, & advise Chief Executive, Dept. of Building & Housing.</i>	N/A	
6	Sec 72 - Is land subject to natural hazards? <i>If so, identify hazards & document processes required, i.e. impose conditions, notify appropriate authorities, apply Sec 72, etc.</i>	N	
7	Sec 75 - Is the building constructed on 2 or more allotments? <i>If there are no party walls, or the allotments have been amalgamated, exempt from section 75 Certificate.</i>	N	
8	Sec 84 - Is any part of the work Restricted building Work? <i>If so ensure LBP is nominated and qualified. Not applicable until 2009.</i>	N/A	
9	Sec 112 – Is the application for an alteration to an existing building. <i>Will the altered building comply as near as reasonably practical to a new building.</i>	N	
10	Sec 113 - Does the building have a specified Intended life? <i>Apply a condition that the building is to be removed, altered or demolished on or before end of specified life if life is less than 51 years.</i>	N	
11	Sec 114 – Is the proposed work a change in use, extension of life or subdivision of an existing building <i>If so has the owner provided appropriate written notification & addressed all other BA & BC requirements. Has a Fire Analysis been provided, if not suspend application. Peer review all jobs over \$500,000</i>	N	
12	Sec 118 – Are access and facilities for the disabled required? <i>If members of the public are to be permitted to enter the building on payment of fees or otherwise, access & facilities for the disabled will be required.</i>	N/A	
12 b	Earthquake Prone Building – Is the building listed on the TA Register for Earthquake Prone Buildings? <i>Check register or if the building is considered to be a potential risk then request an assessment be undertaken by a chartered professional engineer.</i>	N/A	
13	Sec 269 - Does the application involve any certified building methods or products? <i>If so check registers to ensure that these are current.</i>	Y	

14	Sec 364 - Is the building a household unit being constructed by or on behalf of a property developer for the purpose of sale? <i>If so ensure that a condition is applied requiring the developer to obtain CCC before on-selling or allowing occupation of the property.</i>	N	
14a	Does the application include any alternative solutions? <i>If so document the assessment and decision making process on appropriate section at front of Checklist.</i>	Y	
14b	If this is an alteration, have records been checked to reconcile proposal against existing?	N/A	
14c	Is a new compliance schedule required or does existing CS require amending? <i>Follow internal process. Suspend if no CS maintenance program provided.</i>	N/A	
14d	Have any Producer Statements been supplied with the application to provide reasonable grounds that proposed work will comply with NZBC. <i>Refer to internal procedure for assessing Producer Statements. Is peer review supplied / required.</i>	Y	Compliance Certificate Design / Appraisal
14e	Has supporting documentation been supplied with proprietary products or systems? <i>Eg manufacturers installation specifications, durability statements, calculations, test reports, certificates)</i>	Y	
14f	Has a peer review been provided or engineering calculations for projects over \$500,000. If not suspend application.	N/A	

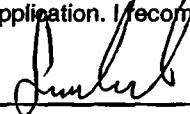
Producer Statements

Acceptance Guidelines - PS will be accepted from approved persons recognised as having appropriate technical competence / qualifications / experience / history within their specific discipline. - The author's competence will directly relate to the scope of work covered by their statement. If author's acceptability cannot be determined then the statement & all necessary documentation required to determine competence shall be returned to applicant to obtain peer review.	
Circle Statement Type: PS 1 - Design PS 2 - Design Review	Comments:
Circle Category: • Structural • Civil • Fire • Hydraulic • Glazing • Heating • Backflow • Architectural • Geotechnical • Plumbing • Drainage • Weathertightness • Air-conditioning • Mechanical	Comments: Aussie Compliance Certificate this is only for a utility shed
Circle supporting information provided: • Calculations • <u>Specifications</u> • Soils reports • Fire reports • Inspection & Maintenance procedures	Comment:
Do engineering calculations reference the plans and specifications?	Comment:
Does the Statement provide the name of Statement Author & / or Company issuing the Statement?	Comment:
Does the Statement provide the name of party/s that	Comment:

the Statement is issued to?						
Does the Statement specifically nominate that the Statement is to be supplied to the BCA ?	Comment:					
Does the Statement provide the address & Legal Description of the site where the building work is to be undertaken?	Comment:					
Does the Statement provide the description of the work or part/s of work that is to be covered by the Statement? <i>i.e. foundations only, or building structure excluding roof structure, or all work</i>	Comment:					
Does the Statement nominate the method of compliance with the Building Code <i>i.e. AS / VM?</i>	Comment:					
Does the Statement have the Author's Signature, Address, & Qualifications / Professional Affiliation / Registration Number / Date completed?	Comment:					
What clauses of the Building Code are specifically referenced? (circle applicable clause/s)	B1	B2	C1	C2	C3	C4
	E1	E2	E3	F1	F2	F3
	F4	F5	F6	F7	F8	G1
	G2	G2	G3	G4	G5	G6
	G7	G8	G9	G10	G11	G12
	G13	G14	G15	H1		
Is the producer statement subject to conditions?	Comment:					
Has compliance been demonstrated?	Comment:					
Has durability provisions been met?	Comment:					
Does the producer statement affect a compliance schedule?	Comment:					
Are there any testing or inspection procedures that need to be included in the compliance schedule?	Comment:					
Is there any special maintenance requirements?	Comment:					
Conditions to be placed on building consent: - Specialist inspections to provided: - On-site observations	List:					
Notes:						
Aussie Compliance Certificate provided. this is only for a utility shed						
Have emailed for a producer statement.						

By signing this I am satisfied on reasonable grounds that compliance with the Building Code established if building work is constructed according to these approved documents that accompany this application. I recommend building consent be issued.

Name: Ian Lamb

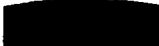
Signature: 

Date: 11.9.07

PIM/BC

Nº

60888

DESTINATION ROTORUA 	Non-Habitable Buildings Processing Suite	Ref: TP 03 - TF0
		Ver: 1
		Issued: 17 July 07
		Page 1 of 3

Preliminary		
Ground Works/Siting/Site Preparation		
1	Application form correctly completed?	F
2	Sec 31 – has a PIM been issued for the project?	P
3	Does the site plan demonstrate distances to boundaries and other buildings on the site? <i>Recommended min. of 2 dimensions be provided</i>	P
4	Are the boundary or building separation distances in relation to spread of fire correct? <i>Consider spread of fire provisions</i>	P
5	Has building been designed by chartered professional engineer? Is this engineer acceptable to Council?	N/A
6	Will proposed excavations affect or impact on other buildings/properties? <i>Consider easements, gradients and provisions required to retain surcharge</i>	P
7	Have special features of land or ground conditions been considered? <i>Check T/A records for indications of fill, vegetation, overland flow, slips, ponding, gradients, excavation, erosion etc. If present then obtain engineering and/or geotechnical input</i>	P
8	Is wind zone correctly specified for the site? <i>Refer tables 5.1, 5.2 Fig 5.1 NZS 3604</i>	P
9	Will proposed excavations affect or impact on other buildings/properties? <i>Consider easements, gradients and provisions required to retain surcharge</i>	P
10	Is the nominated durability/corrosion zone correct for the site? <i>Ref. Section 4 – 3604 Fig and Table 4.1</i>	P
11	Are the floor levels and datum provided? <i>Request these if they are not provided</i>	P
12	Do minimum floor levels apply? <i>If so then specify location of datum and determine if floor levels specified are appropriate</i>	P
13	Are there any specific engineering design requirements? <i>If there are then apply condition or request further information</i>	P
14	Is the excavation within District Scheme requirements? <i>Check whether land use consent is required</i>	P

Footings/Foundation			
15	Do special features of land require consideration in regard to footings/foundations? <i>Ref: NZS 3604 – 3.4 Bearing NB: Does Council have knowledge/record of poor ground bearing/flooding on the site of the proposed work or adjoining site?</i>	N/A	
16	Have effects of sloping ground been considered? <i>Steps in footings per NZS 3604 – Section 6, Cl 6.11.2 and .4 Fig 6.12</i>	N/A	
17	Are all pad/post footing locations details and correctly sized? <i>Ref Sec 9 – 3604 – ensure all load paths have been considered</i>	P	
18	Does concrete strength comply <i>Ref NZS 3604 – Cl 4.8.2 i.e. 17.5 MPA for zone 2 and 3 20 MPA for zone 1 and >500 from Mean high table mark, 25 MPA for <500 of mean high tidemark (sea spray zone)</i>	P	
Concrete Floor			
19	Is concrete strength correctly specified? <i>Ref 4.8.2</i>	P	
20	Is floor height above finished ground level correct? <i>NZS 3604, Section 7, Fig 7.10</i>	P	
21	Is hard fill detailed and correct? (<600mm in depth) <i>Ref 7.5.3, if >600mm in depth obtain a geotech assessment report on the underlying ground conditions</i>	P	
22	Is DPM detailed?	D	
23	Are slab thickenings required and if so are they detailed and complying? <i>Ref 7.5.11</i>	N/A	
24	Does reinforcing comply (is it detailed and is edge, top and bottom cover and supplementary bar detail provided)? <i>Ref 7.5.8.6.4.2</i>	P	
25	Does slab thickness comply? <i>Ref 7.5.8.2</i>	P	
Wall Framing			
26	Do stud height, grade, size, spacing and treatment comply? <i>Refer 'Amendment 2' NZS 3604 for changes to Timber Grades and call size, now 'Actual Minimum Dried Size'</i>		
27	Is the framing setout appropriate for the cladding system? <i>NZS 3604 – Cl 11.5.2 i.e. 480mm centres for some vertical shiplap/board and batten cladding etc</i>		Steel Banded utility shed
28	Is stud height and spacing in relation to wind zone correct and lintel? <i>Ref Table 8.2</i>		
29	Are top and bottom plate fixings/connections specified and/or detailed? <i>Cl 7.5.12 (bot plate) Cl 8.7.3</i>		
30	Do lintels meet appropriate design tables?		

Bracing		
31	Are wall bracing elements and fixings detailed and correct?	T
Posts and Beams		
32	Do beam sizes and treatment comply?	NA
33	Do beam/post connections comply? <i>Check corrosion zone and durability requirements for exposed connections</i>	
34	Are beams properly supported? <i>Have load paths been considered?</i>	
35	Do post/footing connections comply?	
36	Does post footing size comply? – (consider uplift)	
37	Are beams and connections SED?	
Trussed Roof		
38	Are roof truss fixings and purlin details specified and do they comply with wind zone and corrosion zone provisions? <i>Ref NZS 3604 C1 10.21</i>	P
39	Is the truss design criteria and certificate form approved fabricator provided?	P
Roof/Wall Cladding		
40	Are the claddings within the limitations of E2/AS1 <i>Refer E2/AS1, para 3.2 If not require specific design</i>	P
41	Full flashing details provided for window and door openings, head, sill and jamb <i>Ref E2, Figures 81–86</i>	P
Stormwater Drainage		
42	Adequate downpipes provided?	P
43	Are drain sizes, gradients, outfalls correct?	P

Steel framed
cladding

Pass = Compliance with the Building Code

Fail = Non-compliance with the Building Code – further information required

NA = Not Applicable

Application Content Form

Project Address: PIM/BC		85a Western Rd				
Building Consent #.	62288	# sets / copies	#Sheets /Pages	Date Received	Sent to Records	Held in Wallet
Building Consent Application	1	7	22-8-07			Allen V
PIM Checklist	1	11	-			-
Building Consent Checklist	1	3	-			-
Plans	27 Ah	13	-			-
Specifications						
Engineer Design / Calculations						
Producer Statement						
PS1						
PS1						
PS2						
Truss Layout						
Truss Design Certificate						
Effluent System Design						
Fire Safety Analysis						
Application for CPU						
Application for CCC						
Further Info						
Amendments						
Copy of Site Instructions						
Energy Certificates						
Manufacture Certificates						
As Laid Drainage Plans						
Warranties						
Other						
Form 1						
PS3						
PS4						
FDIS Report						
Alarm Cert 4512/App J						
CPU						
INSPECTION CHECK LIST						
Siting, Footings, Foundations						
Domestic Final						
Commercial Final						
Non-Habitable Final						
Preline Building						
Preline P & D						
Pre Plaster						
Concrete Floor Building						
Pre-Floor P & D						
Subfloor Bracing & Fixing						
Precast Concrete Work						

29 AUG 2007

BELL, NELSON
85 - A Western Road
Rotorua 1007

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

File Ref: P29891
Building Consents no: 60888

Dear Sir/Madam

Project Information Memorandum No: 60888

Please find enclosed your Project Information Memorandum.

Your Project Information Memorandum (PIM) conditions are usually related to land use issues and council utilities, i.e., sewer, water, storm-water, roading, etc, and also issues related to the Resource Management Act and the District Plans. It does not refer to structural or Building Code issues (theses are addressed in your Building Consent).

You will need to meet all the conditions of your PIM before starting your building work.

Please note:

"Your Project Information Memorandum is not a 'Building Consent' and is not an authority to commence building work even though you may have already received your Building Consent."

That authority is contained within the conditions of the Building Consent.

Should you have trouble understanding any of the conditions of your PIM then you should phone Council on (07) 348 4199 and ask to speak with the relevant division of Council (i.e. Planning, Engineering, Health etc) and seek clarification from them.

Yours faithfully


D. Holder
Building Services Manager

Project Information Memorandum No: 60888

Section 34, Building Act 2004

Received: 17 Aug 2007

Issued: 29 Aug 2007

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Owner

BELL, NELSON
85 - A Western Road
Rotorua 1007

Site Information

Property ID: 29891
Street Address: 85A WESTERN ROAD
Valuation number 07064 456 02
Legal Description:: LOT 4 DPS88642

Project Information

Project is for UTILITY SHED
Intended Use
Intended life: Indefinite but not less than 50 years
Value of Work: 1,300
Number of Stages:

PIM Status

The proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any condition of the Building Consent.

Conditions.....

INSPECTIONS BY TERRITORIAL AUTHORITY

SUBJECT TO BUILDING CONSENT CONDITIONS

The proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any condition of the Building Consent.

LAND USE CONSENT

The proposed building work requires a Land Use Resource Consent for which approval must be obtained before the building work may be undertaken.

SPECIAL FEATURES OF LAND

EASEMENTNo building (or part of its structure) shall be constructed within an easement.

ENVIRONMENTAL HEALTH

ASSESSMENT OF NOISE

During the construction phase of this development the Consent Holder shall ensure that all civil and building contractors shall operate their plant and equipment in accordance with NZS 6803P Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work. These provisions are to be adopted in accordance with the Rotorua District Plan, Appendix K Noise Standards.

PUBLIC UTILITIES/STORMWATER

NO STORMWATER SYSTEM

The proposed building work is to be sited on land which the Council has identified as having no public utility system for stormwater disposal.

ON SITE DISPOSAL

All stormwater from any new roofs or hard standing areas is to be disposed of on site by way of Council complying soak holes and to the satisfaction of the District Engineer.

PERMITTED ACTIVITY

THIS ACTIVITY IS A CONTROLLED ACTIVITY. RULE 7.3.3.2.2. REQUIRES THAT THE MINIMUM SIDE/BACK YEAR BUFFER BE 2.5M IN THE RESIDENTIAL B ZONE. A RESOURCE CONSENT FOR A CONTROLLED ACTIVITY IS NEEDED.

LAND USE CONSENTS

CONSENT REQUIRED

A Land Use Consent is required for the proposed building work. The requirements of the Resource Management Act 1991 and the Rotorua District Plan will need to be met.

COMPULSORY PLANNING STATEMENTS

DISTRICT PLAN

The District Plan does not indicate any proposed road widening, proposed service lane, designations, scheduled sites or protected historic buildings, sites or trees on the land the building work is proposed.

NOT A DEVELOPMENT The proposal is not a development as defined in the District Plan.

DEVELOPMENT CONTRIBUTIONS

Development Contribution - Not Applicable.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Building Services Administration

Signed: 

Date: 29 AUG 2007

HAZARD INFORMATION/CAUTION CHECKLIST

BUILDING CONSENT NUMBER: 60888

Team Leader Building (check no Hazard/Information/Caution note on file)	Yes/No	Details
What wind zone is the project in? (<i>Very High, H, M, L</i>)	Y	MEDIUM
What corrosion zone is the project in? (<i>Detail: Sea Spray, 1, 2, 3, 4</i>)	4	Except within 50 metres of a bore, steam vent, mudpool or other fume source
Fire Services – is an evacuation scheme required? (<i>>10 employees, sleeping >5, assembly >100</i>)	N	
Do Sections 326A–363C apply? (<i>Public building being occupied during alteration</i>)	NO	
Does accessibility require upgrading? (<i>Refer sections 112, 115, 118</i>)	NO	
Provide details and copies of plans of all existing services that may be on site.		
Nominate Earthquake Zone (<i>A, B, or C</i>)	A	See NZS 3604
Does application involve change of Use, Subdivision or Extension of Life? (<i>If so please detail requirements & conditions – Ref Section 114, 115, 116 *118</i>)	NO	
Does application involve a Specified Intended Life? (<i>If so, detail conditions – Ref Section 113</i>)	NO	
Does the application involve a Dam? (<i>If so notify Regional Authority</i>)	NO	
Other affected parties required to be notified of PIM information (<i>Ref x38 i.e. network utility operators/RAs</i>)	NO	
Other matters: (<i>Please detail any other matters that may impinge on this project</i>)	NO	
Finding on site visit: (<i>provide brief report with photos</i>)	NO	NO SITE VISIT

Site Inspection Calculation Sheet

Building Consent No	60888	Client	Bell
Property File No	29891	Address	859 Western Rd

PROCESSING	NUMBER REQUIRED ¼ hr (\$40.00)	TIME REQUIRE D (Quantity)	TOTALS in Dollars	
Processing Hrs ADMIN				
Processing Hrs INSPECTOR				
SUB TOTAL				
Minus Fees Paid				
SUB TOTAL				
Further information				
TOTAL TO BE CARRIED TO BOTTOM OF SHEET				
INSPECTIONS	GUIDE ONLY - DEPENDENT ON COMPLEXITY & SIZE OF PROJECT.		No of Inspections	No of ¼ HR Increments
a. Siting, Footings, Foundations	3	0.75	1	2
a. Retaining Walls	2/3	0.5-0.75		
b. Subfloor Bracing & Fixing	2	0.5		
c. Pre-floor P&D	2	0.5		
d. Concrete Floor Building	2	0.5		
e. Pre-Wrap	3	0.75		
g. Wrap Only	2	0.5		
g. Wrap/Cavity Battens	3	0.75		
h. ½ High Brick	2	0.5		
i. Bond Beams (One Block)	2	0.5		
i. Bond Beams (Full Basement)	3	0.75		
j. Precast Concrete Work	2	0.5		
k. Stucco - Pre Plaster on site	3	0.75		
l. Exterior Cladding	3	0.75		
m. Preline Building	3	0.75		
n. Preline P&D	2	0.5		
o. Wet Areas/Tanking/Basements	2	0.5		
p. Postline (Addition)	2	0.5		
p. Postline (New Dwelling)	3	0.75		
q. Sanitary & Stormwater Drainage (Alteration - New Conn)	2	0.5		
q. Sanitary & Stormwater Drainage (New Dwelling)	3	0.75		
u. Solid Fuel Burners	2	0.5		
r. Enclosed Decks	2	0.5		
s. Disconnection drainage	2	0.5		
t. Swimming Pools (Pool fencing)	3	0.75		
v. Final Inspection	4/5	1.0-1.25	1	2
Other				
TOTAL INSPECTIONS				
Minus Inspections Allowed				
SUB TOTAL				
Add invoice from top if any				
SUB TOTAL				
Minus allocated loss				
TOTAL				No charge

**PIM/BC**

No

60888

PIM / APPLICATION No. _____

DATE RECEIVED _____

DATE ISSUED 12-09-07SITE FILE No. 29891

Form 2

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT

Section 33 or section 45, Building Act 2004

THE BUILDING

Street address of building:

*[for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection]*85a Western rd
Ngongataha

Legal description of land where building is located:

[state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent]

Subdivision Consent (if applicable) _____

Valuation No. 07064/456.02 Lot No. 4DPS 8842 Section _____

Block _____ Survey District _____

Building name:

Utility Shed Absco

Location of building within site/block number:

*[include nearest street access]*Number of levels: 1*[include ground level and any levels belowground]*

Level/unit number: _____

*[insert level/unit number if applicable]*Area: 18 m²*[total floor area; indicate area affected by the building work if less than the total area]*

Current, lawfully established, use:

[include number of occupants per level and per use if more than 1]

Year first constructed: _____

*[insert year, approximate date is acceptable e.g: c1920s or 1960-1970]*Expected completion date: 2/07*[insert month year]*

THE OWNER

Name of owner:

*[include preferred form of address, eg, Mr, Miss, Dr, if an individual]*Nelson BellPO BOX 4114 U.S.

Contact person:

[insert contact name]

Mailing address:

*[insert mailing address]*Bx 4580Mt Maunganui

Street address/registered office:

[insert street address/registered office]

Phone numbers:

0274571125

Landline:

07 5745822

Daytime:

Mobile:

After Hours:

Facsimile number:

Email address:

Bellcyl@xtra.co.nz

Website:

[website address if applicable]

The following evidence of ownership is attached to this application:

*[current copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building]***AGENT**

Name of agent:

[include preferred form of address, eg, Mr, Miss, Dr, if an individual]

Contact person:

[insert contact name]

Mailing address:

[insert mailing address]

Street address/registered office:

[insert street address/registered office]

Phone numbers:

Landline:

Daytime:

Mobile:

After Hours:

Facsimile number:

Email address:

Website:

[website address if applicable]

Relationship to owner:

*[state details of the authorisation from the owner to make the application on the owner's behalf]*First point of contact for communications with the council/
building consent authority:*[all invoices and refunds related to this application will be directed to this person in all instances]*

THE PROJECT

Description of the building work:
[provide sufficient description of building work to enable scope of work to be fully understood]

utility shed on concrete pad

Will the building work result in a change of use of the building?

Yes ☐ No ☒

If Yes, provide details of the new use:
[provide description of new use]

List building consents previously issued for this project (if any):
[list who issued the consent, the date of issue and the consent number]

Intended life of the building if less than 50 years: _____

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

[state estimated value as defined in section 7 of the Building Act 2004]

\$ 1300-00

Number of Toilet Pans: _____
(Commercial properties only)

BUILDING PRACTITIONERS

Builder:

Business/name: N Bell Address: 85 Western rd

Phone: _____ Mobile: 0274871138 After hours: _____ Facsimile: _____

Email: Bellclg@xtra.co.nz Registration/qualification: _____

Designer/Architect:

Business/name: ABSCO Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Plumber/Gas Fitter:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Drainlayer:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

Electrician:

Business/name: _____ Address: _____

Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____

Email: _____ Registration/qualification: _____

BUILDING PRACTITIONERS

Structural Engineer:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Engineer (identify practice college):

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Head Contractor/Site Manager

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Other:

Business/name: _____ Address: _____
Phone: _____ Mobile: _____ After hours: _____ Facsimile: _____
Email: _____ Registration/qualification: _____

Structure

Other

AS 1170 part 122

4600

1562

4100

2312

The building work will comply with the building code as follows: [Delete this section if this is an application for a PIM only]

Clause [which of the following clauses will be involved in the proposed building work?]	Means of compliance [refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]	Proposed inspections [state means of inspection. Note PS4 or certification may be required]
☒ B1 Structure	☐ B1/AS2 ☐ NZS 3604 ☐ NZS 4203 ☐ NZS 4229 ☐ Other <u>ONS 100</u> [Specify]	☐ Council ☒ Engineer ☐ Other _____ [Specify]
☒ B2 Durability	☒ B2/AS1 ☐ NZS 3101 ☐ NZS 3602 ☐ NZS 3604 ☐ Other _____ [Specify]	☐ Council ☐ Engineer ☐ Other _____ [Specify]
☒ C1-4 Fire	☐ C1/AS1 ☐ Other _____ [Specify]	☐ Council ☐ Engineer ☐ Other _____ [Specify]
☒ D1 Access Routes	☐ D1/AS1 ☐ NZS 4121 ☐ NZS 4121 ☐ Other _____ [Specify]	☐ Council ☐ Engineer ☐ Other _____ [Specify]
☒ D2 Mechanical installations for access	☐ D2/AS1 ☐ NZS 4332 ☐ EN 81 ☐ EN 115 ☐ Other _____ [Specify]	☐ Engineer ☐ Other _____ [Specify]
☒ E1 Surface water	☒ E1/AS1 ☐ AS/NZS3500.3 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ E2 External moisture	☐ E2/AS1 ☐ Specific design & testing	☐ Council ☐ Other _____ [Specify]
☒ E3 Internal moisture	☐ E3/AS1 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ F1 Hazardous substances etc	☐ F1/AS1 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ F2 Hazardous building materials	☐ F2/AS1 ☐ NZS 4223 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ F3 Hazardous substances	☐ F3/AS1 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ F4 Safety from falling	☐ F4/AS1 ☐ FSP Act ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ F5 Construction and demolition hazards	☐ F5/AS1 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ F6 Lighting for emergency	☐ F6/AS1 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ F7 Warning systems	☐ F7/AS1 ☐ AS/NZS 1668 ☐ NZS 4512 ☐ NZS 4515 ☐ Other _____ [Specify]	☐ Council ☐ Engineer ☐ Other _____ [Specify]
☒ F8 Signs	☐ F8/AS1 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G1 Personal hygiene	☐ G1/AS1 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]

☒ G2	Laundering	☐ G2/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G3	Food preparation and prevention of contamination	☐ G3/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G4	Ventilation	☐ G4/AS1	☐ AS/NZS 1668.2 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G5	Interior environment	☐ G5/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G6	Airborne & impact sound	☐ G6/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G7	Natural light	☐ G7/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G8	Artificial light	☐ G8/AS1	☐ NZS 6703 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G9	Electricity	☐ G9/AS1	☐ Other _____ [Specify]	By certification only
☒ G10	Piped services	☐ G10/AS1	☐ NZS 5261 ☐ Other _____ [Specify]	By certification only
☒ G11	Gas as an energy source	☐ G11/AS1	☐ Other _____ [Specify]	By certification only
☒ G12	Water supplies	☐ G12/AS1	☐ AS/NZS 3500.1 ☐ AS/NZS 3500.4 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G13	Foul water	☐ G13/AS1	☐ AS/NZS 3500.2 BS 5572 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G14	Industrial liquid waste	☐ G14/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ G15	Solid waste	☐ G15/AS1	☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]
☒ H1	Energy efficiency	☐ H1/AS1	☐ NZS 4218 ☐ NZS 4243 ☐ ALF Design Manual ☐ NZS 4214 ☐ Other _____ [Specify]	☐ Council ☐ Other _____ [Specify]

(Strike out where not applicable)

GENERAL	Yes	No	N/A
Plans and specifications of an acceptable standard (Reference BRANZ Bulletin 365 Acceptable Plans and Specifications)	☒	☐	☐
Plans, elevations, cross sections of the proposal in duplicate	☒	☐	☐
Certificate of Title (recent search copy less than 6 months old)	☐	☒	☐
Wind Zone classification	☒	☐	☐
Earthquake Zone classification	☒	☐	☐
Corrosion Zone classification	☒	☐	☐
Presence of natural hazards eg. Flooding, falling debris, erosion	☐	☒	☐

Yes No N/A

OTHER MISCELLANEOUS	Yes	No	N/A
Demolition details	☐	☐	☒
Swimming pool: design, fence and discharge	☐	☐	☒
Backflow prevention	☐	☐	☒
Notable and protected trees indicated	☐	☐	☒
Heritage site or building affected	☐	☐	☒
Resource Consent application	☒	☐	☐
Subdivision details	☒	☐	☐

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. On the left side, there are several small, dark marks that appear to be staple indentations or punch holes. The paper is otherwise blank, with no text or other markings.

CONSTRUCTION DETAILS	Yes	No	N/A	Full details of alternative solutions if used	Yes	No	N/A
Products and designs match selected earthquake, wind and corrosion zones	☒	☐	☐	Producer Statement: specific design details for work outside the scope of acceptable solutions and non specific design codes.	☐	☐	☒
Timber treatment specifications	☐	☐	☒	Fire Safety Summary or Fire Design statement	☐	☐	☒
Foundation plans and design included. Plans to show details on reinforcing, all fixings and subfloor bracing for timber floors.	☒	☐	☐	Drainage and/or plumbing	☒	☐	☐
Floor slab details including location of expansion joints	☒	☐	☐	Lifts, escalators, moving walkways	☐	☐	☒
Geotechnical reports on ground condition as required	☐	☐	☒	Acoustic and thermal insulation	☐	☐	☒
Floor plans with fire partitions, common walls & dividing walls & identification of all rooms & their intended uses	☐	☐	☒	HVAC systems	☐	☐	☒
Elevations with maximum height and daylighting recession planes	☐	☐	☒	Energy	☐	☐	☒
Beam designs including fixings, design charts for manufactured beams where used	☐	☐	☒	People with disabilities access & facilities	☐	☐	☒
Roof plan complete with truss design statement and details	☒	☐	☐	Independent peer review for specialist design above	☐	☐	☒
Details to resist roof uplift	☒	☐	☐	Compliance Schedule details	☐	☐	☒
Bracing calculations and layout plans	☒	☐	☐	ADDITIONAL INFORMATION			
Brace fixing details	☒	☐	☐	Guttering will be fitted			
Blockwork design, including cover to reinforcing, locations and detail of expansion joints, fixings.	☐	☐	☒	+ linked to Soak Holes			
Retaining walls: design, heights, position, subsoil drainage and safety barriers	☐	☐	☒	100mm concrete slab with			
Windows: opening and fixed windows indicated, cantilevered lintel details included where appropriate	☒	☐	☐	665 mesh 200x165			
Glazing: safety glass specifications included	☐	☐	☒	ring foundation with D12			
Sound insulation indicated	☐	☐	☒	Bar			
Location of smoke detectors	☐	☐	☒				
Claddings and weathertightness details provided for all claddings, including risk matrix or equivalent	☐	☐	☒				
Stairs/steps/landings/balconies: dimensions, handrail and barrier details	☐	☐	☒				
Decks: membrane specifications (especially compatible substrates), threshold details, position and size of overflows, gutter size calculations,	☐	☐	☒				
Solid fuel heater: make, model & location	☐	☒	☐				
Accurate layout of plumbing & drainage systems	☒	☐	☐				

MATERIALS USED (Identify materials used. Required for Department of Building and Housing records)

What materials will be used for the:

Floor

1 ☐ Timber 2 ☒ Concrete 3 ☐ Wood Products

4 ☐ Other Specify: _____

Framing

1 ☐ Timber 2 ☐ Concrete 3 ☒ Steel 4 ☐ Aluminium

5 ☐ Other Specify: _____

Roof

1 ☒ Steel sheeting 2 ☐ Steel tiles 3 ☐ Concrete tiles 4 ☐ Shingles

5 ☐ Aluminium 6 ☐ Other Specify: _____

Internal

1 ☐ Plaster board 2 ☐ Fibrous Plaster 3 ☐ Wood Products

4 ☐ Other Specify: _____

External Cladding

1 ☐ Brick 2 ☐ Concrete 3 ☐ Concrete block 4 ☐ Cement board

5 ☐ Plaster 6 ☐ Timber 7 ☒ Steel 8 ☐ Aluminium

9 ☐ XPS 10 ☐ Other Specify: _____

Energy

Energy source N/A

Cooking: N/A

Insulation N/A

Connection to or disconnection from:

☐ Council water supply (Please attach "Application for Water Connection" form.) ☐ Council sewerage

COMPLIANCE

The specified systems for the building are as follows: *[specified systems are defined in regulations]*

The following specified systems are being altered, added to, or removed in the course of the building work: *[specify]*

There are no specified systems in the building. ☐

PROJECT INFORMATION MEMORANDUM

The following matters are involved in the project

- | | |
|---|--|
| ☐ Subdivision | ☐ New or altered locations and/or external dimensions of buildings |
| ☐ Alterations to land contours | ☐ Building work over or adjacent to any road or public place |
| ☐ New or altered connections to public utilities | ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains |
| ☐ New or altered access for vehicles | ☐ Other matters known to the applicant that may require authorisations from the territorial authority: <i>[specify]</i> |
| ☐ Disposal of stormwater and wastewater | |

BUILDING CONSENT

The following plans and specifications are attached to this application:

ATTACHMENTS

The following documents are attached to this application:

- ☐ Certificate attached to project information memorandum
- ☐ Plans and specifications *[list]* _____
- ☐ Project information memorandum
- ☒ Development contribution notice

[illegible]

APPLICATION	I request that you issue a †[project information memorandum/project information memorandum and building consent/building consent] <i>[delete which is not applicable]</i> for the building work described in this application
If you do not want information contained in this application to be made available for purposes of marketing please tick the box <input style="float: right;" type="checkbox"/>	Signature of <i>[owner/agent on behalf of and with the authority of the owner]</i>
	Date:

COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

\$ 1300.00 gst inclusive

Project floor area 18. m²

FEE PAYABLE

Consent deposit	
Project Information Memorandum	\$ <u>180.00</u>
Building Administration	\$ <u>360.00</u>
Technical Processing	\$ _____
Industry Levy (DBH)	\$ _____
Industry Levy (BRANZ)	\$ _____
Developmental Contribution	
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Certificate of Title	\$ <u>15.00</u>
Producer Statements	\$ _____
Compliance Schedules	\$ _____
Rural Number	\$ _____
Vehicle Crossing	\$ <u>—</u>
Street Damage	\$ <u>—</u>
Water Connection	\$ _____
Sewer Connection	\$ _____
Other(s) <u>CCC</u>	\$ <u>36.50</u>
Total consent deposit	\$ _____
Consent fee balance	
Inspections	\$ _____
Other(s)	\$ _____
Total balance payable	\$ _____

Granted by Alb. Hooper

Signature [Signature]

Date 12.9.07

Issued by _____

Signature _____

Date _____

Lodgement deposit \$ 591.50

Date paid 17.8.07

Receipt No. 2008/22676

Consent fee balance \$ _____

Date paid _____

Receipt No. _____

Please complete

Forward any refunds or further invoices to:



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier SA70A/686
Land Registration District South Auckland
Date Issued 31 May 2002

Prior References
SA1291/60

Estate	Fee Simple
Area	481 square metres more or less
Legal Description	Lot 4 Deposited Plan South Auckland 88642

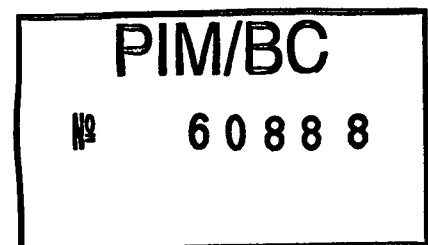
Proprietors
Nelson Matthew Bell

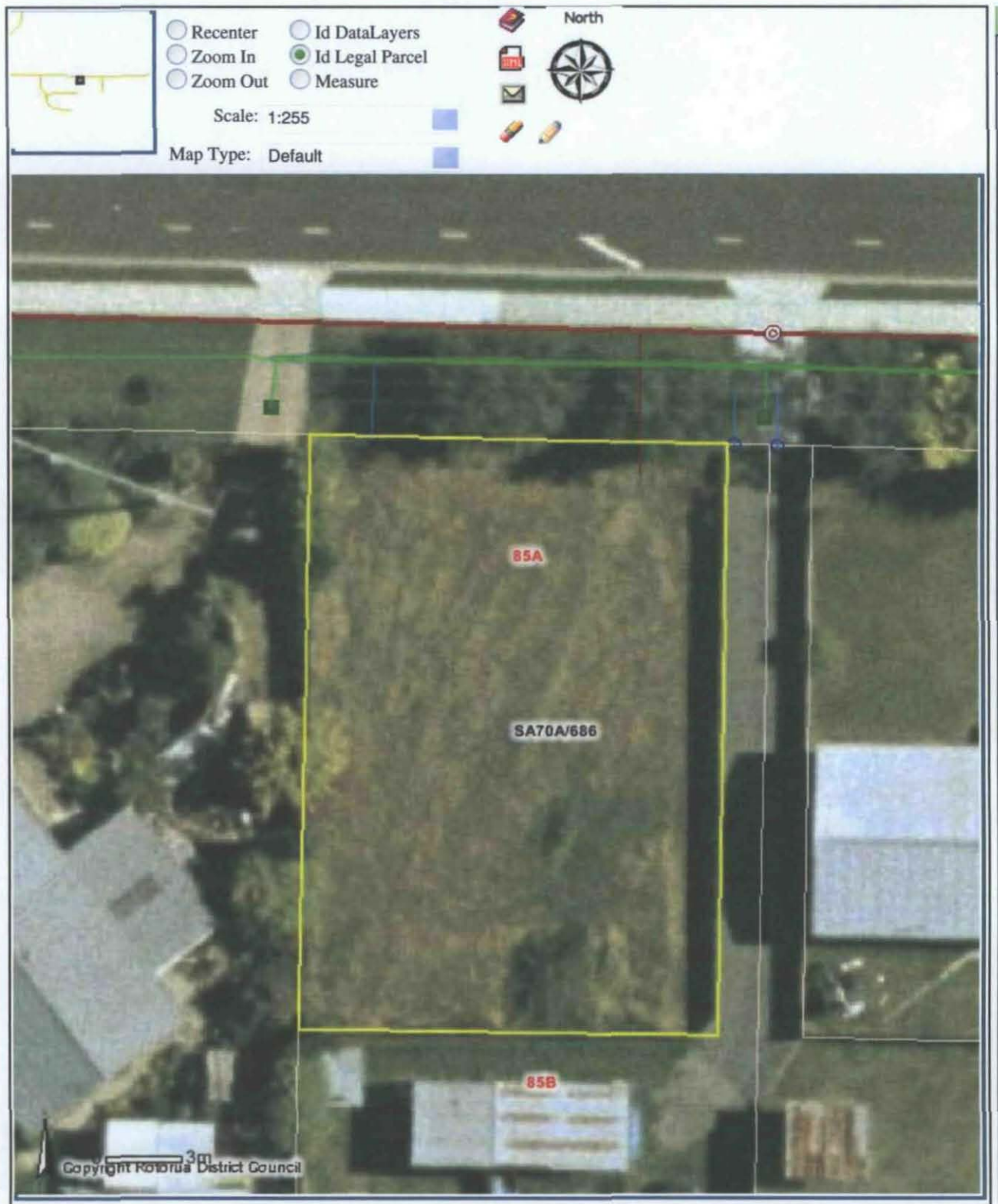
Interests

Fencing Agreement in Transfer S117726 - 22.2.1957

Subject to a right to drain sewage over part marked D on DPS 88642 specified in Easement Certificate 5237989.6 - 31.5.2002 at 11:49 am

The easements specified in Easement Certificate 5237989.6 are subject to Section 243 (a) Resource Management Act 1991

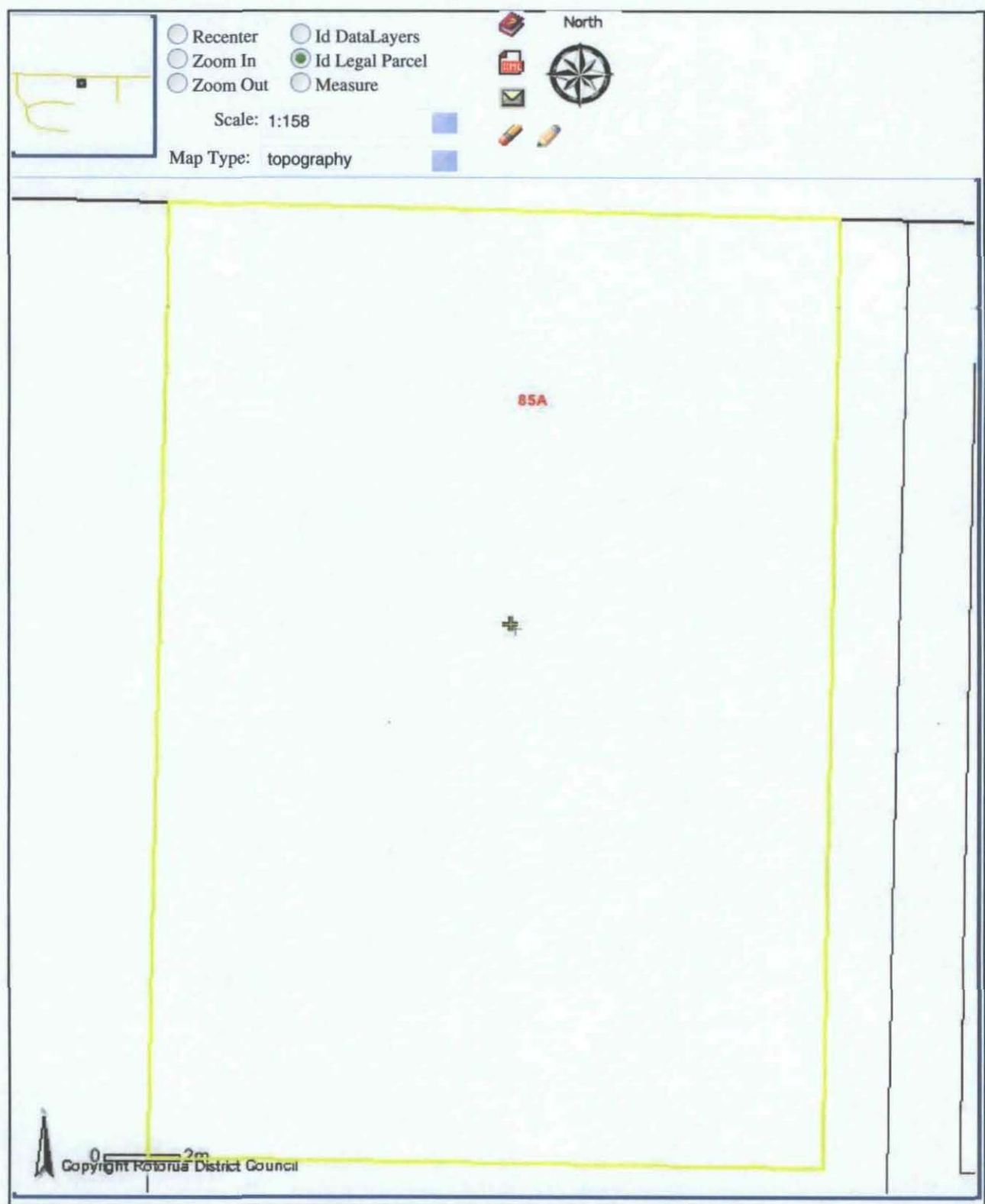


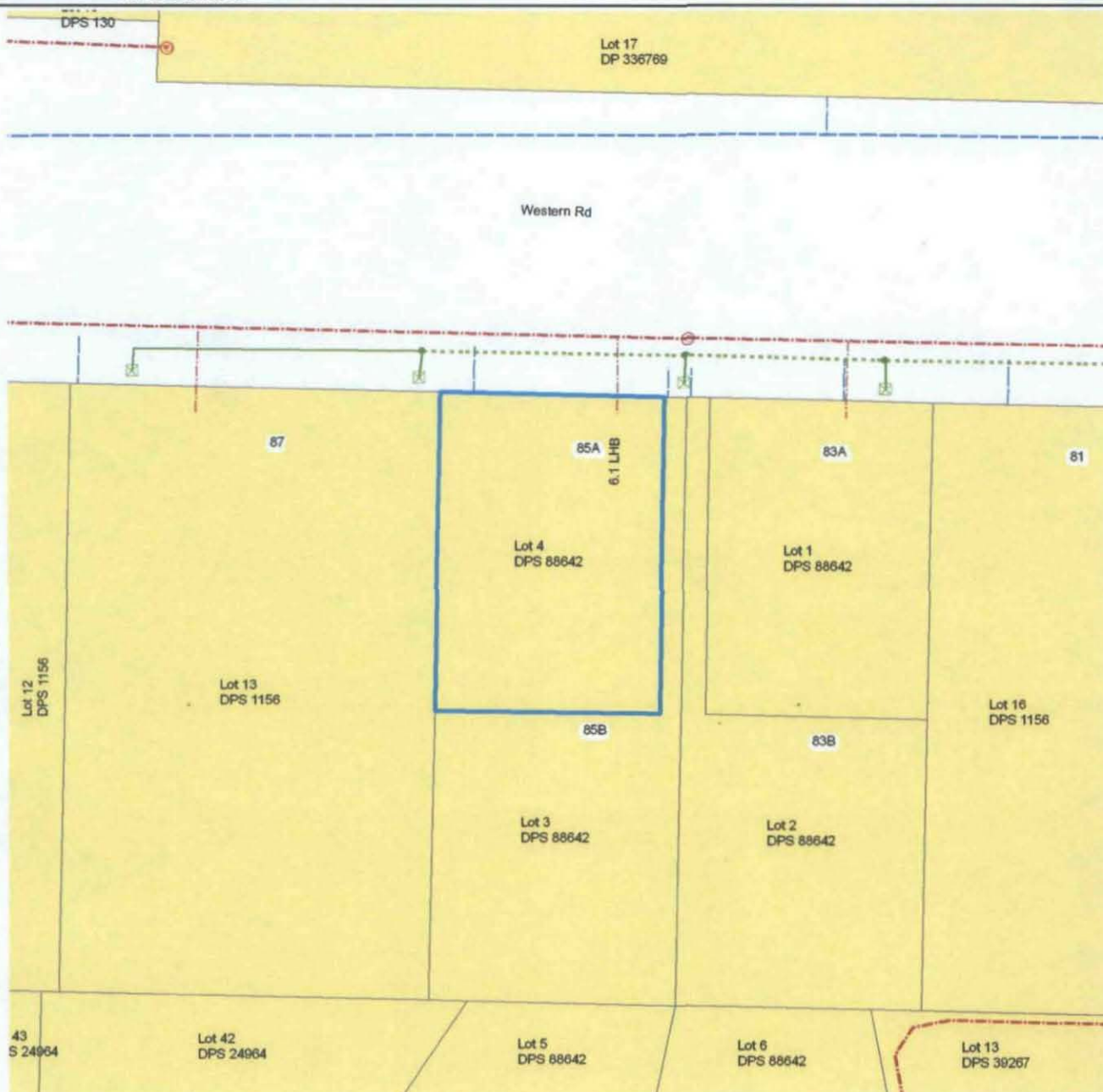


PIM/BC

No

60888





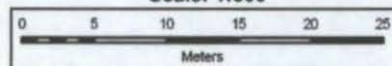
Caution: This plan is for the purpose of indicating RDC assets of water, sewerage and stormwater services only. It is not to be used as a site plan for building purposes.
All services are indicated in good faith, however additional services may have been installed that do not appear on this plan.

Position measurements are subject to reasonable tolerances and depth of cover may have changed after installation. Service locations were not recorded relative to one another and display is indicative only. Verify locations prior to excavating with machinery. A Road Opening Notice is required for excavation work within the road reserve.

All valves, hydrants and manholes must be kept clear and accessible at all times. Failure to do so may affect Council or Fire Service response for maintenance or emergency purposes.

Warning: Check for other underground services.

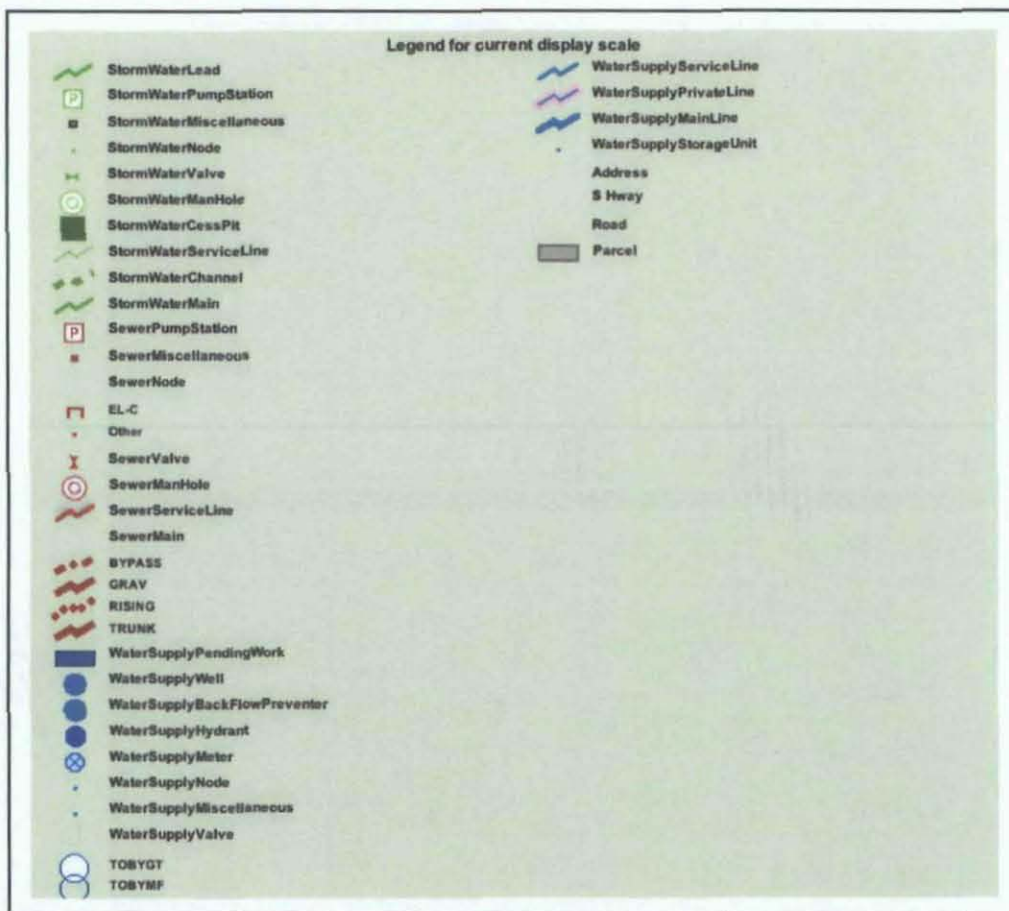
Scale: 1:500



PIM/BC



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ABSCO ^{SNAP}77TITE UTILITY SHED ASSEMBLY INSTRUCTIONS

MODEL — 3060UTK

FRONT: 5.96m

SIDE: 3.0m

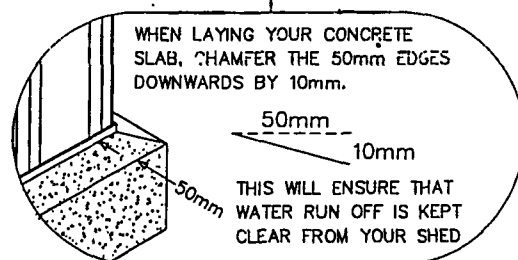
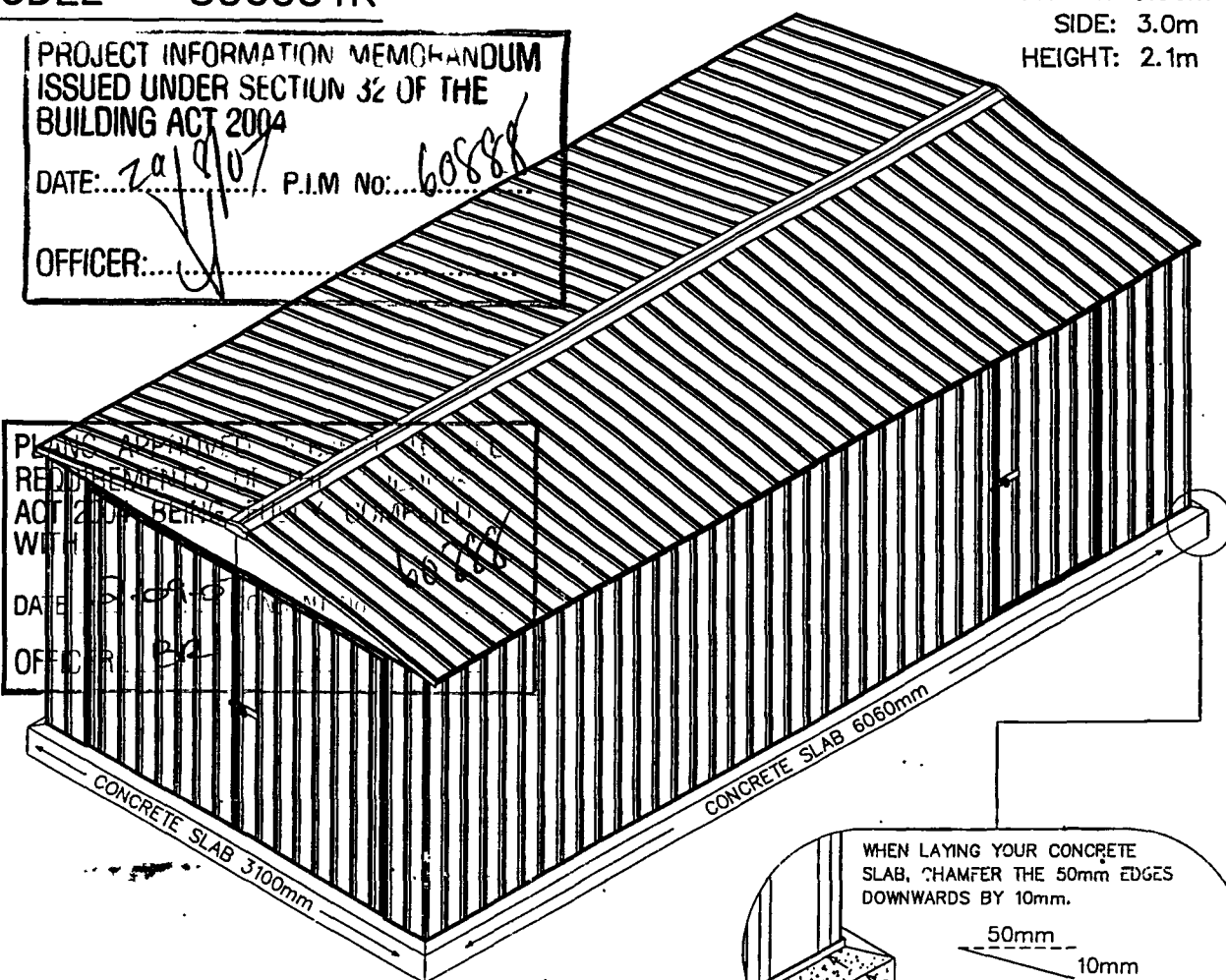
HEIGHT: 2.1m

PROJECT INFORMATION MEMORANDUM
ISSUED UNDER SECTION 32 OF THE
BUILDING ACT 2004

DATE: 21/01/07 P.I.M No: 60888

OFFICER: [Signature]

PLANS APPROVED BY [Signature]
RECOMMENDED BY [Signature]
ACT 2004 BEING [Signature]
WITH [Signature]
DATE: 15/01/07
OFFICER: [Signature]



SITE PREPARATION

- LOCAL AUTHORITY APPROVAL MUST BE OBTAINED PRIOR TO CONSTRUCTION OF THE SHED. ONCE YOU HAVE SELECTED YOUR SITE, DRAW UP A SITE PLAN AND LODGE YOUR APPLICATION.
- THE SITE FOR THE SHED MUST BE LEVEL. IT IS RECOMMENDED THAT THE SHED BE SET ON A CONCRETE SLAB AND ANCHORED DOWN APPROPRIATELY. (REFER PAGE 21 FOR DETAILS)
- ANCHOR SETS ARE NOT SUPPLIED AS STANDARD ITEMS WITH THIS PRODUCT.

GENERAL INSTRUCTIONS

- BEFORE COMMENCING ANY ASSEMBLY, READ THROUGH THESE INSTRUCTIONS IN DETAIL TO GAIN A THOROUGH UNDERSTANDING OF ASSEMBLY METHODS AND ASSOCIATED DETAILS.
- UNPACK THE PARTS AND CAREFULLY IDENTIFY AND CHECK OFF ALL THE PARTS AGAINST THE PARTS DESCRIBED AND ILLUSTRATED ON PAGES TWO, THREE AND FOUR.

CAUTION

- SOME PARTS MAY HAVE SHARP EDGES. IT IS ADVISABLE TO WEAR GLOVES WHEN HANDLING THESE ITEMS AND SAFETY GLASSES IF DRILLING HOLES.
- DO NOT ERECT YOUR SHED IN WINDY CONDITIONS, AND ENSURE THAT THE SHED IS SECURELY ANCHORED TO A SOLID FOUNDATION IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.

TOOLS REQUIRED

- TOOLS REQUIRED INCLUDE ELECTRIC OR CORDLESS DRILL, 10mm MASONRY DRILL BIT, 3mm DRILL BIT, 12mm DRILL BIT, SCREW DRIVER, BIT, SMALL SHIFTING SPANNER, TIN SNIPS, STRINGLINE AND CHALK.

HAVE BEEN OBTAINED

UTILITY SHED 3060UTK THREE DOOR SHED		SNAPTITE PACKING LIST					
MAIN PACK CARTON (PACK 1 OF 4)							
COMPONENT	QTY	LENGTH	PRE-PUNCH	NOTCH	PART No	PACKED	COMPONENT LOCATION
SHEET-ANGLE	1	1915 L/H	✓	-	BWL		REAR WALL LEFT CORNER (773mm WIDE)
SHEET-ANGLE	1	2045 L/H	✓	-	BWL		REAR WALL LEFT CENTRE (773mm WIDE)
SHEET	16	1546	✓	-	45A		STANDARD ROOF SHEETS (773mm WIDE)
SHEET	2	1725	-	-	25A		DOUBLE DOOR SHEETS (773mm WIDE)
SHEET	1	1725	✓	-	26A		SINGLE DOOR SHEET (773mm WIDE)
SHEET D/N	2	1725	-	-	37A		DOUBLE DOOR SHEETS (711mm WIDE)
SHEET S/N	1	1785	✓	-	32A		SIDE WALL CORNER (731mm WIDE)
SHEET S/N	1	1785	✓	-	33A		SIDE WALL CENTRE (731mm WIDE)
SHEET	2	1785	-	-	39B		FRONT PANEL TRIM (329mm WIDE)
L/H GABLE	1	1475	✓	-	16L		L/H FRONT GABLE
R/H GABLE	1	1475	✓	-	16R		R/H FRONT GABLE
PEAK BRACE	1	490	✓	-	15A		REAR WALL TOP BRACKET
PKT. FITTINGS	1	-	-	-	-		ALL FITTINGS & ACCESSORIES (SEE BELOW)
MAIN PACK CARTON (PACK 2 OF 4)							
PACKED BY: _____ / /							
SHEET-ANGLE	1	1915 R/H	✓	-	BWR		REAR WALL RIGHT CORNER (773mm WIDE)
SHEET-ANGLE	1	2045 R/H	✓	-	BWR		REAR WALL RIGHT CENTRE (773mm WIDE)
SHEET	3	1785	✓	-	30A		SIDE WALL CORNER SHEETS (773mm WIDE)
SHEET	10	1785	✓	-	31A		SIDE WALL CENTRE SHEETS (773mm WIDE)
PORTAL PACK	1	VARIOUS	-	-	PF		ALL PORTAL FRAME COMPONENTS (SEE BELOW)
PKT. OF FITTINGS - CONTENTS						PORTAL PACK - CONTENTS	
400 - SELF TAPPING SCREWS 8 - 3/16 ROUND HEAD BOLTS AND NUTS 18 - 3/16 COUNTERSUNK SCREWS & NUTS 18 - POP RIVETS 4 - PADBOLTS (22A) 3 - HASPS 4 - 75mm JAMB SECTIONS (93B) 1 - 3mm DRILL BIT 1 - SET OF ASSEMBLY INSTRUCTIONS						80mm x 40mm CHANNEL SECTIONS 2 - 1482mm LONG (PART C1482) 2 - 1704mm LONG (PART C1704)	
						PORTAL FRAME ACCESSORIES 2 - KNEE PLATE 1 - APEX PLATE 2 - MULTI PURPOSE BRACKETS 80 - 16mm 10 x 16 TEK SCREWS 26 - 45mm TEK SCREWS 4 - 10mm DYNABOLTS	
DATE 19/04/04		ABSCO INDUSTRIES INSTRUCTION				MODEL 3060UTK	
PAGE 2 OF 22							

BATCH
20
SHEETS

BATCH
15
SHEETS

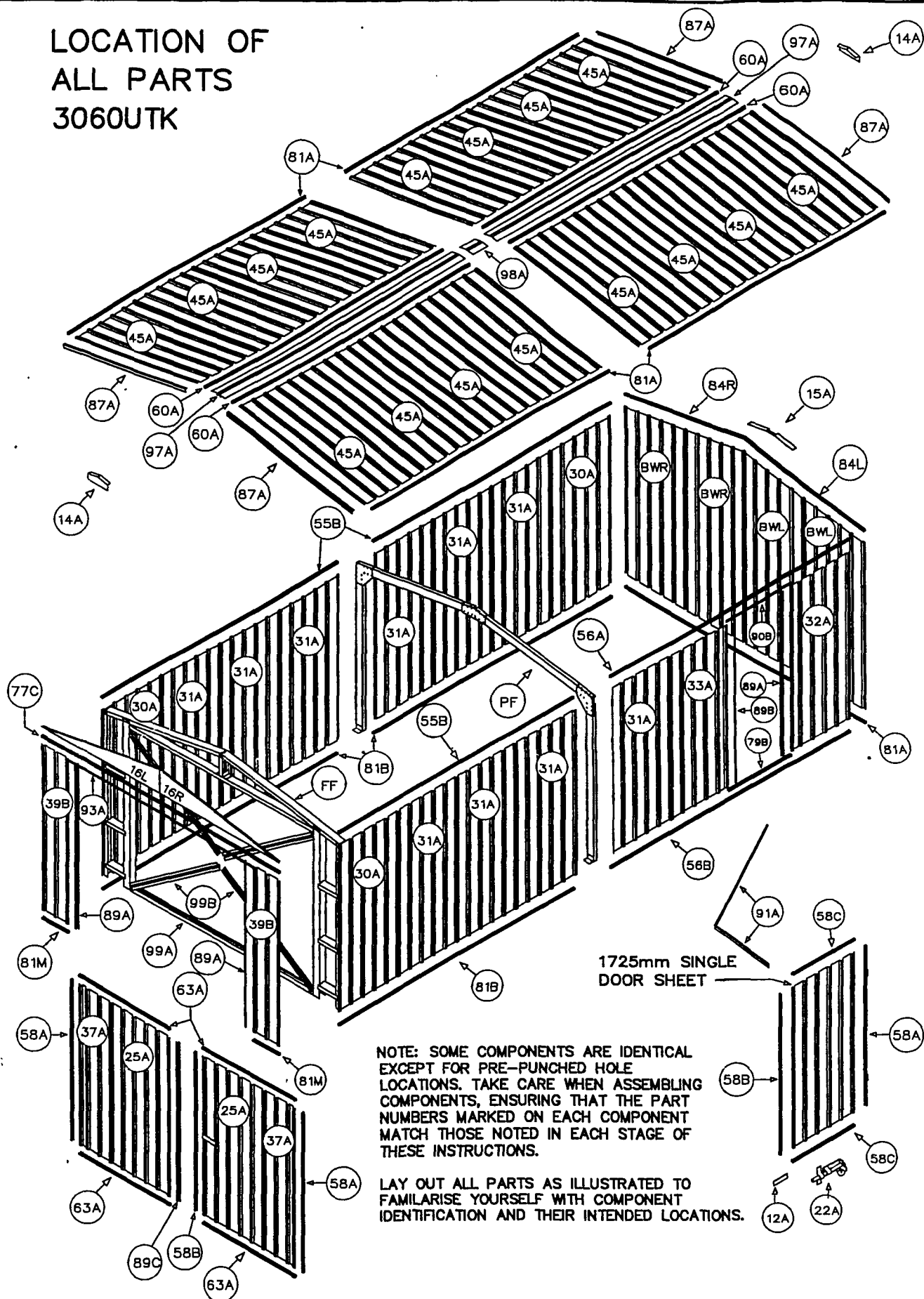
UTILITY SHED 3060UTK THREE DOOR SHED		SNAPTITE PACKING LIST					
CHANNEL SET CARTON (PACK 3 OF 4)							
COMPONENT	QTY	LENGTH	PRE-PUNCH	NOTCH	PART No	PACKED	COMPONENT LOCATION
CHANNEL	1	2993	✓	-	77C		DOUBLE DOOR FRONT WALL TOP
CHANNEL	1	2993	✓	✓	56A		SINGLE DOOR SIDE WALL TOP
CHANNEL	1	2993	✓	✓	56B		SINGLE DOOR SIDE WALL BASE
CHANNEL	3	2993	✓	✓	55B		SIDE WALL TOP
CHANNEL	3	2993	-	✓	81B		SIDE WALL BASE
CHANNEL	5	2993	-	-	81A		REAR WALL BASE/ROOF PERIMETER
CHANNEL	1	1518	✓	-	84L		L/H REAR WALL TOP
CHANNEL	1	1518	✓	-	84R		R/H REAR WALL TOP
CHANNEL	4	2993	✓	-	60A		ROOF TO RIDGE
CHANNEL	1	788	✓	-	79B		INVERT BELOW SINGLE DOOR
CHANNEL	2	1725	✓	-	58B		DOOR-PADBOLT SIDE
CHANNEL	4	1155	✓	-	63A		DOUBLE DOOR-TOP & BOTTOM
CHANNEL	2	773	✓	-	58C		SINGLE DOOR-TOP & BOTTOM
CHANNEL	2	329	-	-	81M		FRONT PANEL BASE
CHANNEL	3	1725	✓	-	58A		DOOR-HINGED SIDE (WITH HINGES FITTED)
RIDGE BEAM	2	2993	✓	-	97A		RIDGE BEAM
JAMB	3	1785	✓	✓	89A		DOOR FRAME-HINGED SIDE
JAMB	1	1785	✓	✓	89B		DOOR FRAME-PADBOLT SIDE (SINGLE DOOR)
JAMB	1	1725	✓	✓	89C		DOUBLE DOOR JAMB
JAMB	1	788	✓	✓	90B		INVERT ABOVE SINGLE DOOR
JAMB	2	1120	✓	-	91A		SINGLE DOOR DIAGONAL BRACES
JAMB	1	2334	✓	-	93A		INVERT ABOVE DOUBLE DOORS
LIP	4	1546	✓	-	87A		ROOF SIDE FLASHING
GABLE CAP	2	170	✓	-	14A		ABSCO GABLE END CAPS
DOOR PLATES	3	167	✓	-	12A		DOOR PLATES
RIDGE JOINER	1	100	-	-	98A		JOIN RIDGE BEAM CAPPING
FRONT FRAME PACK (PACK 4 OF 4)							
80mm X 40 mm CHANNEL SECTIONS				OTHER ITEMS			
2-2300mm LONG (PART C2300)				1-HAT SECTION 2290mm LONG (99A)			
2-1820mm LONG (PART N1820)				4-HAT SECTION 1350mm LONG (99B)			
2-1785mm LONG (PART C1785)				10-MULTIPURPOSE JOINING BRACKETS			
2-1484mm LONG (PART M1484)				1-SMALL TRIANGULAR PLATE			
8- 285mm LONG (PART K0285)				150- 16mm SELF DRILLING TEK SCREWS			
2- 240mm LONG (PART C0240)				1-PHILLIPS HEAD DRIVE BIT			
2- 100mm LONG (PART C0100)				6-10mm DYNABOLTS			
DATE 19/04/04		ABSCO INDUSTRIES INSTRUCTION		MODEL 3060UTK		PAGE 3 OF 22	

BATCH
31
CHANNELS

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LOCATION OF ALL PARTS 3060UTK



THE PART NUMBERS SHOWN ABOVE, ARE ILLUSTRATED WHERE REQUIRED THROUGHOUT THIS ASSEMBLY INSTRUCTION, TO ASSIST WITH IDENTIFYING COMPONENTS AND THEIR INTENDED LOCATION.

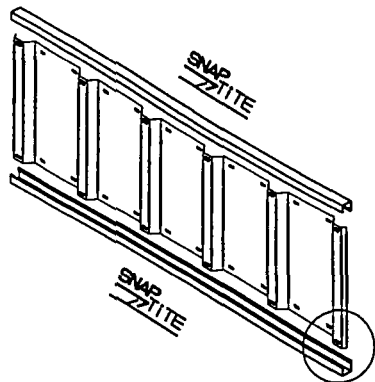
SOME COMPONENTS, ALTHOUGH GIVEN A PART NUMBER ABOVE, HAVE NOT BEEN MARKED WITH A PART NUMBER. THESE COMPONENTS, MAINLY ROOF, DOOR AND GALVANISED INTERNAL FRAME COMPONENTS, CAN BE IDENTIFIED BY THEIR DESCRIPTION, SIZE AND ILLUSTRATION AS DETAILED IN THIS ASSEMBLY INSTRUCTION.

ABSCO

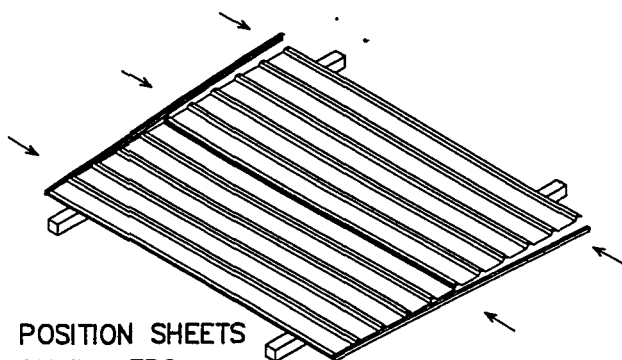
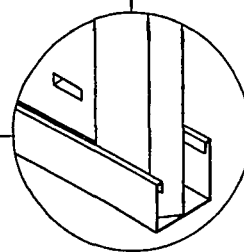
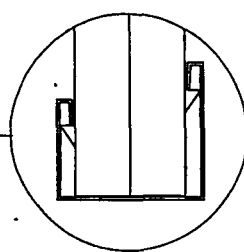
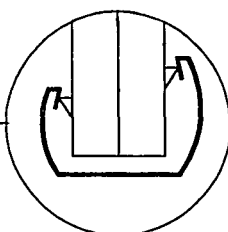
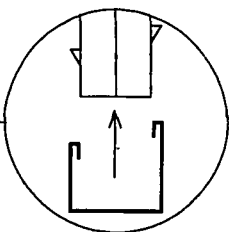
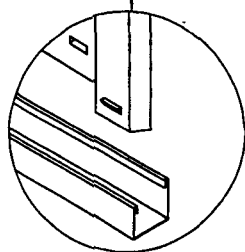
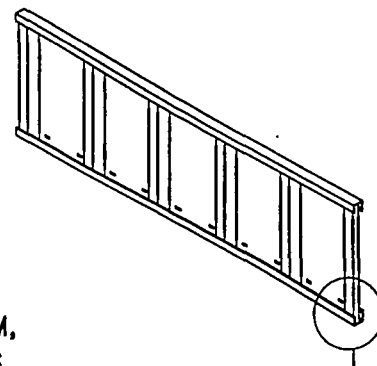
SNAPTITE

ASSEMBLY INTRODUCTION

YOUR NEW ABS CO GARDEN SHED INCORPORATES THE LATEST ABS CO SNAP-TITE ASSEMBLY SYSTEM, WHICH LOCKS ALL PERIMETER CHANNELS TO ALL ROOF AND WALL SHEETS WITHOUT THE NEED FOR TOOLS AND FASTENERS. MOST OTHER CONNECTION POINTS HAVE BEEN PRE-PUNCHED TO FURTHER MAXIMISE EASE OF ASSEMBLY. FRONT AND CENTRE FRAMES ARE ASSEMBLED USING SELF DRILLING TEK SCREWS.



TO PRE-ASSEMBLE THE FOUR WALL PANELS AND TWO ROOF PANELS, THE PERIMETER CHANNELS ARE SECURED TO THE TOP AND BOTTOM OF EACH PANEL USING THE SNAPTITE FASTENING SYSTEM, AS DETAILED ON THE FOLLOWING PAGES WHEREVER YOU SEE THE SNAPTITE SYMBOL.



POSITION SHEETS ON TIMBERS, TRESTLES OR PARTLY OVER EDGE OF CONCRETE SLAB.

AFTER JOINING SHEETS TOGETHER, POSITION THE CORRECT PERIMETER CHANNEL TO ONE END OF THE SHEETS, GENTLY TAPPING IT OVER THE SNAP-TITE LUGS, WORKING ALONG THE SHEETS UNTIL YOU REACH THE OTHER END. THE CHANNEL CAN BE TAPPED OVER THE LUGS USING YOUR HANDS, OR A SOFT PIECE OF WOOD OR A RUBBER Mallet. DOUBLE CHECK TO ENSURE THAT EVERY SNAP-TITE LUG IS LOCKED INTO THE CHANNEL.

FASTENING SYMBOLS



3mm POP RIVETS

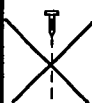


4mm NUT & BOLT SET

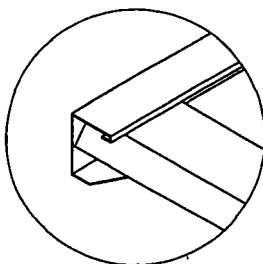
SELF TAPPING SCREWS



JOIN COMPONENTS TOGETHER WITH ONE SCREW AT THIS LOCATION ONLY, AS SOME CHANNEL SECTIONS HAVE EXTRA HOLES THAT ARE NOT REQUIRED FOR THIS MODEL OF GARDEN SHED



DO NOT JOIN COMPONENTS TOGETHER AT THIS LOCATION YET, AS THE SCREW MAY OBSTRUCT FURTHER ASSEMBLY OF OTHER COMPONENTS



EACH PERIMETER CHANNEL MUST FINISH FLUSH WITH THE EDGES OF THE SHEETS. THE SNAP-TITE SYSTEM ALLOWS ADJUSTMENT FOR THIS PROCESS BY SIMPLY TAPPING THE CHANNEL ALONG THE SHEETS UNTIL EACH END IS NEATLY FLUSH.

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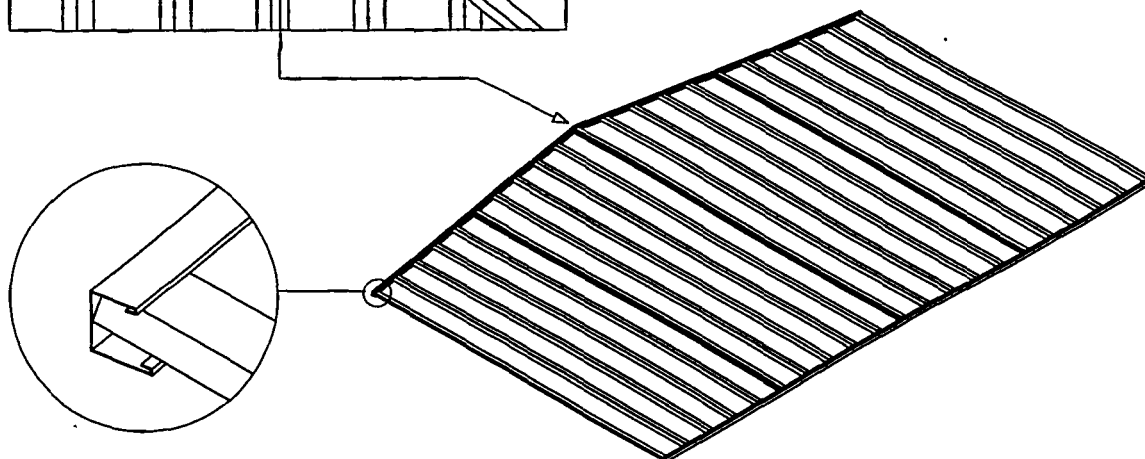
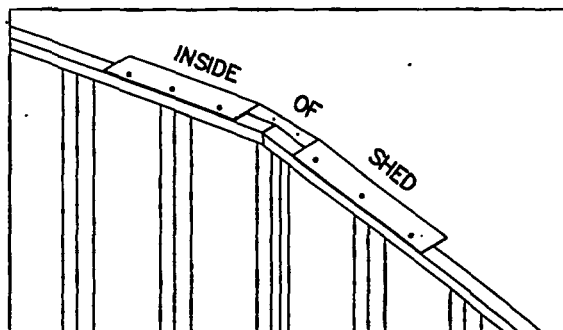
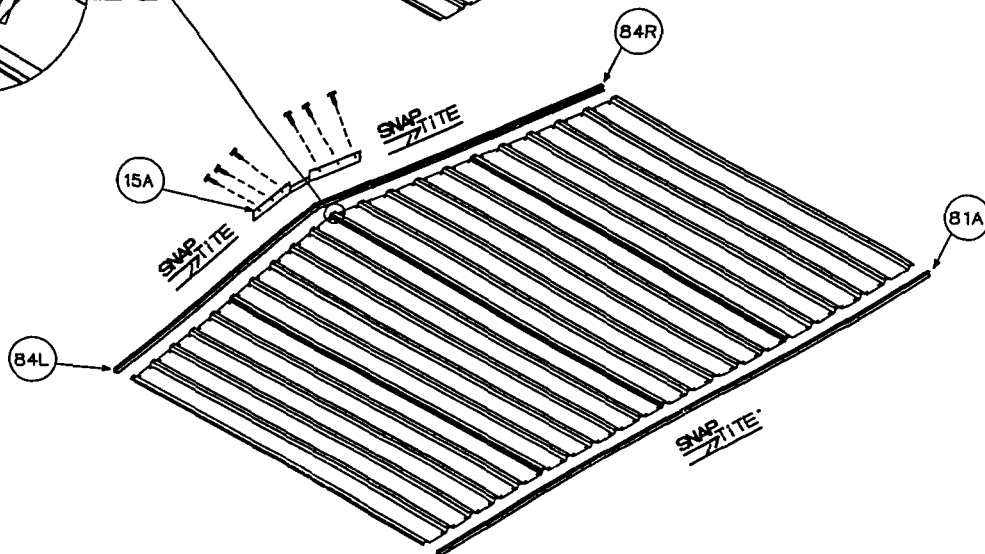
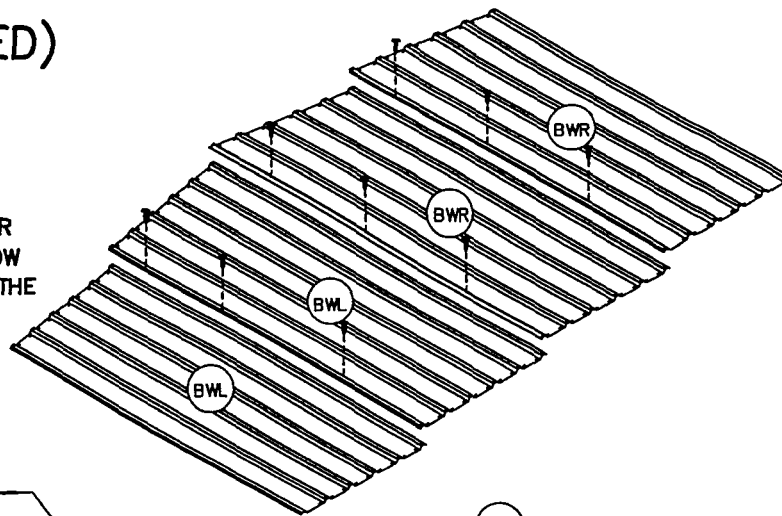


SELF-DRILLING TEK SCREW

FOR JOINING FRONT AND CENTRE FRAME COMPONENTS

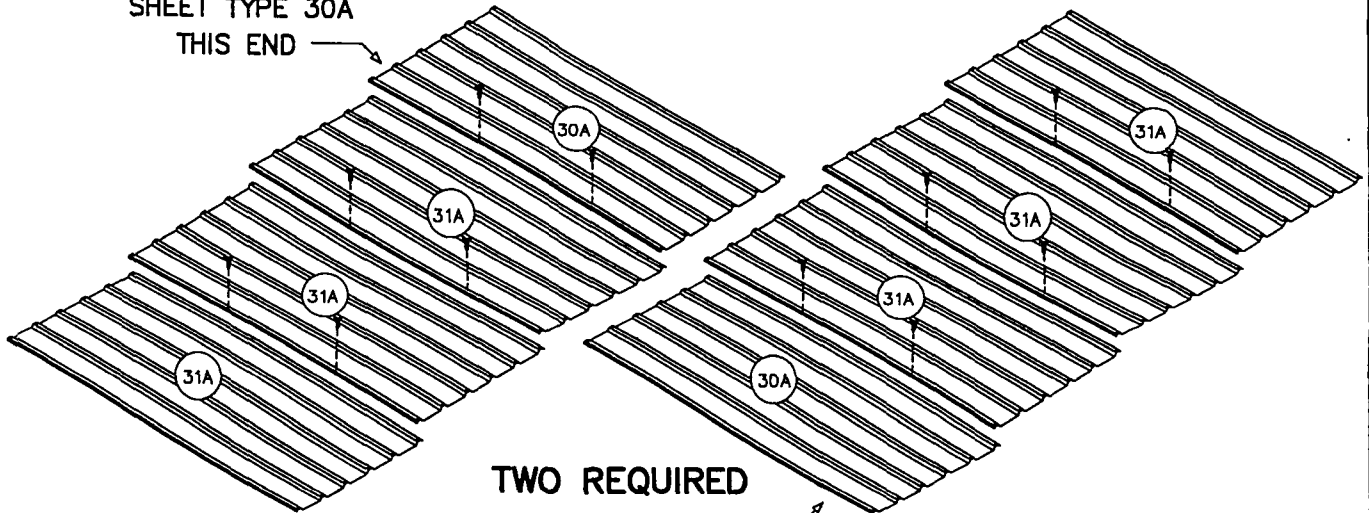
REAR PANEL ASSEMBLY (ONE REQUIRED)

TRIM THE TIP OF EACH SHEET OR
BEND OUT OF THE WAY TO ALLOW
CHANNELS TO FIT HARD UP TO THE
EDGE OF THE SHEET

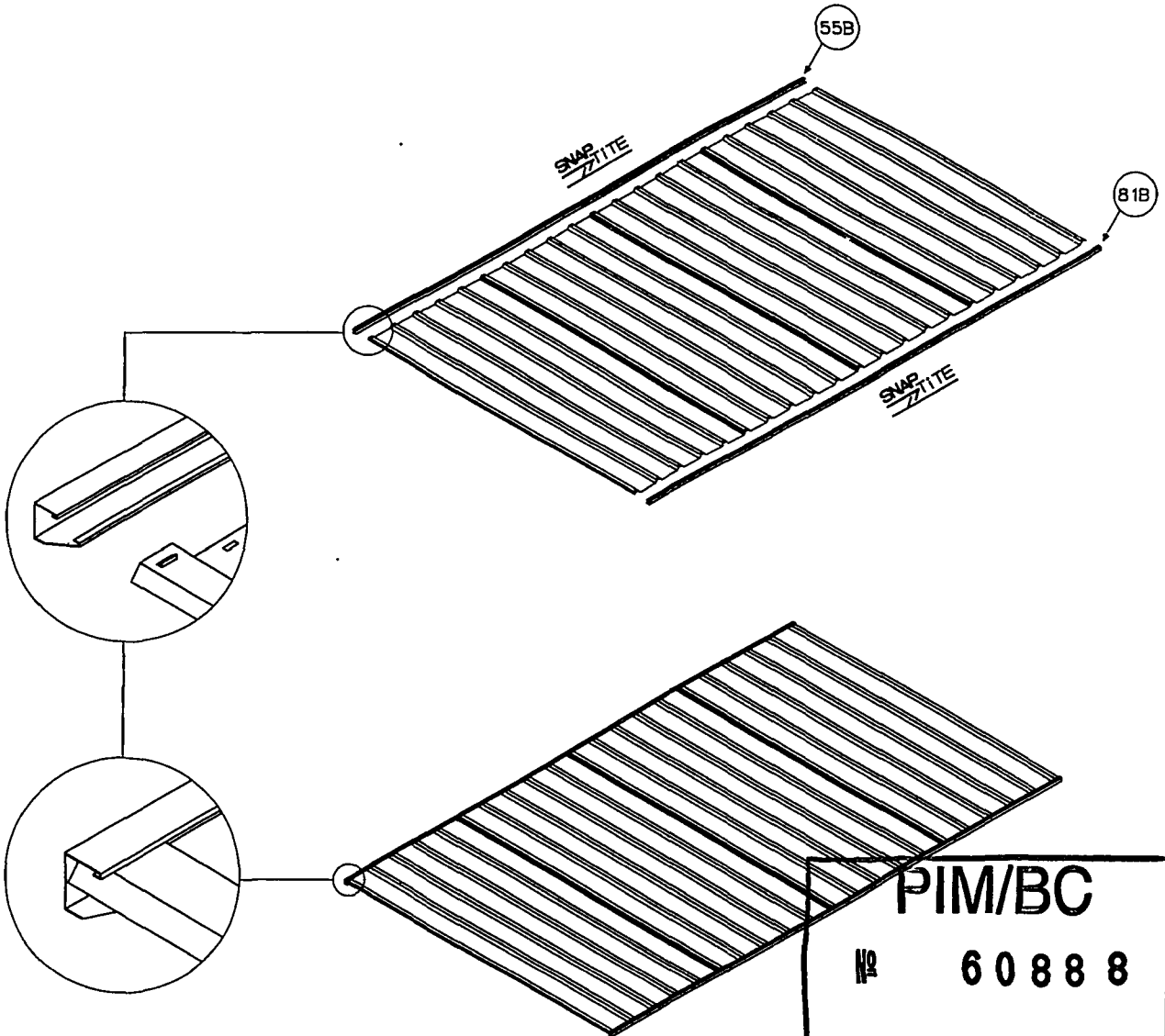


SIDE PANEL (THREE REQUIRED) ASSEMBLY

ONE REQUIRED
SHEET TYPE 30A
THIS END



TWO REQUIRED
SHEET TYPE 30A
THIS END

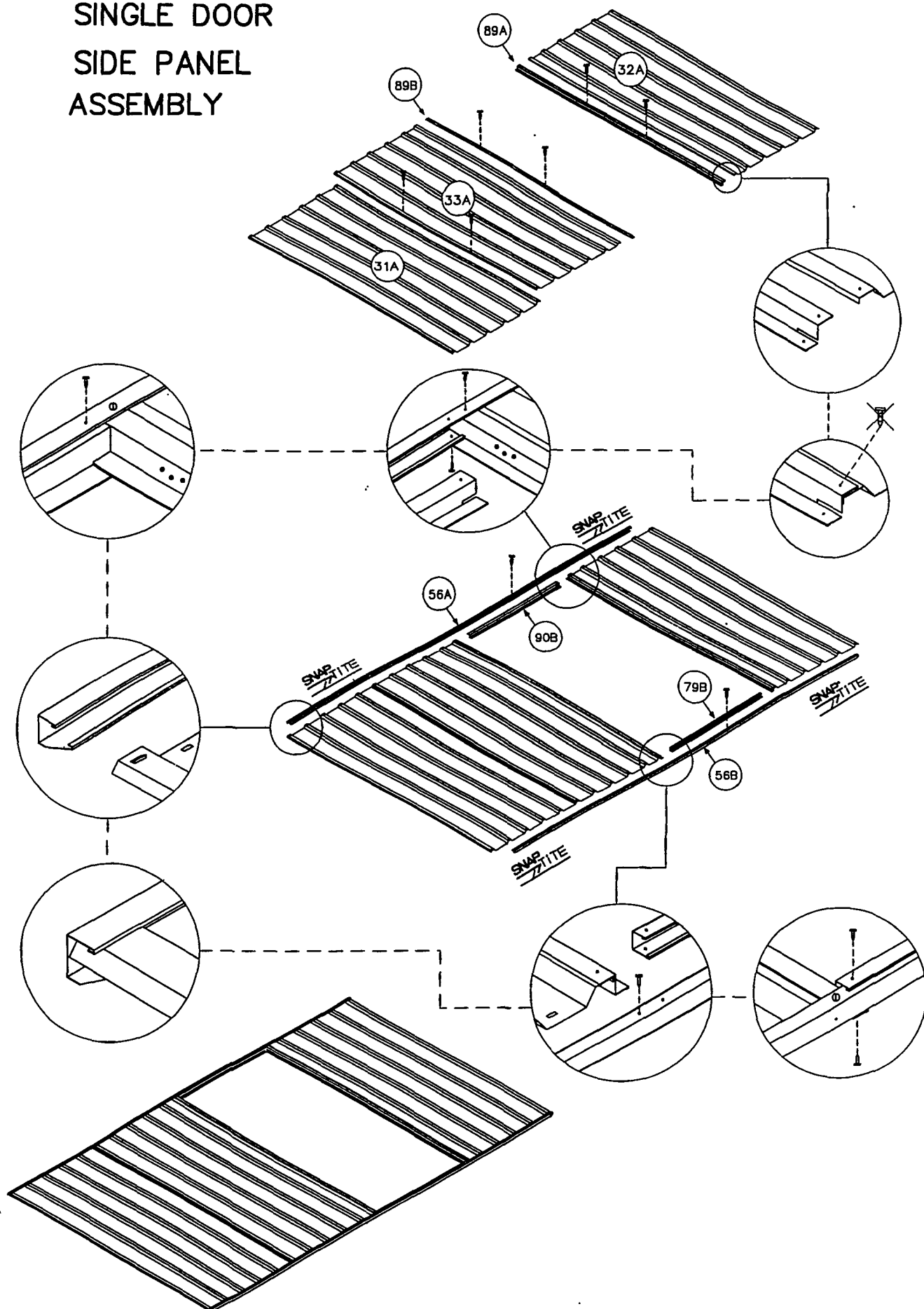


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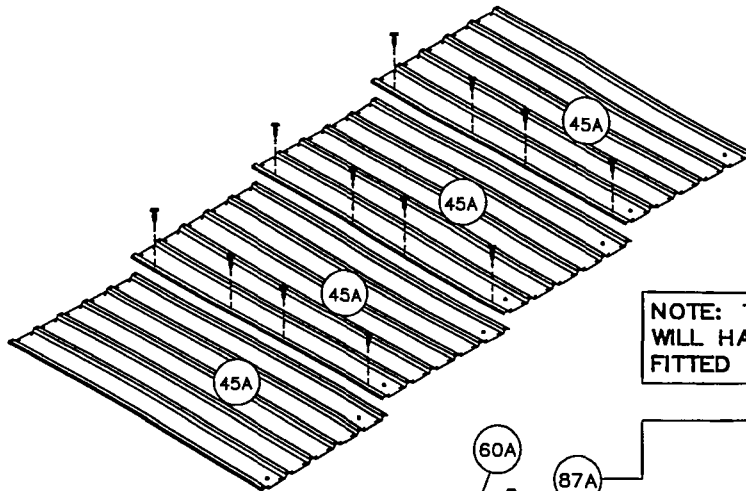
1/2

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SINGLE DOOR SIDE PANEL ASSEMBLY

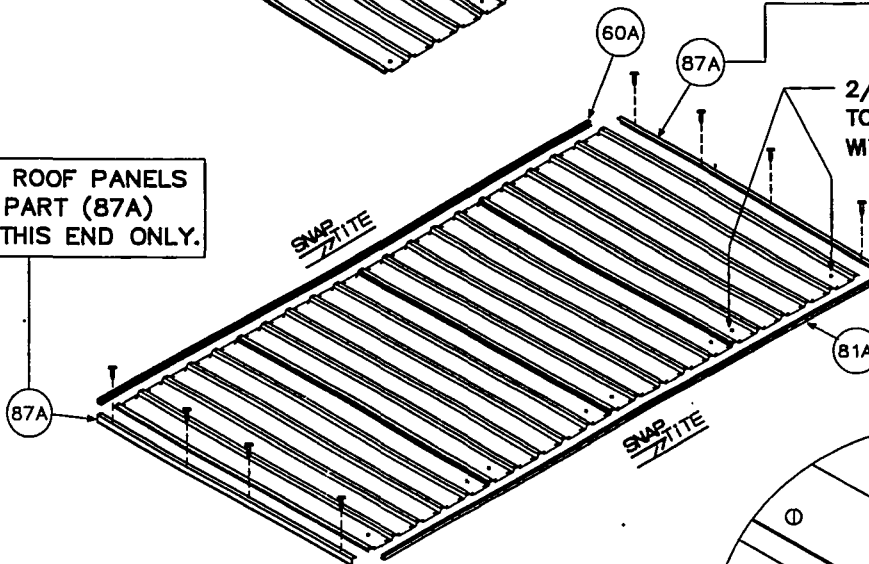


ROOF PANEL ASSEMBLY (FOUR REQUIRED)

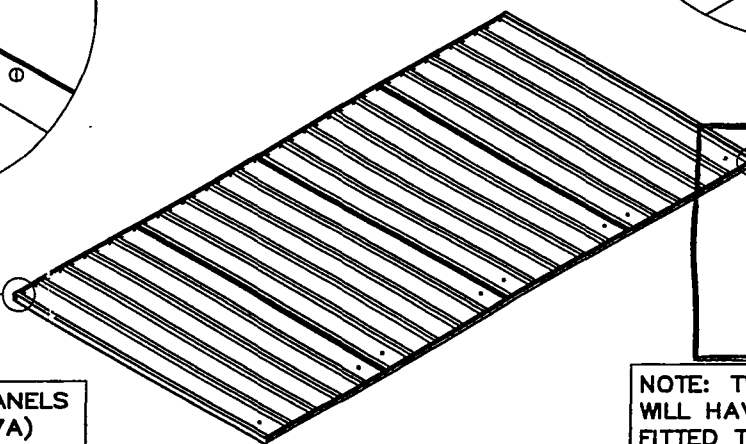
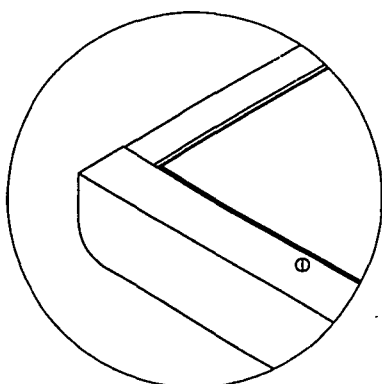
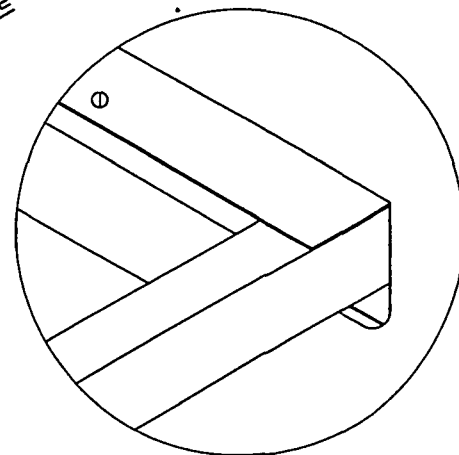


NOTE: TWO ROOF PANELS
WILL HAVE PART (87A)
FITTED TO THIS END ONLY.

NOTE: TWO ROOF PANELS
WILL HAVE PART (87A)
FITTED TO THIS END ONLY.



2/PRE-PUNCHED HOLES
TO THIS END OF EACH SHEET
WITH PART No. 81A FITTED



PIM/BC

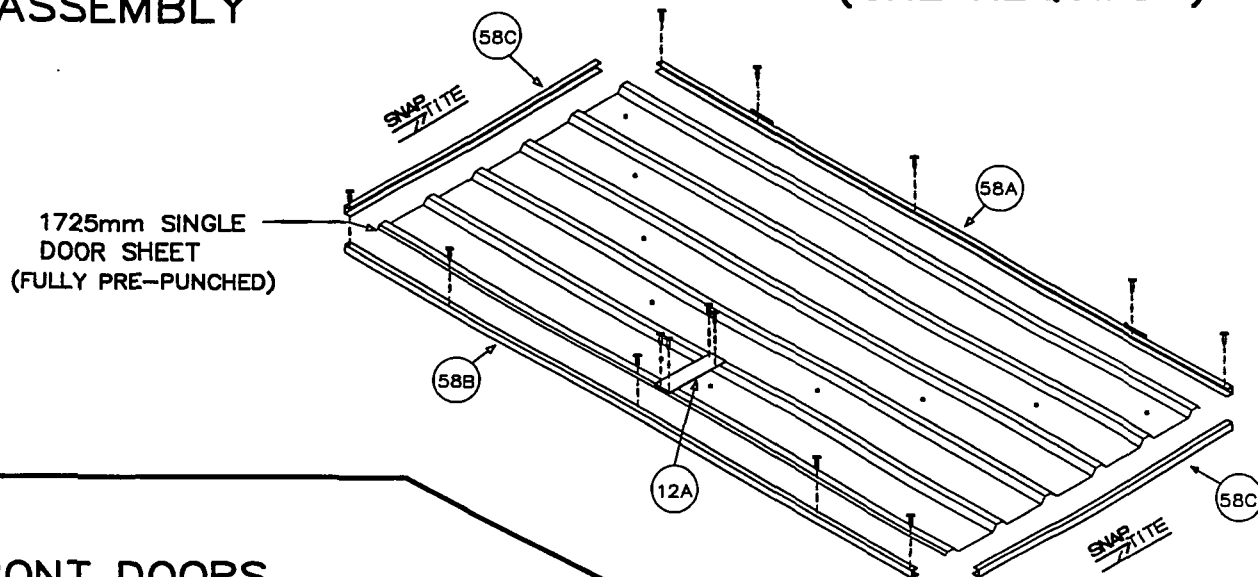
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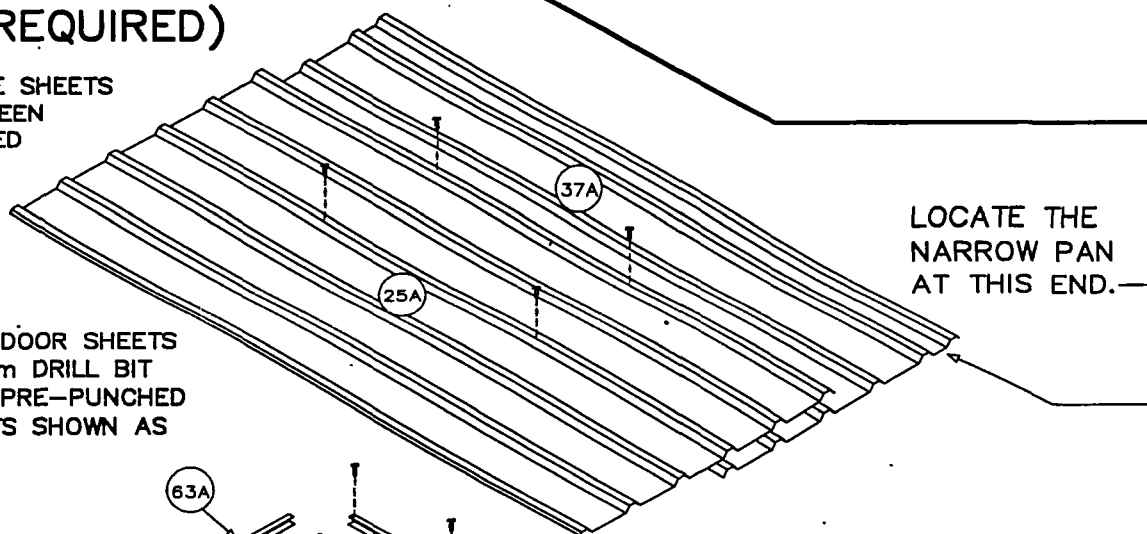
NOTE: TWO ROOF PANELS
WILL HAVE PART (87A)
FITTED TO THIS END ONLY.

NOTE: TWO ROOF PANELS
WILL HAVE PART (87A)
FITTED TO THIS END ONLY.

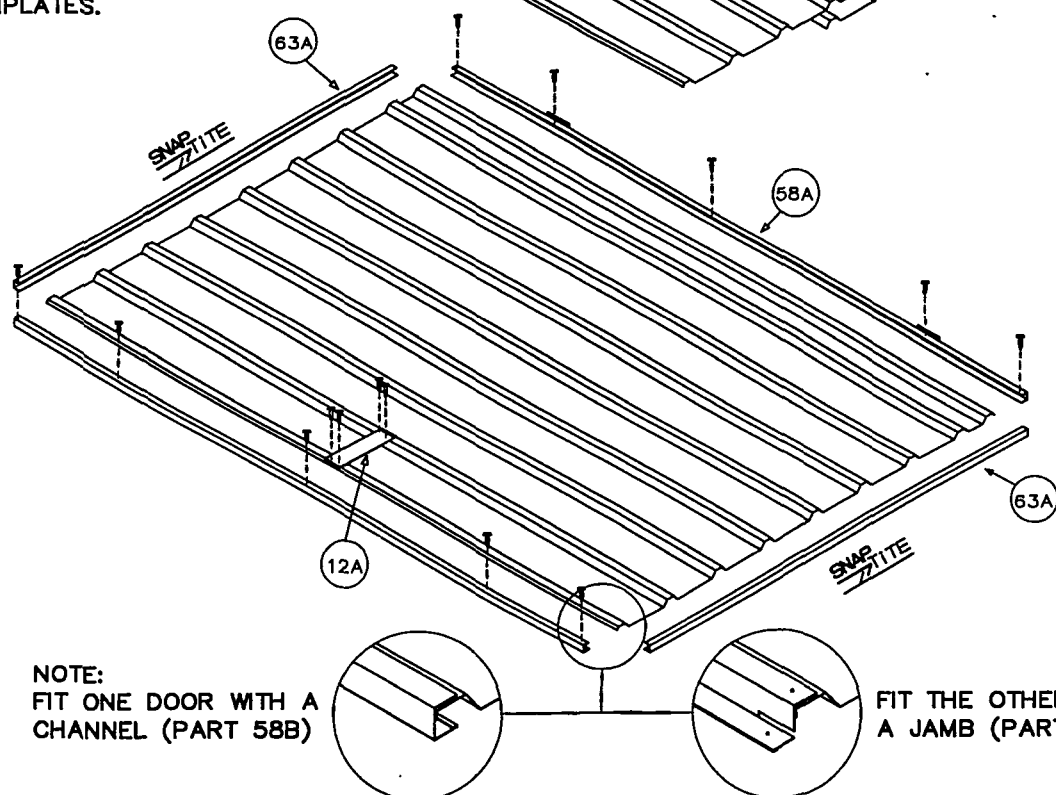
SIDE DOOR
(ONE REQUIRED)



NOTE: THESE SHEETS
HAVE NOT BEEN
PRE-PUNCHED



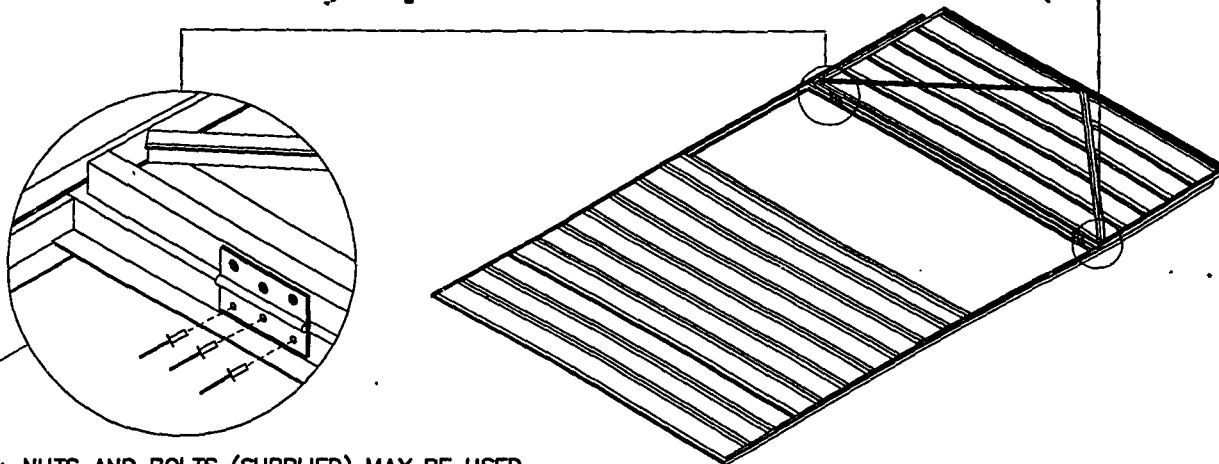
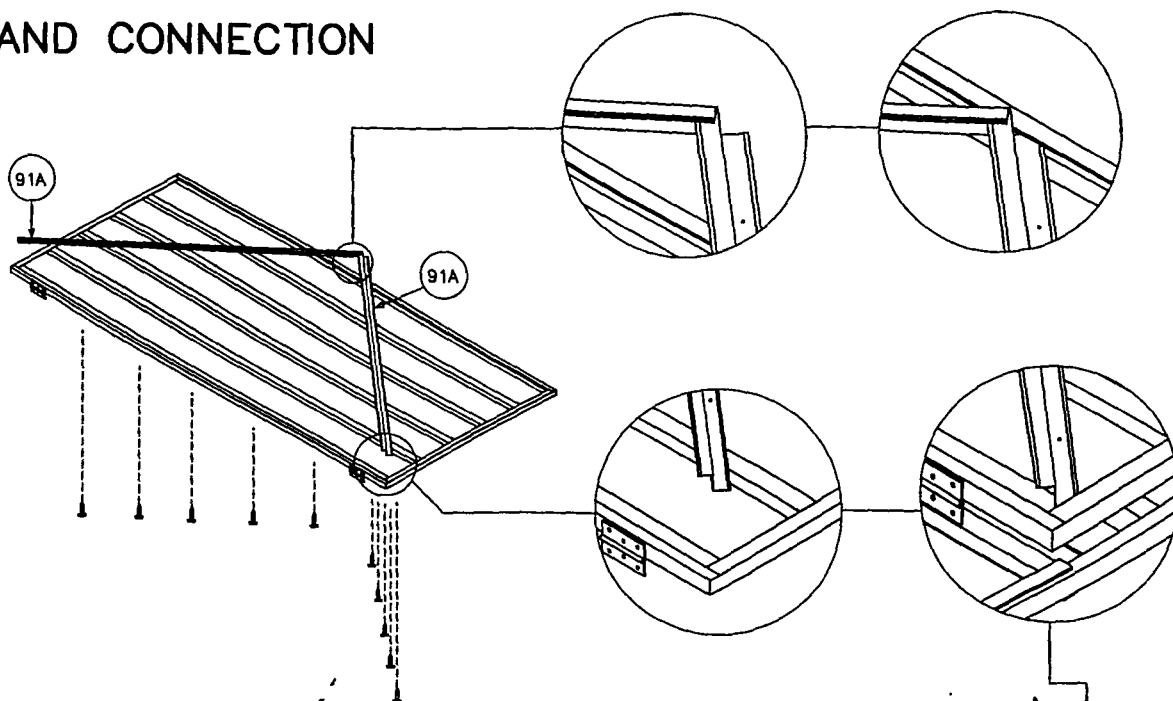
PRE-DRILL DOOR SHEETS
WITH A 3mm DRILL BIT
USING THE PRE-PUNCHED
COMPONENTS SHOWN AS
TEMPLATES.



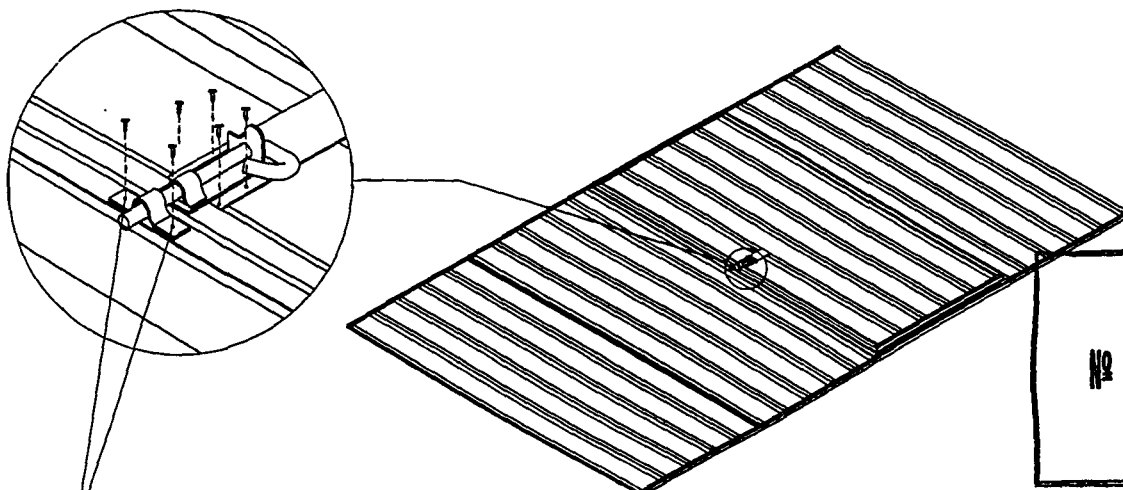
NOTE:
FIT ONE DOOR WITH A
CHANNEL (PART 58B)

FIT THE OTHER DOOR WITH A JAMB (PART 89C)

SINGLE DOOR ASSEMBLY AND CONNECTION



NOTE: NUTS AND BOLTS (SUPPLIED) MAY BE USED IN LIEU OF POP RIVETS (SUPPLIED) BY SIMPLY ENLARGING THE HINGE HOLE SETS IN THE JAMB USING A 4mm DRILL BIT

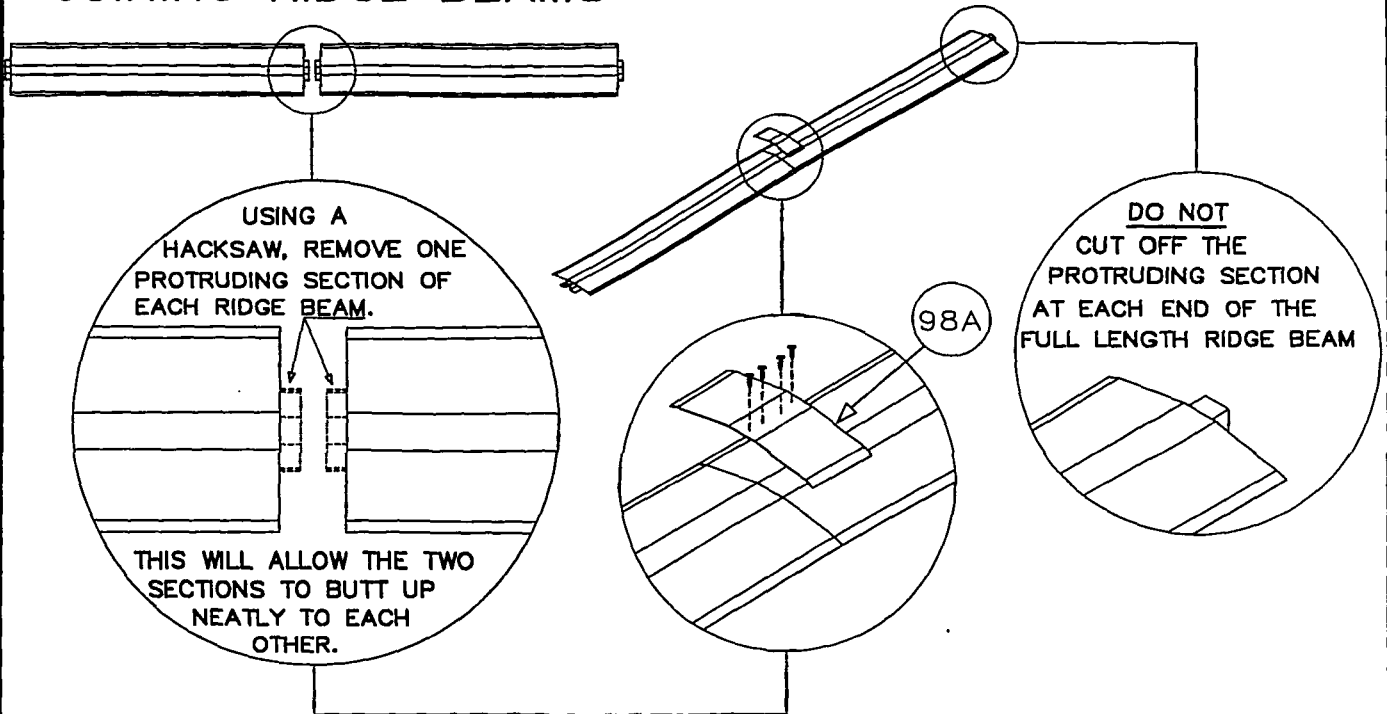


NOTE: THE TWO HOLES REQUIRED TO CONNECT THE PADBOLT HASP TO THE DOOR HAVE NOT BEEN PRE-PUNCHED, TO ALLOW FOR PROPER ALIGNMENT. POSITION THE HASP CENTRALLY OVER THE PADBOLT SHAFT, AND DRILL 3mm HOLES AND SECURE WITH SCREWS

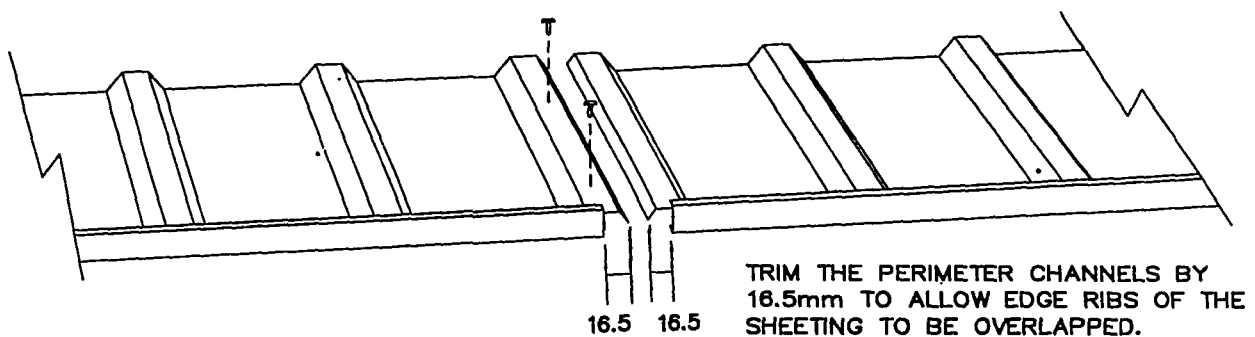
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JOINING RIDGE BEAMS

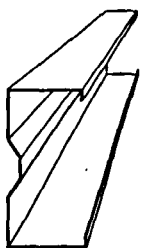


JOINING WALL & ROOF PANELS

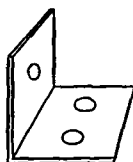


FRONT AND CENTRE FRAME ASSEMBLY

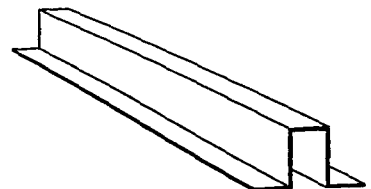
THERE ARE TWO FRAMES TO BE ASSEMBLED, ONE TO SUPPORT THE DOORS IN THE FRONT, AND ONE TO SUPPORT THE ROOF AND WALL PANELS AT THE CENTRE OF THE SHED. THESE ARE SOME OF THE COMPONENTS USED.



80mm X 40mm
GALVANISED
CHANNEL



MULTI PURPOSE BRACKET
45mm X 45mm X 80mm



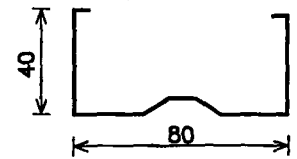
DOOR STIFFENER
TOP HAT SECTION

CENTRE PORTAL FRAME DETAILS

QTY DESCRIPTION

2	GALVANISED CHANNEL 1482 LONG (PART C1482)
2	GALVANISED CHANNEL 1704 LONG (PART C1704)
2	KNEE PLATE
1	APEX PLATE
2	MULTI PURPOSE BRACKETS
80	16mm SELF DRILLING TEK SCREWS
26	45mm SELF DRILLING TEK SCREWS
4	10mm DYNABOLTS

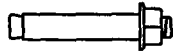
GALVANISED CHANNEL



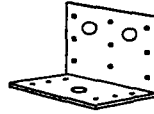
45mm TEK
SCREWS



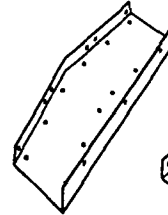
16mm TEK
SCREWS



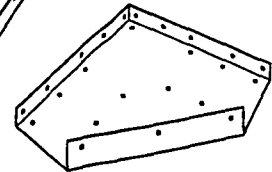
DYNABOLT



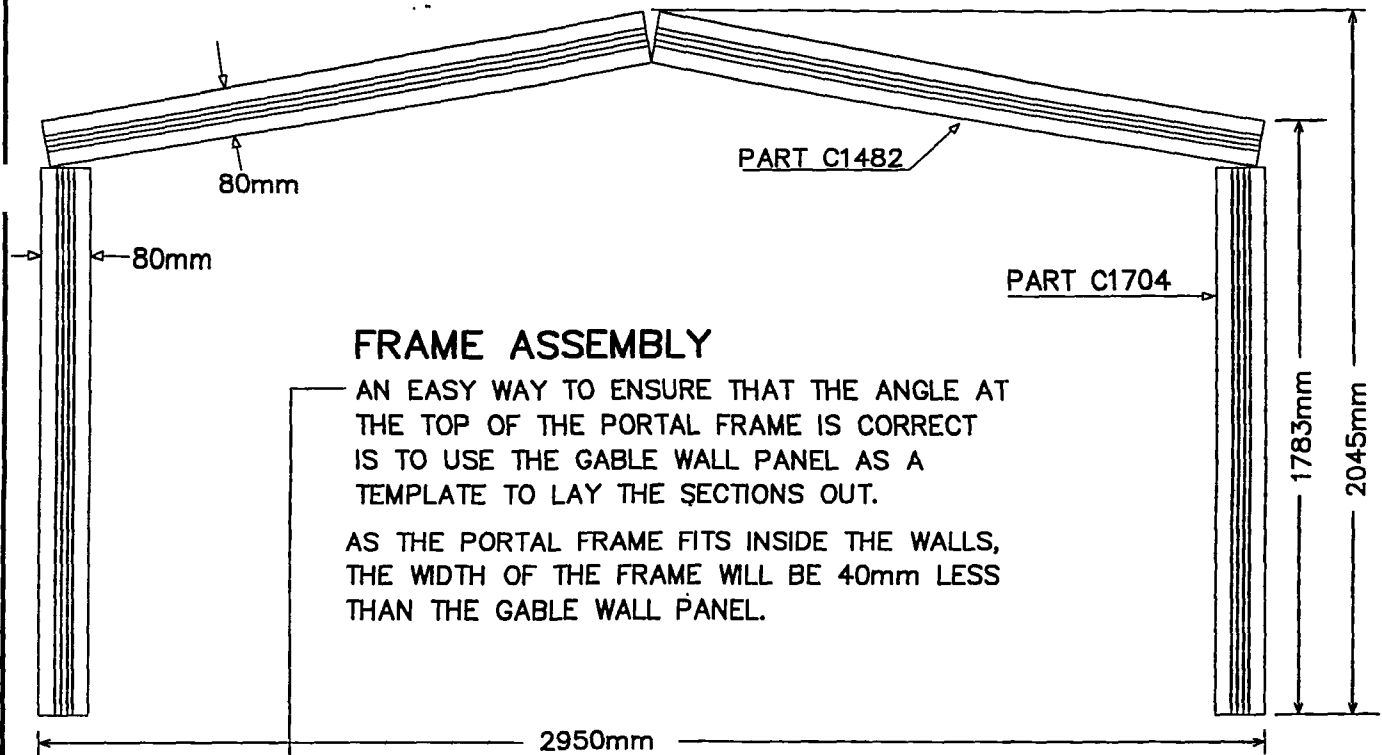
MULTI PURPOSE
BRACKET



APEX
PLATE



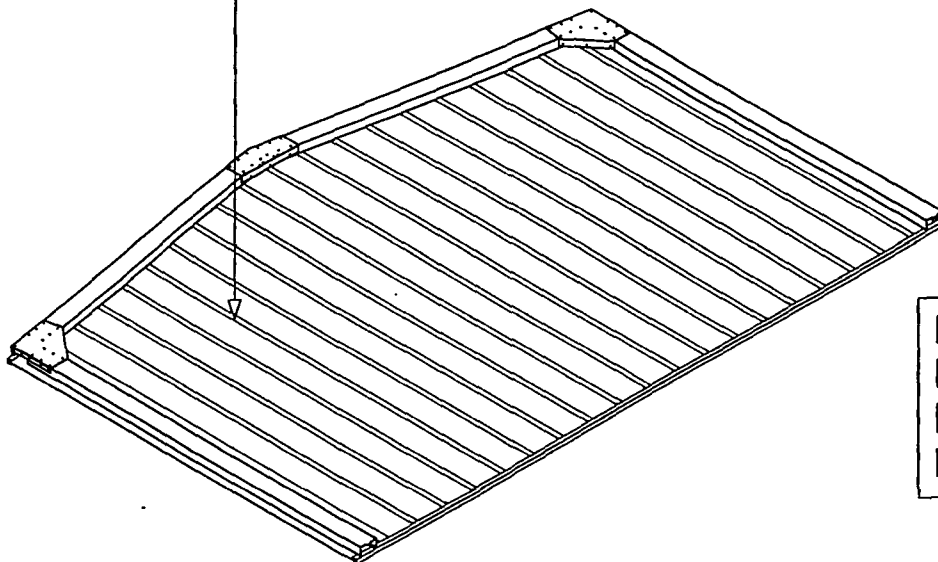
KNEE
PLATE



FRAME ASSEMBLY

AN EASY WAY TO ENSURE THAT THE ANGLE AT THE TOP OF THE PORTAL FRAME IS CORRECT IS TO USE THE GABLE WALL PANEL AS A TEMPLATE TO LAY THE SECTIONS OUT.

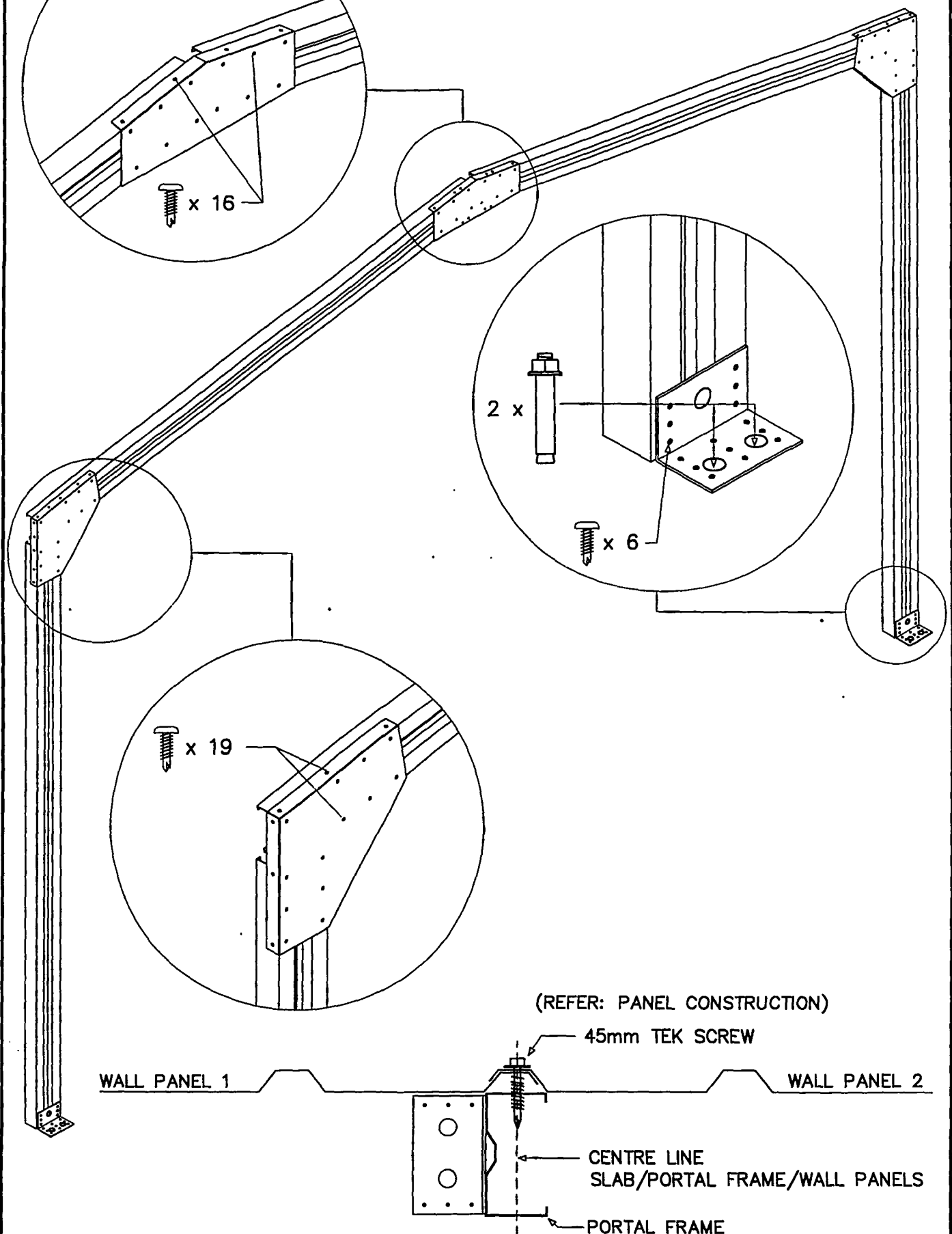
AS THE PORTAL FRAME FITS INSIDE THE WALLS, THE WIDTH OF THE FRAME WILL BE 40mm LESS THAN THE GABLE WALL PANEL.



REFER TO THE
FOLLOWING PAGE
FOR FURTHER
DETAILS.

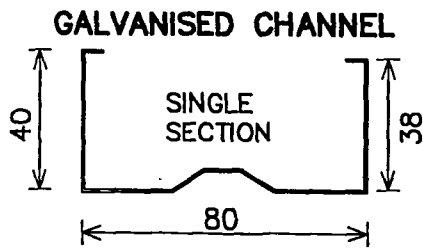
NOTE: IF YOU HAVE AN EDGE REBATE IN YOUR CONCRETE SLAB, YOU WILL HAVE TO CUT AN AMOUNT OFF THE BOTTOM OF THE FRAME LEGS EQUAL TO THE DEPTH OF THE REBATE.

CENTRE PORTAL FRAME ASSEMBLY



UTILITY FRONT FRAME ASSEMBLY

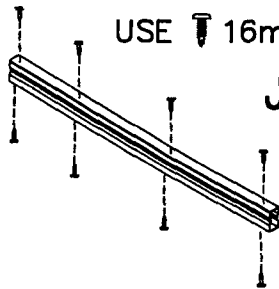
(SHEET 1 of 2)



PART No.	QTY	LENGTH	PRE-ASSEMBLY
C1785	2	1785	= 2 X SINGLE SECTIONS
M1484	2	1484	= 2 X SINGLE SECTIONS
N1820	2	1820	= 2 X SINGLE SECTIONS
C0100	2	100	= 2 X SINGLE SECTIONS
K0285	8	285	= 8 X SINGLE SECTIONS
C2300	2	2300	= 1 X BOXED SECTION
C0240	2	240	= 1 X BOXED SECTION

ACCESSORIES

	QTY	SIZE	LOCATION
TRIANGULAR PLATE	1	150 X 150	JOIN TO PART C0240/M1484
SELF DRILLING TEK SCREWS	150	16mm LONG	GENERAL ASSEMBLY
MULTI PURPOSE BRACKETS	4	45 x 45 ANGLE	SECURE TO PART C2300
MULTI PURPOSE BRACKETS	6	45 x 45 ANGLE	SECURE FRAME TO SLAB
10mm DYNABOLTS	6	50mm LONG	SECURE ANCHOR TO SLAB
HAT SECTION (PART 99A)	1	2290	REFER PAGE 20
HAT SECTION (PART 98B)	4	1350	DOOR BRACES (PAGE 20)
PHILLIPS HEAD SCREW BIT	1		SELF DRILLING DRIVER BIT



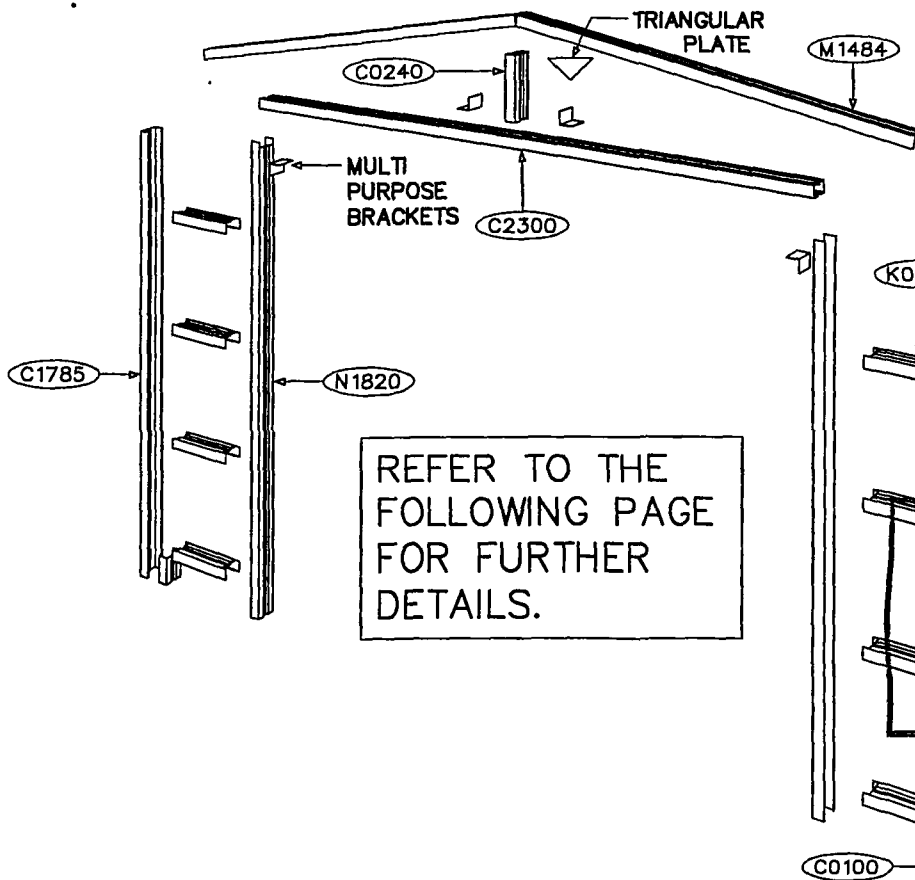
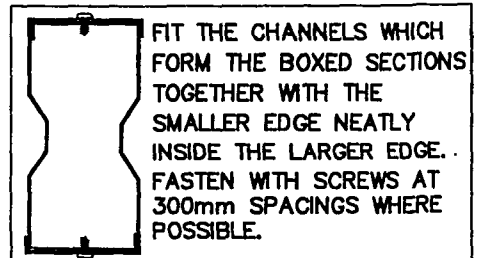
USE 16mm SELF DRILLING TEK SCREWS

JOIN PART NUMBERS

C2300 C0240

ONLY

TO FORM BOXED SECTIONS

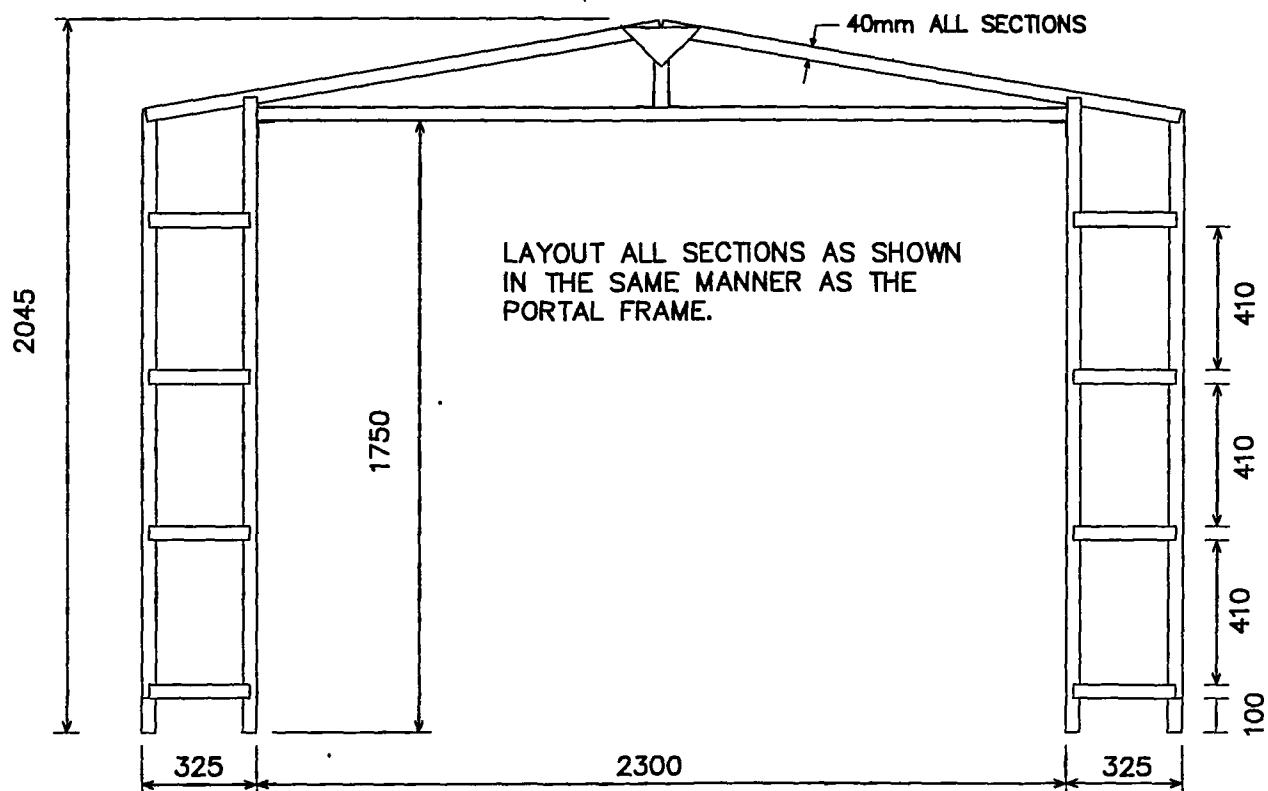
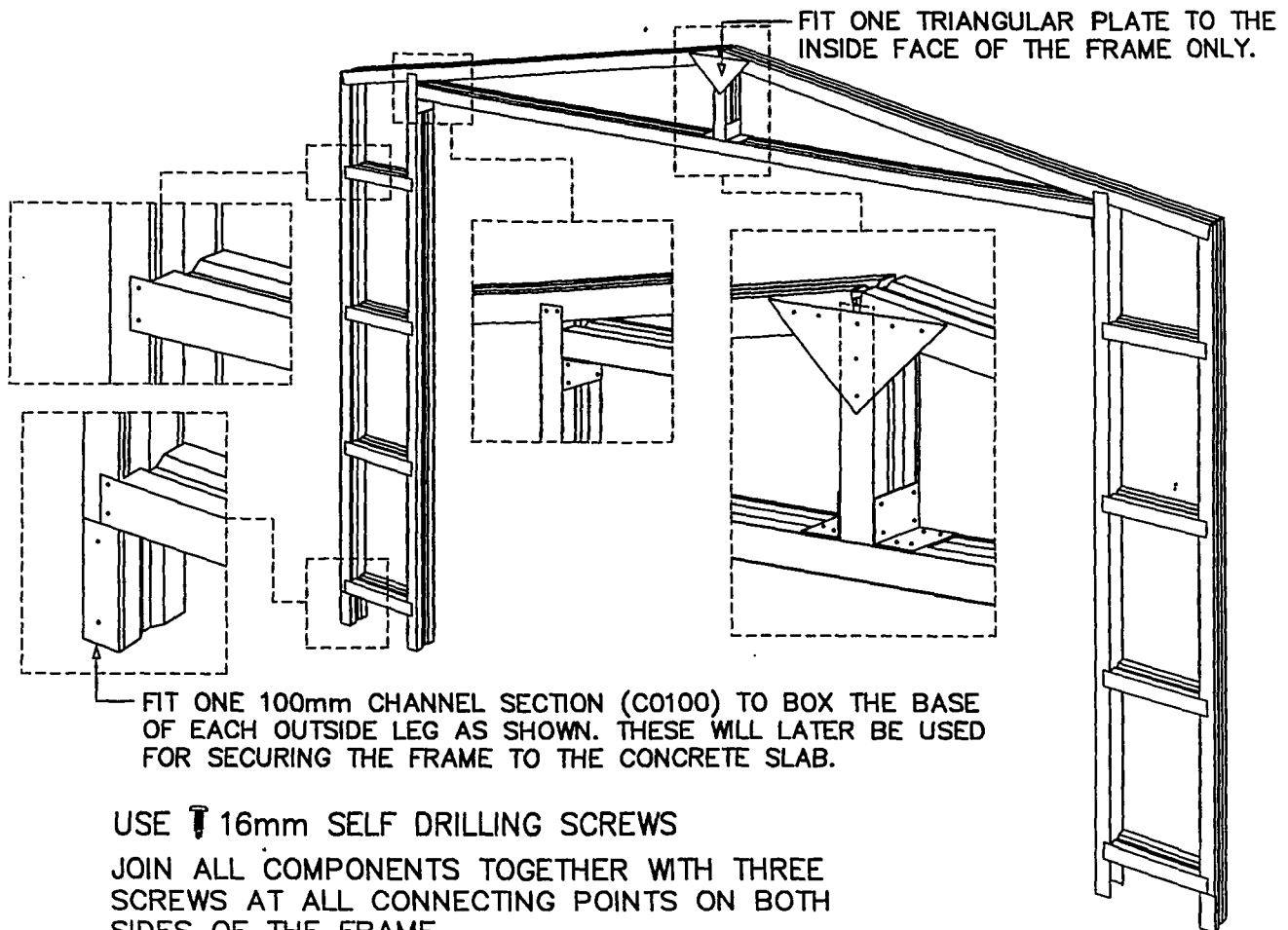


PIM/BC

60888

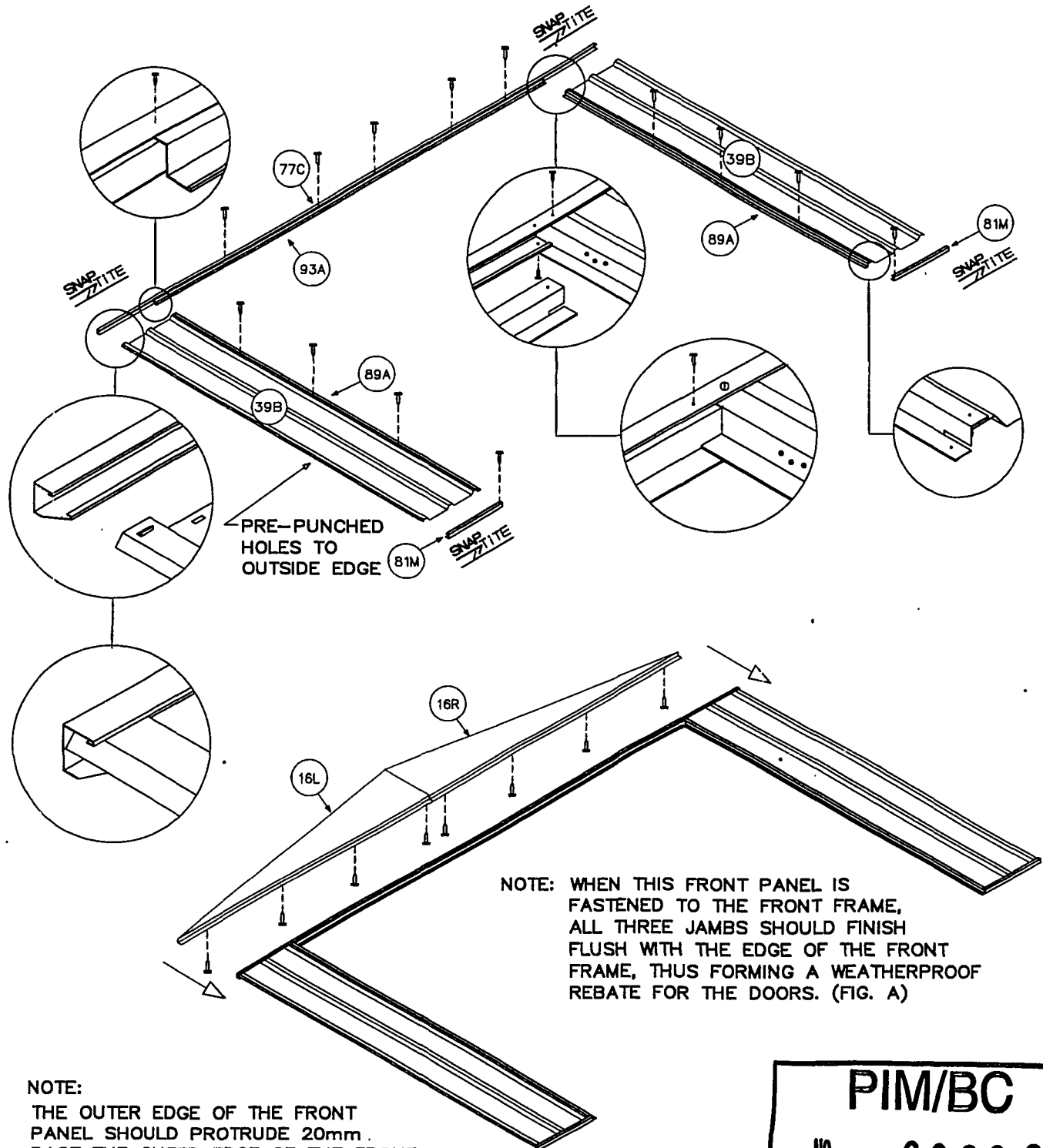
UTILITY FRONT FRAME ASSEMBLY

(SHEET 2 of 2)



NOTE: IF YOU HAVE AN EDGE REBATE IN YOUR CONCRETE SLAB, YOU WILL HAVE TO CUT AN AMOUNT OFF THE BOTTOM OF THE FRAME LEGS EQUAL TO THE DEPTH OF THE REBATE.

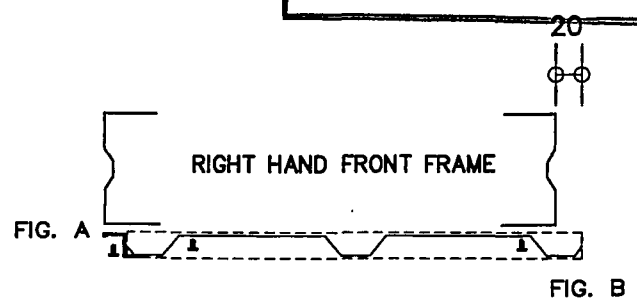
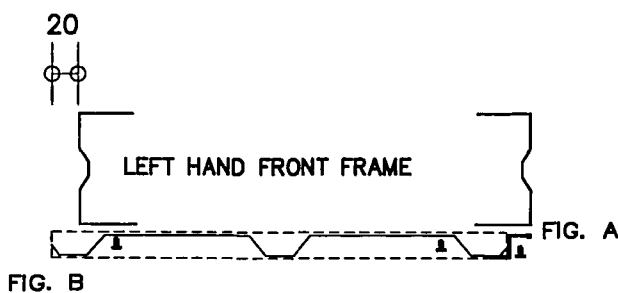
FRONT PANEL ASSEMBLY



NOTE: WHEN THIS FRONT PANEL IS FASTENED TO THE FRONT FRAME, ALL THREE JAMBS SHOULD FINISH FLUSH WITH THE EDGE OF THE FRONT FRAME, THUS FORMING A WEATHERPROOF REBATE FOR THE DOORS. (FIG. A)

NOTE:
THE OUTER EDGE OF THE FRONT PANEL SHOULD PROTRUDE 20mm PAST THE OUTER EDGE OF THE FRONT FRAME FOR CORNER LAPPING OF SIDE WALL PANELS. (FIG. B)

PIM/BC
60888



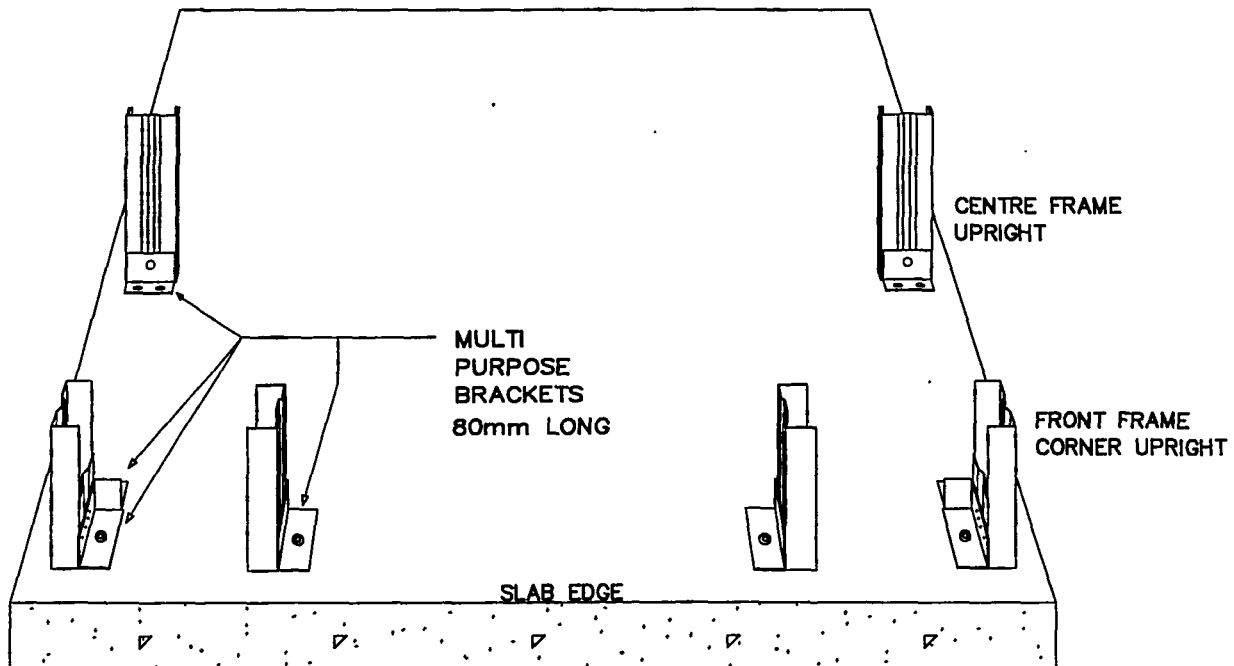
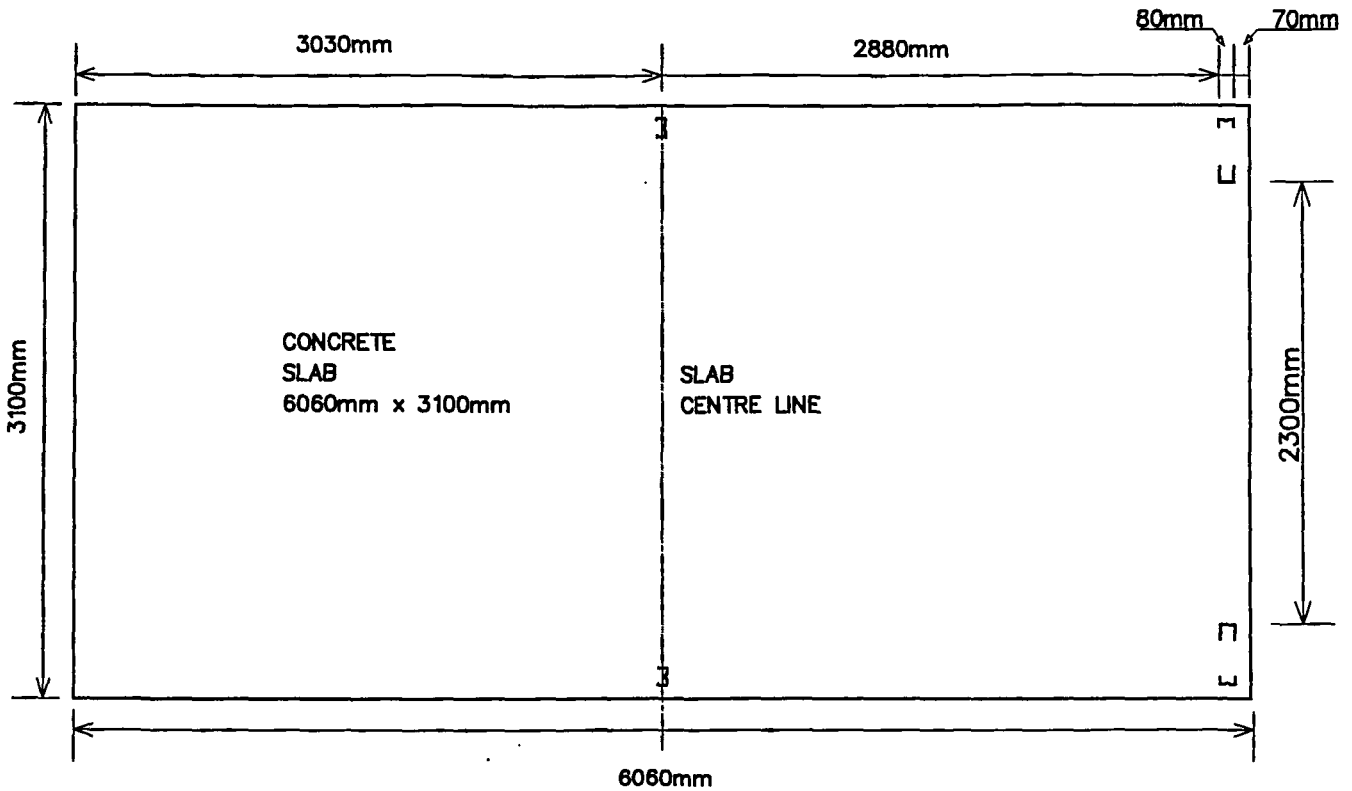
FRONT AND CENTRE FRAME TO SLAB DETAILS

RECOMMENDED SLAB DIMENSIONS – 6060mm x 3100mm

EXTERNAL WALL DIMENSIONS – 5960mm x 3000mm

INTERNAL WALL DIMENSIONS – 5920mm x 2980mm

FIG 8A

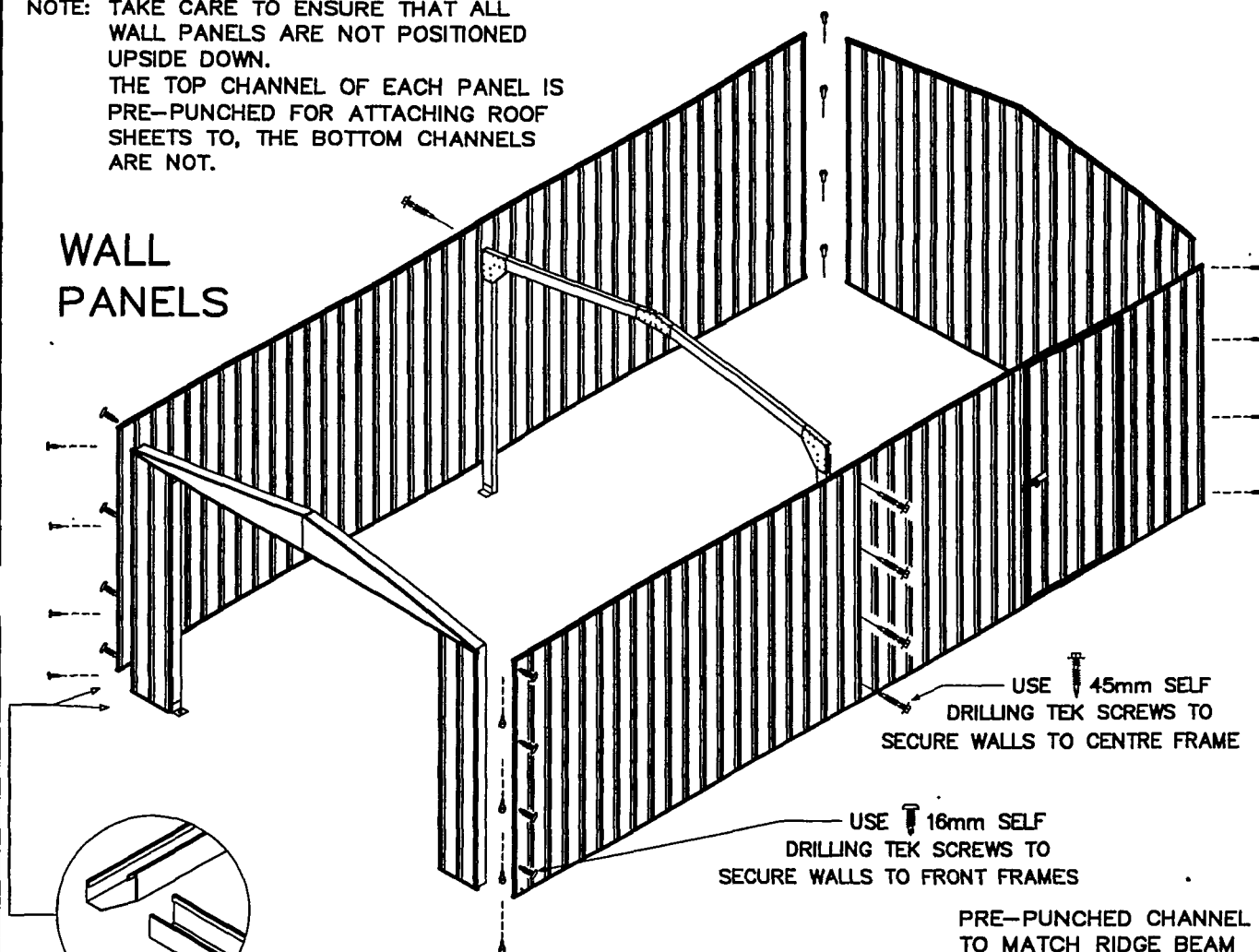


- SECURE MULTI PURPOSE BRACKETS TO UPRIGHTS USING SELF DRILLING SCREWS
- MOVE FRAMES INTO POSITION, MARK AND DRILL HOLES IN SLAB USING 10mm MASONARY DRILL BIT
- SECURE FRAMES TO SLAB WITH DYNABOLTS

PANEL CONSTRUCTION

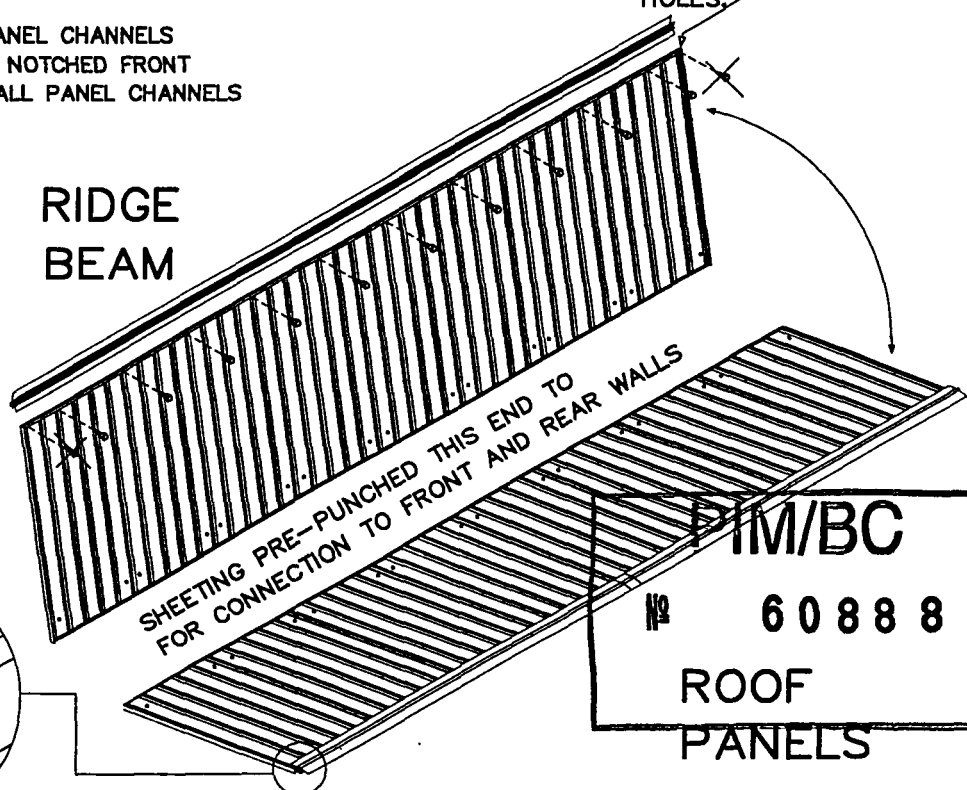
NOTE: TAKE CARE TO ENSURE THAT ALL WALL PANELS ARE NOT POSITIONED UPSIDE DOWN.
THE TOP CHANNEL OF EACH PANEL IS PRE-PUNCHED FOR ATTACHING ROOF SHEETS TO, THE BOTTOM CHANNELS ARE NOT.

WALL PANELS



SIDE WALL PANEL CHANNELS FIT INTO THE NOTCHED FRONT AND REAR WALL PANEL CHANNELS

RIDGE BEAM

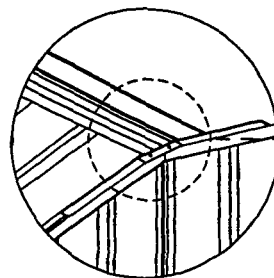
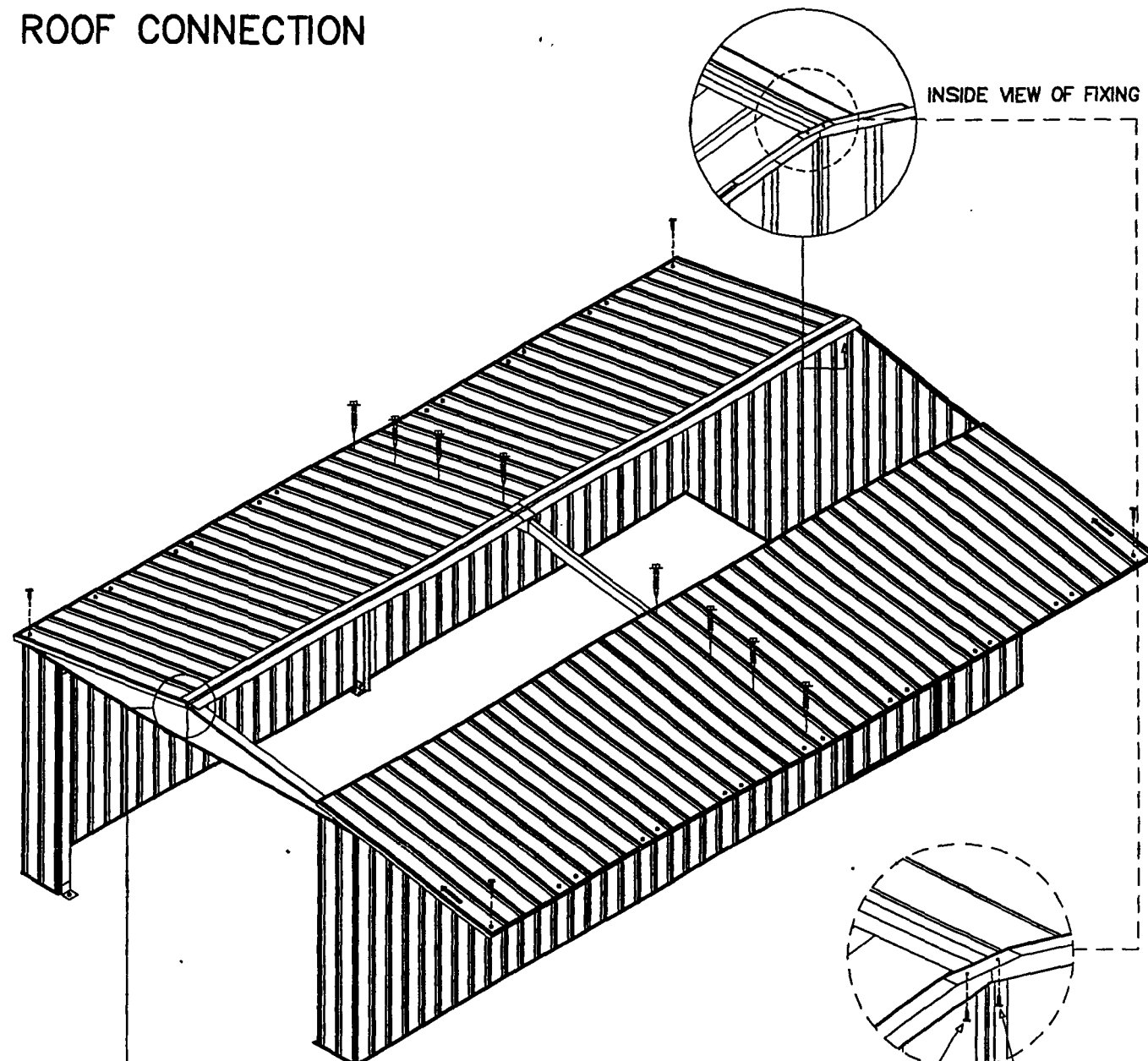


PIM/BC

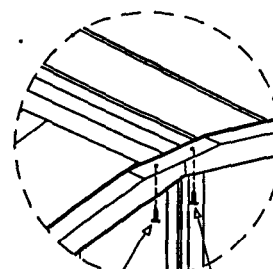
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ROOF PANELS

ROOF CONNECTION



INSIDE VIEW OF FIXING



A

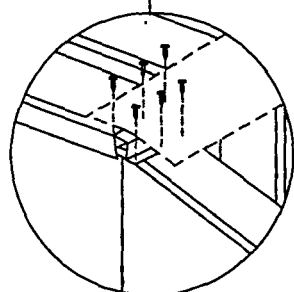
B

SECURE PEAK BRACE TO RIDGE BEAM AND ROOF PANEL WITH ONE SCREW.

MOVE THE OTHER ROOF PANEL INTO POSITION AND SECURE PEAK BRACE TO RIDGE BEAM AND ROOF PANEL WITH ONE SCREW.

SECURE BOTH ROOF PANELS TO THE WALLS WITH ONE SCREW IN EACH CORNER FIRST, FOLLOWED BY TWO SCREWS ADJACENT TO THE PORTAL FRAME AS SHOWN ABOVE

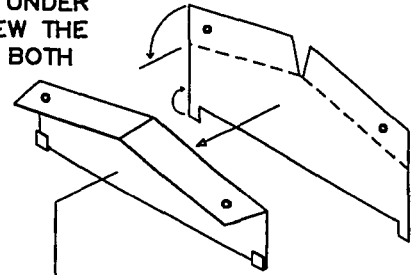
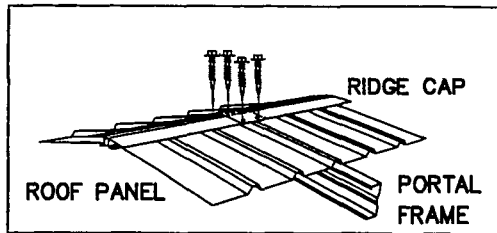
SECURE ROOF PANELS TO THE TOP CHORDS OF THE PORTAL FRAME USING 45mm SELF DRILLING TEK SCREWS.



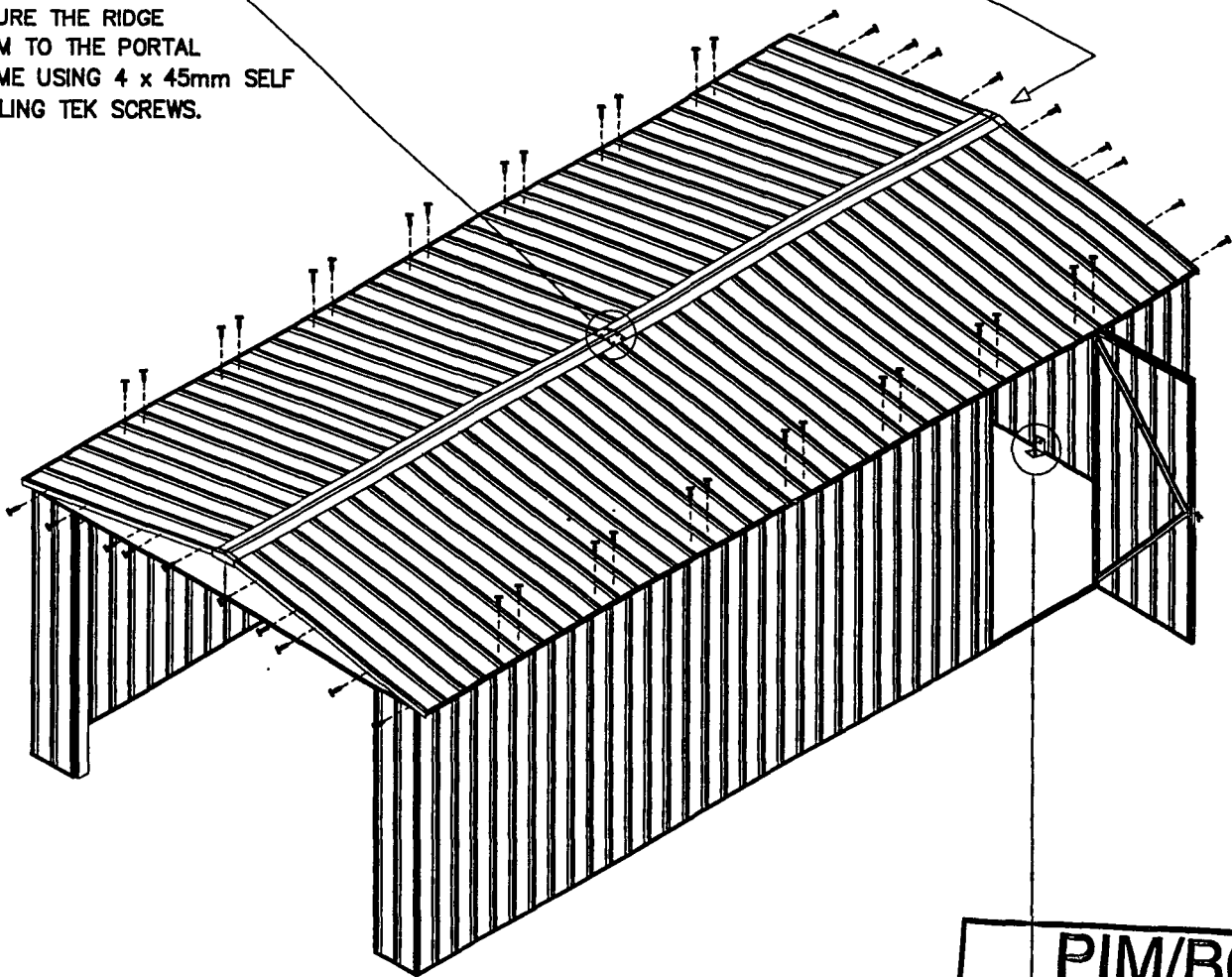
LIFT BACK CAPPING SUFFICIENTLY ENOUGH TO SECURE RIDGE BEAM TO FRONT FRAME AND GABLE SECTIONS USING SELF-DRILLING SCREWS

FINAL CONSTRUCTION

BEND THE TOP AND BOTTOM FLANGES OF THE GABLE CAPS AS SHOWN, THEN HOOK THE BOTTOM FLANGES UNDER THE TOP CHANNEL AND SCREW THE TOP FLANGE AS SHOWN FOR BOTH GABLE CAPS

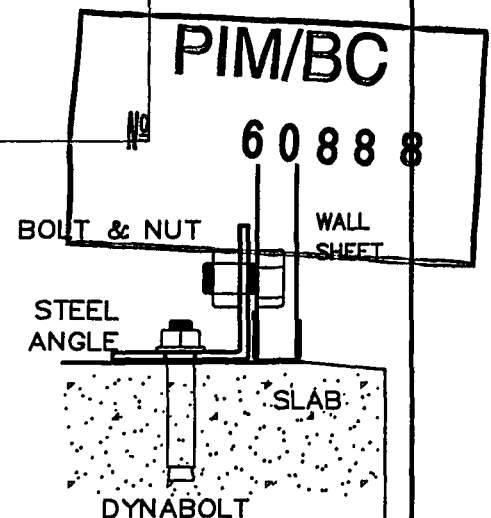


SECURE THE RIDGE BEAM TO THE PORTAL FRAME USING 4 x 45mm SELF DRILLING TEK SCREWS.



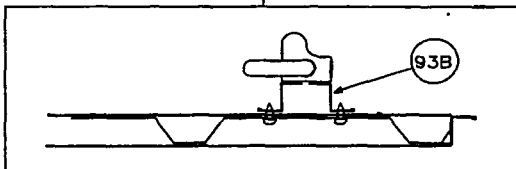
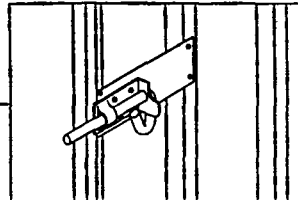
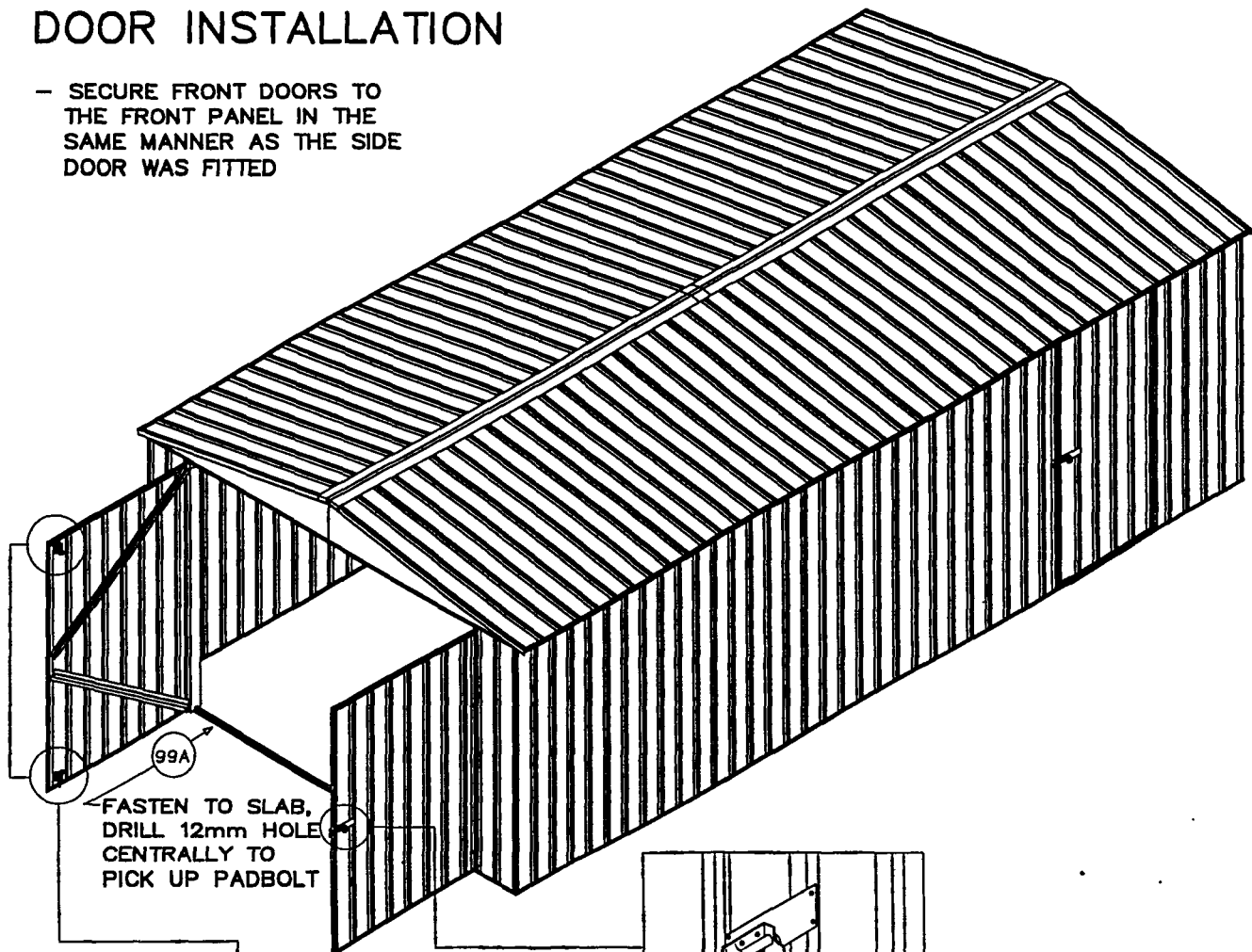
ANCHORING OF SHED

ANCHORS CONSISTING OF STEEL ANGLE, DYNABOLT, AND NUT AND BOLT ARE AVAILABLE FROM YOUR ABSCO STOCKIST. THIS IS THE RECOMMENDED METHOD OF FIXING YOUR SHED TO A CONCRETE SLAB. PLEASE REFER TO THE ATTACHED ENGINEERING DRAWING FOR FURTHER DETAILS ON ANCHOR LOCATIONS.

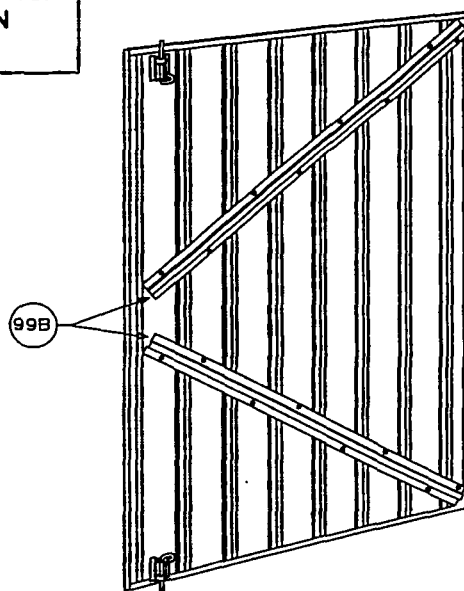
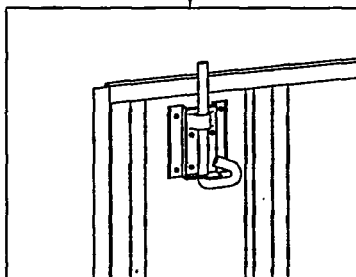


DOOR INSTALLATION

- SECURE FRONT DOORS TO THE FRONT PANEL IN THE SAME MANNER AS THE SIDE DOOR WAS FITTED



USE THE 75mm JAMB SECTIONS (93B) AS PADBOLT SUPPORTS. DRILL AND SECURE THESE SECTIONS TO THE TOP AND BOTTOM OF THE DOOR, THEN FIT PADBOLTS.



FIT DOOR BRACES (98A) TO EACH DOOR AS SHOWN BY FASTENING AT EACH END, THEN DRILLING REMAINDER HOLES FROM THE INSIDE FACE OF EACH DOOR AND SECURING WITH SCREWS FROM THE OUTSIDE FACE OF EACH DOOR.



ABSCO SHEDS ARE WARRANTED FOR A PERIOD OF 10 YEARS FROM THE DATE OF PURCHASE AS FOLLOWS:

1. ZINCALUME® AND GALVANISED PANEL MATERIALS WILL NOT RUST
2. COLOURED PANEL MATERIALS WILL NOT RUST, CHECK, CRACK, FLAKE, PEEL OR BLISTER.

THIS WARRANTY IS SUBJECT TO THE FOLLOWING QUALIFICATIONS AND LIMITATIONS:

1. THE WARRANTY CERTIFICATE MUST BE COMPLETED AND RETURNED TO ABSCO WITHIN 21 DAYS OF PURCHASE
2. WARRANTY ONLY APPLIES IF SHED IS USED SOLELY AS A DOMESTIC SHED AND IS INSTALLED IN ACCORDANCE WITH THE OWNERS MANUAL
3. WARRANTY DOES NOT APPLY IF SHED IS INSTALLED IN OCEAN SURF LOCATIONS OR SEVERE INDUSTRIAL OR UNUSUALLY CORROSIVE ENVIRONMENTS.
4. WARRANTY IS FOR THE BENEFIT OF THE ORIGINAL PURCHASER AND IS NOT TRANSFERABLE
5. WARRANTY DOES NOT COVER FASTENERS
6. WARRANTY APPLIES TO THE EXCLUSION OF ALL OTHER REPRESENTATIONS, GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, UNLESS OTHERWISE REQUIRED BY APPLICABLE LEGISLATION

DATE OF PURCHASE _____



WARRANTY CERTIFICATE

(DETACH, COMPLETE AND MAIL WITHIN 21 DAYS OF PURCHASE)

ABSCO INDUSTRIES, PO Box 6305, ACACIA RIDGE, QLD. 4110

NAME:

ADDRESS:

PRODUCT & SIZE:

DATE OF PURCHASE:

STORE NAME & LOCATION:

I USE MY ABSCO PRODUCT PRIMARILY FOR (CIRCLE ONE)

STORAGE

WORKSHOP

POOL CHANGE ROOM

AVIARY

CUBBY HOUSE

CARPORT

GARAGE

OTHER

PIM/BC

60888

I CHOSE AN ABSCO PRODUCT OVER THE OTHERS BECAUSE OF (GRADE 1 TO 8 IN ORDER OF IMPORTANCE):

..... BETTER APPEARANCE

..... BEST SIZE FOR MY NEEDS

..... ENGINEERED STRENGTH

..... ZINCALUME® CLADDING

..... BETTER PRICE

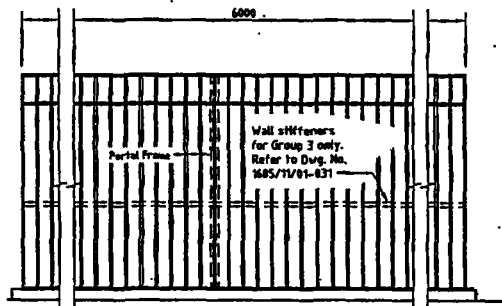
..... COLORBOND® CLADDING

..... 10 YEAR WARRANTY

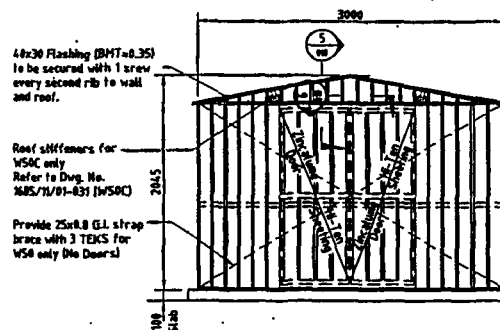
..... EASE OF ASSEMBLY

..... OTHER

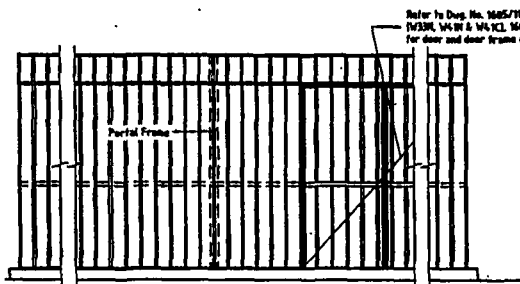
(PLEASE EXPLAIN)



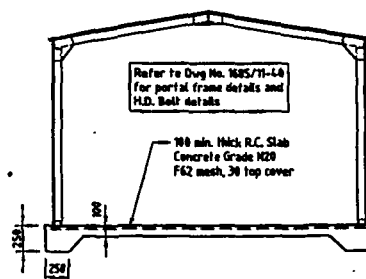
REAR ELEVATION
Scale 1/25



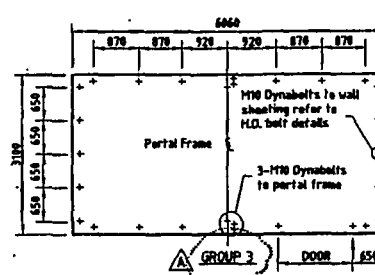
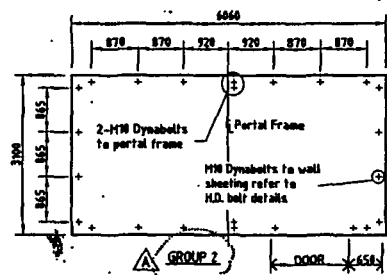
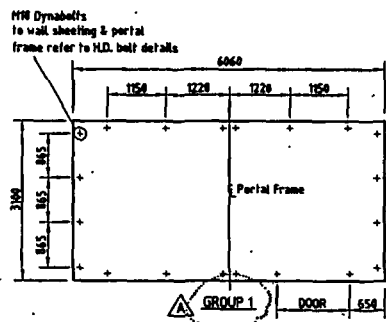
END ELEVATION
Scale 1/25



FRONT ELEVATION
Scale 1/25



SECTION
Scale 1/25



SLAB & H.D. BOLT PLANS
Scale 1/50

NOTE:
H18 Dynabolts to be D19x75, min. embedment 55mm min. edge distance 60mm

This drawing is to be read in conjunction with Dwg. No. 1685/11/01-04.0

LOADINGS
L1 These structures are classified as Class 10a of Importance Level 1, and have been designed for the following wind loads in AS1170.2:2002 and the BCA 1996 - Volume 1. Refer "Table A".

L2 The following structural pressure coefficients have been used:

Windward = +0.7
Leeward = -0.3, -0.5
Internal = GROUP 1
GROUP 2
GROUP 3

+0.2 & -0.3 (non cyclonic)
+0.2 & -0.3 (non cyclonic)
+0.7 (cyclonic & hold-down)
+0.3 (cyclonic)
+0.7 & -0.3

L3 Roof live loads to AS1170.1-2002
UDL of 0.25 kPa. Point load of 1.1 kN to structural elements.

CONCRETE & FOUNDATIONS
C1 Slab details are appropriate for sites classified as A, S, M & H in accordance with AS2870.

C2 Problem sites, extremely reactive sites and sites with uncontrolled fill require individual assessment by an engineer.

C3 If the structure is to be lined with fragile internal linings, is to have fragile floor coverings (tiles) or to be used as accommodation or office, the slab and footing system will need to be modified to comply with the Australian Standards.

C4 The foundations shall have a minimum allowable bearing capacity of 75kPa.

C5 Concrete $f_c = 28$ MPa minimum.

C6 Slab to be poured on 50mm compacted sand bed and waterproof membrane.

STEELWORK
S1 All R18x48 channel sections shall be AZ150 material with Base Metal Thicknesses (B.M.T.) as shown

S2 Roof, wall and door sheeting to be Grade G550 AZ150 Zincalume H-Ton with a B.M.T. = 0.30mm (Minimum).

S3 Unless noted otherwise material grades shall be as follows:
B.M.T. up to 1.0mm - G550
B.M.T. 1.0mm to 1.50mm - G580
B.M.T. over 1.50mm - G450

S4 Provide suitable corrosion protection to all ungalvanised components, e.g. zinc rich paint.

FIXINGS
F1 Unless noted otherwise fasteners are to be:
Screws - 4.8x10mm Type A8 zinc plated self tappers
Nails - 4.8x10mm Type A8 zinc plated self tappers
Pop rivets - 3.2mm dia. plated steel of suitable length.

F2 All boxed members are to be screwed through flanges at 300 max. c/c.

F3 Holding down bolts should be positioned so that bolt to sheeting occurs at centre of bay.

APPLICABLE S.A.A. CODES & STANDARDS
AS 1170 Parts 1 & 2 Loading Codes.
AS 4680 Cold Formed Steel Structures Code.
AS 1542 Design and Installation of Sheet Roof & Wall Cladding.
AS 1111/1112 Metric Hexagon Commercial Bolts & Screws.
AS 2312 Guide to the Protection of Iron & Steel.
AS 4100 Steel Structures Code.
AS 2870 Residential Slabs & Footings.
AS 3600 Concrete Structures.

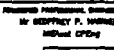
AS1170.2:02 CLASSIFICATION		EQUIVALENT AS 4685 CLASSIFICATION		EQUIVALENT AS1170.09 PERMISSIBLE STRESS CLASSIFICATION (SUPERSEDED)	
Group	Ultimate Design Wind Pressure (Pa)	Ultimate Design Wind Speed (m/s)	Non-Cyclonic Regions A + B	Cyclonic Regions C + D	(m/s)
1	1.0 kPa	11 m/s	N2	-	W33N
2	1.5 kPa	16 m/s	N3	C1	W41N / W41C
3	2.25 kPa	21 m/s	N4	C2	W50N / W50C

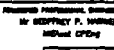
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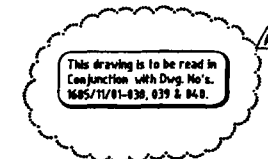
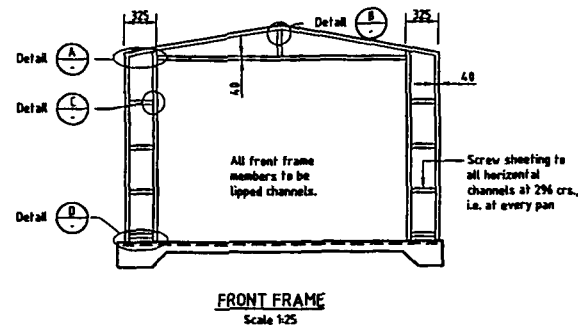
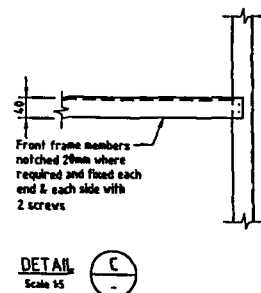
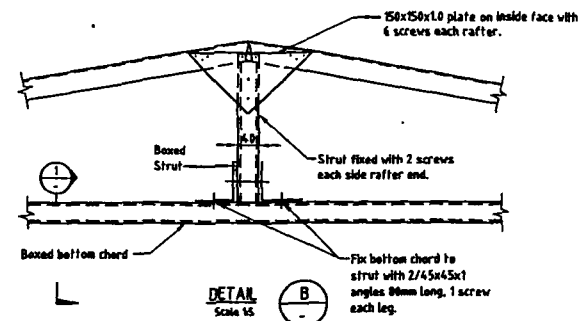
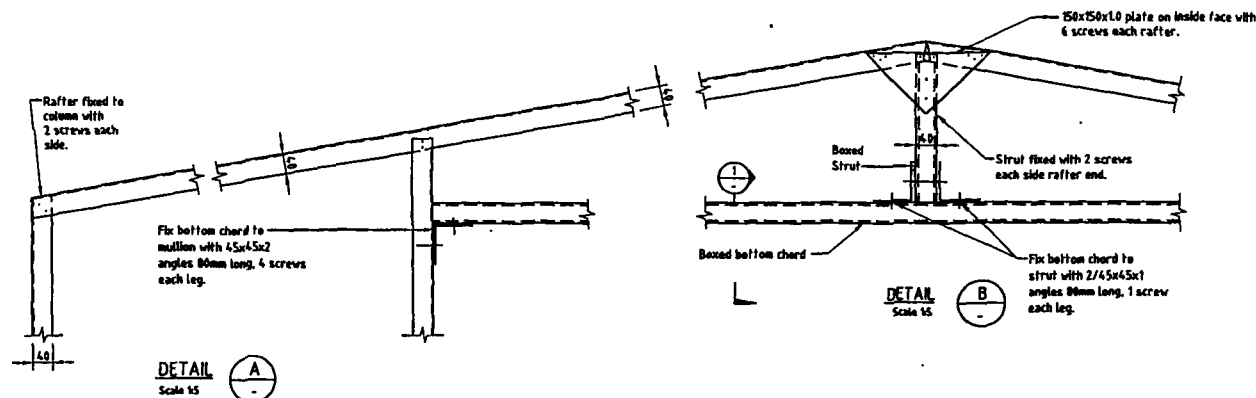
Cardno (Cld) Pty Ltd
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P.O. Box 200, Dandenong VIC 3175
Email: cardno@cardno.com.au
Telephone (07) 3200 0000 Fax (07) 3200 0700

APPROVED FOR CONSTRUCTION BY: 
DAVID P. HOCKING
Structural Engineer
Registered on the NPSR

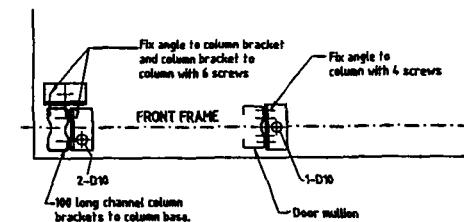
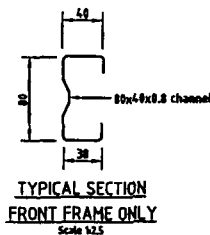
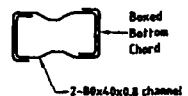
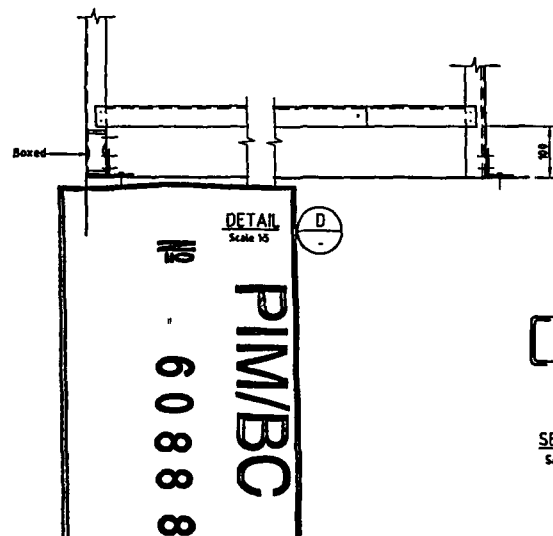
APPROVED FOR CONSTRUCTION BY: 
DAVID P. HOCKING
Structural Engineer
Registered on the NPSR

ABSOLUTELY INDUSTRIES
6.0m x 3.0m GARDEN SHED
STRUCTURAL DETAILS
GROUP 1, GROUP 2 & GROUP 3

1685/11/01-039 A



- NOTES:
- All angles to be 4.5x4.5x2.0 G450 H Ten M.P. brackets, 80 long.
 - D16 Dynabolts to be D16x75, min. embedment 110mm min. edge distance 80mm



25	0	25	50	75	100	125mm	1:2.5
50	0	50	100	150	200	250mm	1:5
250	0	250	500	750	1000	1250mm	1:25

SCALE BEFORE REDUCTION

ABSCO INDUSTRIES
4.5m x 3m AND 6m x 3m GARDEN SHED - STRUCTURAL DETAILS
GROUP 1 & GROUP 2
ALTERNATIVE END FRAME

DATE: 20 JUL 1995
DRAWING NO: 1685/11/01-059
A

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GPH

Date: 20 June 2005

Form 15 – Compliance Certificate – Design/Appraisal

Standard Building Regulation S23

We certify that the item/s described below, if installed or carried out in accordance with the information contained in this certificate, including any referenced documentation, will comply with the Standard Building Regulation.

Description of component/s certified

ABSCO Industries standard kit form garages, carports, farm sheds, garden sheds and awnings.

Basis of Certification

- Design in accordance with the Building Code of Australia and relevant SAA Codes
- The structure is built in accordance with the referenced documentation listed below, ABSCO Industries construction manual and using good building practices.

Referenced documentation

Garden Sheds:

Dwgs No.s 1685/11/01 – 17(A),18(A),19(A),28(A),31(A),38(A),39(A),40(A),55(A),56(A),59(A).

Carports:

Dwgs No.s 1685/11/01 – 41(A),42(A),43(A),44(A), 51(A),52(A),100(A),101(A).

Garages:

Dwgs No.s 1685/11/01 – 45(A),49(A),50(A),200(A),201(A),202(A),203(A),204(A),205(A),206(B),207(A),
208(B),209(A),210(B),211(A),212(B),213(A),214(B),215(A),216(B),217(A),
218(A),219(A),220(A),221(A),222(A),223(A),224(B),225(B),226(B),227(B).

Farm Sheds:

Dwgs No.s 1685/11/01 – 46(A),47(A),48(A),53(A),61(A).

Awnings:

Dwgs No.s 1685/11/01 – 60(A),63(A),231(B),232(B).

Connections:

Dwgs No.s 1685/11/01 – 62(A).

Site Specific Documentation and Site Classification to be supplied and certified by the Local Practitioner.

Competent Person Details

Name: Geoffrey P. Hadwen BE MIEAust RPEQ No 2270 NPER CPEng

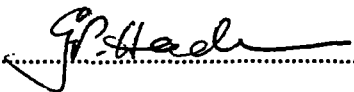
Cardno Alexander Browne Pty Ltd
Level 2, 5 Gardner Close
MILTON QLD 4064

Postal address:

PO Box 388
TOOWONG QLD 4066

Phone: (07) 3310 2400

Fax: (07) 3369 9722

Signature of competent person:.....

Approved Form
Version 1 (29/4/98)



ABSCO SHEDS ARE WARRANTED FOR A PERIOD OF 10 YEARS FROM THE DATE OF PURCHASE AS FOLLOWS:

1. ZINCALUME® AND GALVANISED PANEL MATERIALS WILL NOT RUST
2. COLOURED PANEL MATERIALS WILL NOT RUST, CHECK, CRACK, FLAKE, PEEL OR BLISTER

THIS WARRANTY IS SUBJECT TO THE FOLLOWING QUALIFICATIONS AND LIMITATIONS:

1. THE WARRANTY CERTIFICATE MUST BE COMPLETED AND RETURNED TO ABSCO WITHIN 21 DAYS OF PURCHASE
2. WARRANTY ONLY APPLIES IF SHED IS USED SOLELY AS A DOMESTIC SHED AND IS INSTALLED IN ACCORDANCE WITH THE OWNERS MANUAL
3. WARRANTY DOES NOT APPLY IF SHED IS INSTALLED IN OCEAN SURF LOCATIONS OR SEVERE INDUSTRIAL OR UNUSUALLY CORROSIVE ENVIRONMENTS.
4. WARRANTY IS FOR THE BENEFIT OF THE ORIGINAL PURCHASER AND IS NOT TRANSFERABLE
5. WARRANTY DOES NOT COVER FASTENERS
6. WARRANTY APPLIES TO THE EXCLUSION OF ALL OTHER REPRESENTATIONS, GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, UNLESS OTHERWISE REQUIRED BY APPLICABLE LEGISLATION

DATE OF PURCHASE _____

WARRANTY CERTIFICATE

(DETACH, COMPLETE AND MAIL WITHIN 21 DAYS OF PURCHASE)

ABSCO INDUSTRIES, PO Box 6305, ACACIA RIDGE, QLD. 4110

NAME:

ADDRESS:

PRODUCT & SIZE:

DATE OF PURCHASE:

STORE NAME & LOCATION:

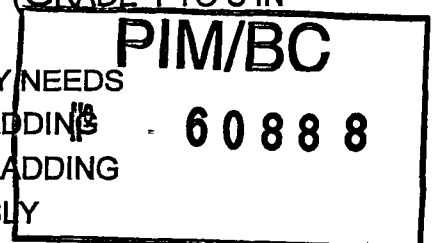
I USE MY ABSCO PRODUCT PRIMARILY FOR (CIRCLE ONE)

STORAGE	WORKSHOP	POOL CHANGE ROOM
AVIARY	CUBBY HOUSE	CARPORT
GARAGE	OTHER	

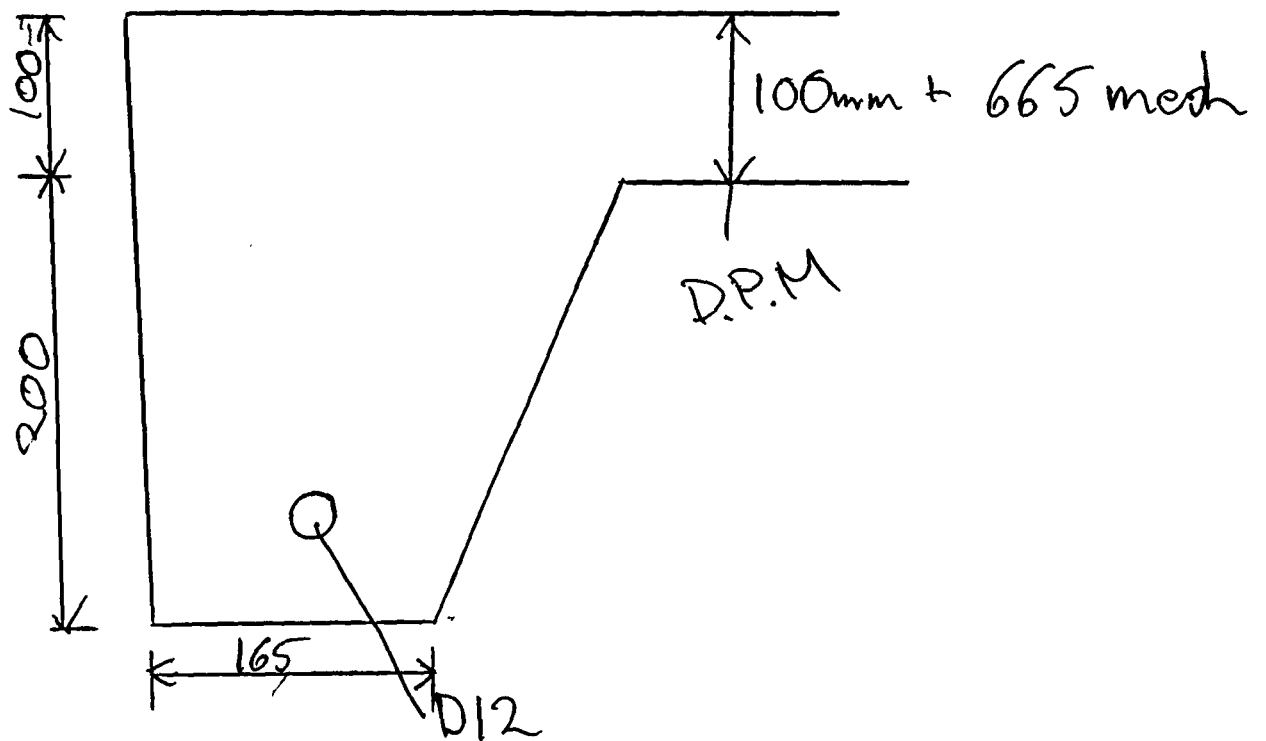
I CHOSE AN ABSCO PRODUCT OVER THE OTHERS BECAUSE OF (GRADE 1 TO 8 IN ORDER OF IMPORTANCE):

..... BETTER APPEARANCE	 BEST SIZE FOR MY NEEDS
..... ENGINEERED STRENGTH	 ZINCALUME® CLADDING
..... BETTER PRICE	 COLORBOND® CLADDING
..... 10 YEAR WARRANTY	 EASE OF ASSEMBLY
..... OTHER	

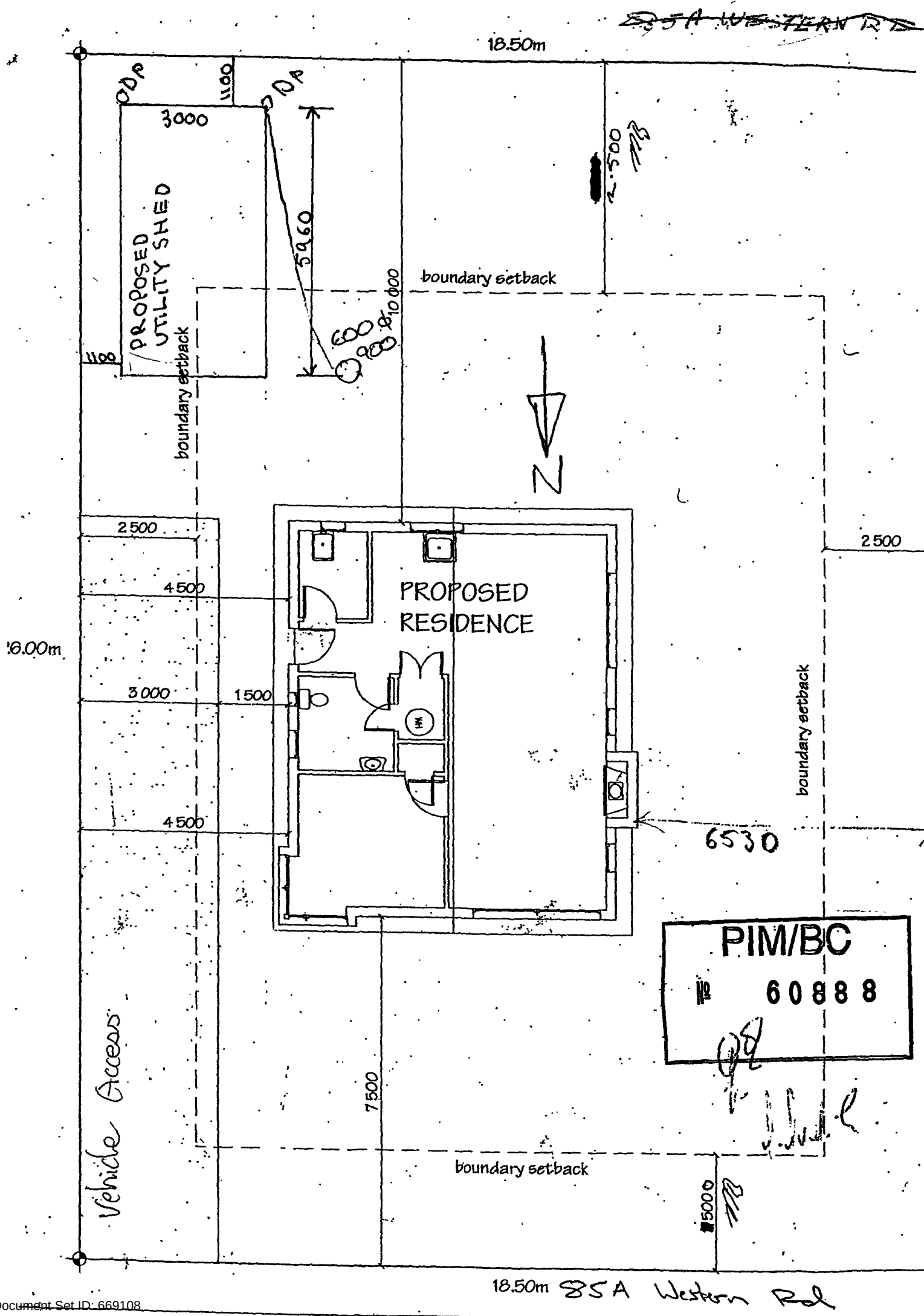
(PLEASE EXPLAIN)



Foundation section Detail



PIM/BC	
№	60888



PIM/BC
60888

	Building Consent File – End Cover	Ref: TP 03 – TF 0
		Ver: 01
		Issued: 30 May 2007
		Doc No: IT-639930
		1 of 1

END OF BUILDING CONSENT FILE

BC No.

PIM/BC
60888