

Processing Checklist:

Waikato Building Consents

Outbuildings

Carport, farm building, garage, greenhouse, machinery room, public toilet, or shed - **EXCLUDING** dairy sheds.

Processor Name:
Raewyn Scott

Building BC2018:6882
Consent No: 24 Stirling Street, Te Aroha
Trade Tested Garden Shed
3270x4590x2150mm

Building Category:
Outbuilding

KEYS: Decisions: ☐ P or ☐ Y or ☒ √ = Pass, ☐ F or ☐ N or ☐ X = Fail, i.e. Item either passes or fails to meet the performance requirements of the NZBC ☐ NA or ☐ I = Not applicable, i.e. The item or code clause has been considered but is not applicable to this application because the item, or the clause, is either not part of this design or relevant to this type of building project.

Refer to [Acceptable Solutions](#) B1 – H1 as appropriate available from the Ministry of Business, Innovation & Employment website.

P/F/NA	Item	P/F/NA	Item
B1 Structure	☐ Not applicable to this BC	☐ Specific design	☐ NZS 3604
NA	Wind Zone: ☐ Low ☐ Medium ☐ High ☒ Very High ☐ Extra High ☐ SED required	NA	Framing and joist grade / size / fixings comply
NA	Specific design PS1	NA	Wall bracing elements and fixings detailed and correct
PASS	Footings / foundations / slab: Do special features of land require consideration?	NA	Beam / post / size / connections
NA	Pad / post / footing reinforcing details correctly sized	NA	Truss design criteria and certificate provided
NA	Concrete floor Specific design, PS1 for complete structure and calculations provided.		

Reasons for decisions plus any additional comments or RFIs:

- General: **IMPORTANCE LEVEL 1**
- Wind zone – **VERY HIGH WIND ZONE** as per MPDC GIS Mapping attached. Assembly instructions do not show wind zone but as building is a importance level 1 this is acceptable.
- Complies as concrete slab floor is within NZS3604:2011.
- Hold down fixings to be confirmed at inspection.
- RFIs required: What in the flooring and how is the garden shed fixed to flooring? (email attached)
- RFIs received: answer received concrete and fixed to concrete floor (email attached)

B2 Durability ☐ Not applicable to this BC(Refer to B2 [Acceptable Solutions](#))

For acceptable solutions, refer to

- Figure 1 Assessment of durability requirement Paragraph 1.2.2, pg16
- Table 1, pg17 - 22

P	5 year durability considered	NA	DPC provided to piles if required
P	15 year durability considered	NA	Sub-floor vented and / or ground cover provided
P	50 year durability considered	Timber treatment shown for:	
NA	Specified intended life considered, life =years	NA	• External wall framing
		NA	• Exterior timbers
P	Corrosion zone: ☒ B ☐ C ☐ D / E	NA	• Piles and in ground contact
NA	Geothermal zone (<i>within 50m of hotspot</i>)	NA	• Roof framing timber
NA	Snow zone	NA	• Wood-based flooring: distance to exposed ground
NA	Fixings SS if in Corrosion zone		
NA	Serviceable items able to be accessed	NA	• Structural steel coatings

Reasons for decisions plus any additional comments or RFIs:

- General: Plans and assembly instructions confirm use of materials that will remain functional for the minimum periods specified (5, 15 or at least 50 yrs)
- Complies because plans and assembly instructions are in accordance with ref NZBC – Compliance Doc Clause B2 Durability ref NZS 3604:2011 Clause 4
- Additional: Treatments are appropriate:

TIMBER	TREATMENT	TIMBER	TREATMENT
In-ground	NA	Interior wall framing	NA
Sub-floor	NA	Exterior wall framing	STEEL
Floor	NA	Roof framing	STEEL
Trims	NA	Deck piling	NA
Cavities	NA	Deck framing	NA
Cladding	NA		

- RFIs Required: [No RFIs](#)
- RFIs received: [Not applicable, no RFIs](#)

Under section 112, Building Act, the following must be considered for any alteration

C DOCS - Protection from Fire: ☒ Not applicable to this BC (Refer to C documents [Acceptable Solutions](#))

State Risk Group: [tick all that apply]

- ☐ C/VM1 Solid fuel heaters
- ☐ C/VM2 Framework for fire safety design
- ☐ C/AS1 (SH) Building with sleeping (residential)
- ☐ C/AS2 (SM) Building with sleeping (non-institutional)
- ☐ C/AS3 (SI) Buildings where care or detention is provided
- ☐ C/AS4 (CA) Buildings with public access
- ☐ C/AS5 (WB) Buildings used for business, commercial and low level storage
- ☐ C/AS6 (WS) Buildings used for high level storage and other high risk purposes
- ☐ C/AS7 (VP) Buildings used for vehicle storage and parking

Verification Method C/VM1 ☐ Not applicable to this BC as no heater
☐ Solid fuel heater processing checklist attached

Reasons for decisions plus any additional comments or RFIs:

- General: [Not applicable as no solid fuel heater proposed in the application](#)
- Additional:
 - Solid fuel heater: [Not applicable](#)
 - Hearth/slab: [Not applicable](#)
 - Chimney flue: [Not applicable](#)
 - Generic materials: [Not applicable](#)
 - Heat transfer / Distances: [Not applicable](#)
- RFIs required: [No RFIs](#)
- RFIs received: [Not applicable, no RFIs](#)

Acceptable Solutions

Part 1 General ☒ Not applicable to this BC

Reasons for decisions plus any additional comments or RFIs:

- General: [Not applicable, because C/AS5](#)
- Additional: Fire protection system: [Not applicable](#)
- RFIs Required: [No RFIs](#)
- RFIs received: [Not applicable, no RFIs](#)

Part 2 Fire Cells, Fire Safety Systems, and Fire Resistance Ratings ☒ Not applicable to this BC

Reasons for decisions plus any additional comments or RFIs:

- General: [Not applicable because the item or code clause have been considered but is not applicable to this application because the item, or the clause is either not part of this design or relevant to this type of building project.](#)

- Additional: Distance to boundary = 1.5m min (as noted on plan) - RFIs required: No RFIs - RFIs received: Not applicable, no RFIs
Part 3 Means of Escape ☒ Not applicable to this BC Reasons for decisions plus any additional comments or RFIs: - General: Complies NZBC C4.2 "there is a low probability of occupants of those buildings being unreasonably delayed or impeded from moving to a place of safety and that those occupants will not suffer injury of illness as a result" - Additional: Escape path lengths (match protection system): - RFIs required: No RFIs - RFIs received: Not applicable, no RFIs
Part 4 Control of Internal Fire & Smoke Spread ☒ Not applicable to this BC Reasons for decisions plus any additional comments or RFIs: - General: Not applicable because the item or code clause have been considered but is not applicable to this application because the item, or the clause is either not part of this design or relevant to this type of building project. - RFIs required: No RFIs, because garden shed - RFIs received: Not applicable, no RFIs
Part 5 Control of External Fire Spread ☐ Not applicable to this BC Reasons for decisions plus any additional comments or RFIs: - General: Refer C/AS1 section 5 Table 5.1 Column "Requirement for external wall claddings" Building sited greater or equal to one metre from boundary, less than 10m in height, no specific requirements. - Actual distance of building to nearest boundary 1.5m - RFIs required: No RFIs - RFIs received: Not applicable, no RFIs
Part 6 Firefighting ☐ Not applicable to this BC Reasons for decisions plus any additional comments or RFIs: - General: Complies, because the building meets the requirements of NZBC C5.1 Buildings must be designed and constructed so that there is a low probability of firefighters or other emergency services personnel being delayed in or impeded from assisting in rescue operations and performing firefighting operations. C5.2 Buildings must be designed and constructed so that there is a low probability of illness or injury to firefighters or other emergency services personnel during rescue and firefighting operations - RFIs required: No RFIs - RFIs received: Not applicable, no RFIs
Part 7 Prevention of Fire Occurring ☒ Not applicable to this BC Reasons for decisions plus any additional comments or RFIs: - General: Not applicable because the item or code clause have been considered but is not applicable to this application because the item, or the clause is either not part of this design or relevant to this type of building project. - RFIs required: No RFIs - RFIs received: Not applicable, no RFIs

E1 Surface Water ☒ Not applicable to this BC		(Refer E1 Acceptable Solutions)	
NA	Adequate down pipes provided	NA	Discharge to approved outfall
NA	Drain sizes gradients, outfalls correct	NA	Soakage report that includes soak hole design & calculations where applicable
NA	Storm water drainage – roof or hard surfaced areas		

Reasons for decisions plus any additional comments or RFIs:

- General: [Not applicable, as a garden shed](#)
- Additional:
 - FFLs:
 - Gutters: [Not applicable](#)
 - Downpipes: [Not applicable](#)
 - Discharge pipe: [Not applicable](#)
 - Pipe gradients: [Not applicable](#)
 - Protection from flooding: [Not applicable](#)
 - Soak pit / other: [Not applicable](#)
- Retaining wall drainage: [Not applicable no retaining wall in consent](#)
- RFIs required: [No RFIs](#)
- RFIs received: [Not applicable, no RFIs](#)

E2 External Moisture ☒ Not applicable to this BC (only needs addressing if internally lined)		(Refer E2 Acceptable Solutions)	
NA	Risk matrix assessment provided		
Roof Cladding ☐ Not applicable to this BC			
NA	Roof type, profile and pitch comply	PASS	Have details & flashings been provided for the hips, ridges, valleys, aprons & barges? (Kit set Trade Tested garden shed)
NA	Product name for roofing underlay provided (<i>spreaders over concrete tiled roof, requirement for anti-ponding boards</i>)		
NA	Stop end details	NA	Exterior sheathing detailed to acceptable solution
NA	Roof penetrations		
NA	Internal metal gutter capacity & overflow	NA	Durability (differing materials are compatible, coatings applicable for corrosion zone)

Reasons for decisions plus any additional comments or RFIs:

- General: [Not applicable because Outbuilding with no requirement to comply with E2. Importance level 1](#)
- Additional:
 - Cladding type:
 - Pitch: [not specified, picture shown in assembly instruction attached](#)
 - Underlay:
- RFIs Required: [No RFIs](#)
- RFIs received: [Not applicable, no RFIs](#)

Membrane Roofs / Gutters ☒ Not applicable to this BC		Footing / Foundations ☐ Not applicable to this BC	
NA	Membrane type and pitch	NA	Block work waterproofed
NA	Substrate thickness & treatment		
NA	Gutter capacity & overflow		

Reasons for decisions plus any additional comments

Reasons for decisions plus any additional comments or

or RFIs: - General: Not applicable, no membrane roof or gutter system proposed in the application - RFIs required: No RFIs - RFIs received: Not applicable, no RFIs		RFIs: - General: - RFIs required: No RFIs - RFIs received: Not applicable, no RFIs	
Cladding ☒ Not applicable to this BC			
PASS	Type of cladding / claddings approved system	NA	Eaves and gutters weatherproofing detailed
NA	Building wrap specified appropriate & compatible with cladding (<i>air barrier</i>)	NA	Wall / soffit junctions
NA	Construction details for the drained cavity system	NA	Brick ties, lintels & shelf angle size and treatment
NA	Flashing details provided for window & door openings	NA	Timber profiles have appropriate weather grooves
NA	Internal and external corner details are provided	NA	Construction details between different claddings
NA	Parapets / enclosed deck barrier junctions / flashings been detailed	NA	Joinery details and flashings shown for: - Window / door heads - Jambs - Sill details for windows, doors - Balustrades waterproofed - Other openings penetrations protected
NA	Construction / movement / shrinkage joints been detailed relevant to cladding		
NA	Brick veneer rebate provided (<i>NZS 3604</i>)		
NA	Alternative solution properly detailed		
NA	Drain filter fabric and DPC protection behind walls		
Reasons for decisions plus any additional comments or RFIs: - General: Not applicable, no cladding system proposed in application. Kit set garden shed, assembly instructions show flashing around door opening - Additional: - Building wrap: not applicable, kit set garden shed - Sill tape: kit set garden shed - Flashings: kitset garden shed, roof channels, door channels called up in assembly instructions - RFIs required: No RFIs - RFIs received: Not applicable, no RFIs			

F5 Construction and Demolition Hazards ☒ Not applicable to this BC		(Refer F5 Acceptable Solutions)	
PASS	Hazard identification and management		
Reasons for decisions plus any additional comments or RFIs: - General: Assembly instructions cover adequately cover hazard identifications - RFIs required: No RFIs - RFIs received: Not applicable, no RFIs			
(NOTE: F5 is always applicable. It may not be our responsibility to manage F5 but there needs to be an indication that it will be managed on site.)			

G2 Laundering Facilities ☒ Not applicable to this BC		(Refer G2 Acceptable Solutions)	
NA	Provision for laundry	NA	Adequate amenity space
Reasons for decisions plus any additional comments or RFIs: - General: Not applicable. No laundry facilities proposed in the application. - RFIs required: No RFIs - RFIs received: Not applicable, no RFIs			

G12 Water Supplies ☒ Not applicable to this BC		(Refer G12 Acceptable Solutions)	
NA	Potable water supply	NA	Pipe sizes & length of run specified & adequate
NA	Backflow protected – air gap or backflow valve	NA	Water tanks have overflows
NA	Hot water heating, all relevant valves / venting requirements provided	NA	Hot water system location, seismic restraint
NA	Wetback installation – attach heater checklist	NA	Any special signage requirements identified on plans (<i>pumps, non-potable water etc.</i>)
NA	Solar systems – attach solar installations checklist		

Reasons for decisions plus any additional comments or RFIs:

- General: **Not applicable, no water supply work proposed in the application**
- Additional:
 - Supply: **not applicable**
 - Quality: **not applicable**
 - HW storage: **not applicable**
 - HW tempering: **not applicable**
 - HW seismic restraints: **not applicable**
 - Supply pipe: **not applicable**
 - Pipe work: **not applicable**
- RFIs required: **No RFIs**
- RFIs received: **Not applicable, no RFIs**

G13 Foul Water ☒ Not applicable to this BC		(Refer G13 Acceptable Solutions)	
NA	Schematic provided (2 or more levels)	NA	Drainage pipe length / ventilation
NA	Discharge to approved outfall	NA	Drainage pipe size / gradients
NA	System to G13 / AS1	NA	Access / inspection / rodding points or chambers (<i>entering or exiting under slab</i>)
NA	System to AS / NZS 3500.2		
NA	Waste pipe size / gradients	NA	Separate connection for each house
NA	Waste pipe length / venting (<i>stacks, multi fixtures to discharge pipe</i>)	NA	Engineering site investigation (<i>soil report</i>) provided with design specification & PS1 for system
NA	Correct sewer connection and depth to allow gravity feed	NA	Drainage plan: effluent disposal system (<i>septic tank</i>) in relation to buildings, boundaries, drives, water bores, water courses, & room to duplicate or extend system
NA	Overflow relief gully (<i>ORG</i>) provided		

Reasons for decisions plus any additional comments or RFIs:

- General: **Not applicable, no foul water drainage proposed in the application.**
- Additional:
 - System Capacity: **not applicable**
 - Pipe sizes: **not applicable**
 - Pipe gradients: **not applicable**
 - Bedding and backfill: **not applicable**
 - Drains under buildings: **not applicable**
- RFIs required: **No RFIs**
- RFIs received: **Not applicable, no RFIs**

☐ All other clauses of the Building Code have been considered not applicable to this Building Consent.

Building Act 2004 and Other		(Refer to Building Act 2004)	
NA	S26(2) Warning or ban	NA	S71 - 74 Natural hazards
NA	S30A-H NMUA	NA	S75 - 77 Building over 2 lots
NA	S31 PIM	NA	S87A Owner notification of LBPs doing RBW
NA	S36 Development Contribution notice	PASS	S90 Inspections by BCA
NA	S37 Restrict project start (no Resource Consent issued)	NA	S90D Owner-Builder exemption – FORM2C
NA	S39 Heritage New Zealand	NA	S112 Alterations to existing buildings
NA	S42: Building work already undertaken (with or without a BC) which may require a COA	NA	S113 Intended life of building
NA	S43(2) Energy work requiring a BC	NA	S115 Change of use
NA	S45 How to apply for a BC, Amendment minor variation	NA	S116 Extension of Life
NA	S67 - 70 Waiver or modification	NA	S116A Subdivision of building / part of building
PASS	Project value provided and reasonable		

Reasons for decisions plus any additional comments or RFIs:

- S26(2): Not applicable as no products with warnings or bans indicated
- S30A-H: Not applicable
- S31: Not applicable because no PIM applied for
- S36 - 37: Not applicable
- S39: Not applicable not a heritage building
- S42: Not applicable
- S43(2) Not applicable
- S45: Not applicable
- S67-70: Not applicable
- S71-74: Not applicable
- S75-77: Not applicable
- S87A Not applicable
- S90: Inspections are required
- S90D: Not applicable
- S112: Not applicable as new build (kitset garden shed)
- S113: Not applicable, life 50+ years
- S115: No change of use new build
- S116: Not applicable
- S116A: Not applicable
- RFIs required: No RFIs
- RFIs received: Not applicable, no RFIs

NOTE: If the project is attached to a dwelling; then RBW requirements may apply (>20 sq.m. – veranda; >20 sq.m. carport).

Restricted Building Work	☒ Not applicable to this BC
NA	Certificate of Design Work (COW) received. (If NO, clock stopped and COW requested)
NA	Design LBP'S are named, (If NO, clock stopped and name(s) requested)
NA	Trade LBP's are named for all categories of RBW. (If NO, Inspection Alert activated)
Reasons for decisions plus any additional comments or RFIs:	
- General: - RFIs required: <u>No RFIs</u> - RFIs received: <u>Not applicable, no RFIs</u>	

STATEMENTS RECEIVED

Key for statement types: Electrical Plan (EP) Engineer / Designer (PS1, PS2) Truss Layout (TR) Fire Philosophy (FP) Waterproofing (WP) Other (O) [specify statement type].....

Author's Name (If author providing more than one document, list and assess each document)	Decisions Regarding Document Content						Decision Regarding Author registration					Reason for decision P = content adequate / author approved / other reason recorded below F = content inadequate / author not approved / other recorded below	Outcome of decision P = Accept document F = Reject document
	Statement type / Header	P=Pass F=Fail NA=Not Applicable					P=Pass F=Fail NA=Not Applicable						
		Site Address / Legal description	Insurance	Date	B. Code (parts)	Work identified	Name & signature	CPEng register	NZRAB register	EWRB register	PGD register		
Non engineered NZ3604:2011													
Other reason(s) for decision(s): (Use this area for "other" statement types, or for giving reasons for decisions where a statement is not complete or an author is not registered, but you are accepting their statement) <u>Not applicable as reason stated above</u>													

OUTCOME OF DECISIONS

- ☐ Documentation does NOT demonstrate compliance with the Building Code and Building Act 2004. Building Consent cannot be granted until requests for further information have been addressed by the Applicant. The application is on hold.

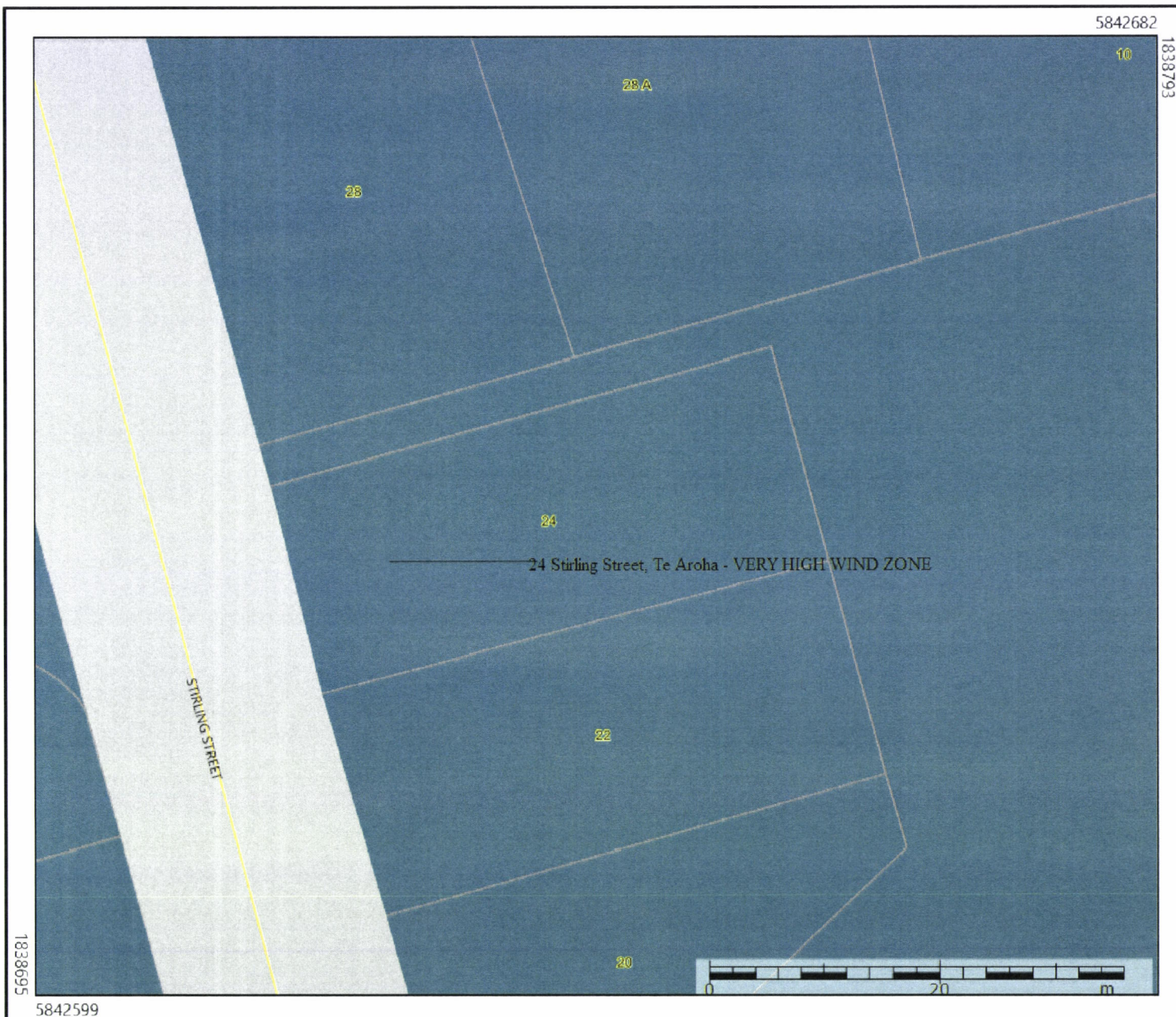
Name: Not applicable Signature: Not applicable Date: Not applicable

- ☐ Documentation demonstrates compliance with the Building Code and Building Act 2004. If there were any requests for further information, these have been addressed and the reasons for these have been recorded in each instance. Building Consent can now be granted and issued on payment of the appropriate fees and levies.

Name: Raewyn Scott Signature: [Signature] Date: 23/01/19

- ☐ Documentation does NOT demonstrate compliance with the Building Code and Building Act 2004. Building Consent cannot be granted. Requests for further information have not been addressed by the Applicant.

Name: Not applicable Signature: Not applicable Date: Not applicable



LEGEND

- Annotations
 - Address Label (AUTH)
 - Urban Road Label
 - Rural Road Label
 - State Highway Label
 - State Highway
 - Road Centreline
 - River/Stream
 - Road Network
 - Current Parcel
 - TA Waikato June 2012
 - Specific Design
 - Very High
 - High
 - Medium
 - Low
 - MPDC Boundary



Scale
1:500

24 Stirling Street, Te Aroha - VERY HIGH WIND ZONE

MPDC cannot guarantee accuracy or suitability for any specific purpose. MPDC is not responsible for the misuse or misinterpretation of the data supplied.

Raewyn Scott

From: Robert Menzies <mickey.ann@xtra.co.nz>
Sent: Wednesday, 23 January 2019 15:38
To: Raewyn Scott
Subject: Re: BC2018.6882 Building Consent - Garden Shed

Hi Raewyn,
My answer to question 1/ Concrete floor.
2/ Fixed to concrete floor.

Thanking you
Ann Beban.

On 23 January 2019 at 11:46 Raewyn Scott <raewyn.scott@mpdc.govt.nz> wrote:

Hi Mr Menzies,

I am currently processing your building consent and just have two RFIs listed below –

- What are you planning on having as the floor (ie concrete, timber), please provide details.
- How are you planning on fixing the shed down (ie so it will not blow away)

Many thanks

Raewyn Scott | Building Control Officer
Matamata-Piako District Council Matamata Area Office: Cnr Tui & Tainui Streets, Matamata
Postal address: PO Box 266, Te Aroha 3342
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