

RECEIVED
WANGANUI DISTRICT COUNCIL
29 APR 2003



ENVIRONMENTAL
SERVICES
WANGANUI DISTRICT COUNCIL

APPLICATION for P.I.M/Building Consent

3480505

This application is for a: (tick the appropriate box)

- ☐ Project Information Memorandum - PIM (preliminary application for a Building Consent)
☐ Building Consent
☐ Alteration to Approved Plan

BC # 3/0526

(A) Owner

Name: Couper & Issitt
Mailing Address: 14 Mannington Rd
Phone: 06 3480505 Fax: 3481761
work

(B) Designer

Name: R Couper
Mailing Address: as above
Phone: as above Fax: 3481761
work

(C) Builder

Name: Couper & Issitt
Mailing Address: as above
Phone: as above Fax: 3481761
work

(D) Craftsman Plumber

K Head

(E) Registered Drainlayer

R Osborne

CONTACT PERSON i.e. A B C D E (Circle one)

Project

Description of PROJECT and USE: Res.

Project Location

Street Address/Rural No: 9 Kelsi St

Durable Life of Project (i.e. 5, 15, 50+ years)

Value of Project Work

(include all labour & materials)

\$ 195,000 (Incl. GST)

Consent Fees to be paid by? Couper & Issitt

Code Compliance Certificate to be sent to?

FLOOR AREA OF PROJECT

New Residential Dwellings or
New Commercial Only 190 m²

LEGAL DESCRIPTION

WDC Property No.
Valuation Roll No.
Lot(s) 13 DP 81667
Section Block
Survey District

Signed by (on behalf of) the applicant

Signature: R Couper

Owner, builder, plumber, designer, agent
(circle one)

Date: 15/4/03

FEES APPLICABLE (office use only)

Building Consent Application	\$
Building Consent Issue	\$
P.I.M.	\$
Non-notified Appl. Fee	\$
Prepaid Crossing	\$
Prepaid Sewer Connection	\$ <u>Existing</u>
Prepaid Water Connection	\$ <u>Existing</u>
Stormwater Connection	\$ <u>Existing</u>
BIA Levy	\$
Additional Charges	\$
Total Fees (Incl. G.S.T)	\$

PTO

The information will be included in a Public Register of Consents issued which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the Owner of trade advertising.

Project Details

The project involves the following

(tick each applicable box, if any, and attach two(2) copies of any relevant information)

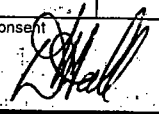
- (1) ☐ Location in relation to legal boundaries and external dimensions of new, relocated or altered buildings
- (2) ☐ New provisions to be made for vehicular access and on-site parking, ie. a new crossing
- (3) ☐ Provisions to be made in building over or adjacent to any road or public place, ie. hoardings, signs
- (4) ☐ New provisions to be made for disposing of stormwater and wastewater
- (5) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains
- (6) ☐ New connections to public utilities, ie. new drainage or water connections
- (7) ☐ Provisions to be made for any demolition work ie. the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- (8) ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae

Project Documents (provided with this application)

- ☐ Plans and specifications
- (22) ☐ Producer Statements (ie. truss design, design review) - specify:
- (23) ☐ Other Documents - specify:

Inspections

- (26) ☐ By Wanganui District Council
- (27) ☐ Other - specify (ie. Design Engineer):

For office use only							
Unit	Checks		Inspections		Approved		
	Initials	Date	Initials	Date	Initials	Date	
Administration	CU	16/4/03					
Planning	AKB	16/4/03					
	AKB	26/5/03					
Fire Design							
Building	CW	24/4					
Drainage							
Water							
Structural							
Plumbing/Drainage							
Roading							
Health							
Dangerous Goods							
Approved for issue of PIM/Building Consent							
District Building Controller:  Date: 10 JUN, 2003							



TOTAL INSPECTION TIME REPORT

Building Consent Number BC3/0526

Total Estimated Inspection Time	385
Total Actual Inspection Time	0
Inspection Time Difference	385
At BC Issue	Time to be charged.
At Completion	Positive amount = time to be credited Negative amount = time to be charged

Signed for and on behalf of the Wanganui District Council

145
65
210

Development Checksheet

Residential

Property Address: <u>9 Kelsi Street</u>						
Project: <u>New Dwellings</u>				Site Area: <u>570 m²</u>		
	Operative Plan			Proposed Plan		
Rule	Required	Provided	O.K.	Required Permitted	Provided	O.K.
Coverage				<u>40%</u>	$\frac{190}{570} = 33\%$	✓
Maximum Height				<u>10m</u>	<u><10m</u>	✓
9m x 9m Triangle						
Front Boundary						✓
Side Boundary				$1.6 + 2(-600) = 3m$	<u>2.8m</u>	✓
Side Boundary				$3.66 + 2(-600) = 5.06m$		✓
Rear Boundary						✓
Separation of Units				APPROVED		
Outdoor Living				<u>3 / 0526</u>		
Storage				<u>Consent No.</u>		
Parking				<u>1</u>	<u>2</u>	✓
Access				<u>3.5m</u>	<u>3.5</u>	✓
Dimensions/Easements						

Comments:

Further info requested with respect to height plane assessments & vehicle xing width & location - 16/4/03

Wanganui District Council

Building a better community with the people of the Wanganui District



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

18 May 2003

**Mr M G Issitt
14 Burton Ave
WANGANUI 5001**

Dear Sir:

1st Request for further information on Application.

Project Number: BC3/0526
Project Location: 9 Kelsi St WANGANUI 5001
Project Description: To build a new residential house with attached garage.

The documentation supplied for the above project has been reviewed and raises the following comments:

- 1. Please supply a site plan that clearly shows the dimensions of the site boundaries and the minimum setbacks between the proposed building and each site boundary. A copy of the Certificate of Title would also be of assistance. (Kathryn Barnes- Resource Management Planner).**
- 2. Please indicate the width and location of the proposed vehicle crossing. Please note that resource consent is required to install a vehicle crossing in excess of 3.5 metres wide. (Kathryn Barnes-Resource Management Planner).**
- 3. Please supply a larger scale cross sectional view showing more information than is currently supplied, (foundations etc). (Graham Wait - Building Control Officer)**

We have placed this application on hold until we receive your advice regarding the above comments, and the issues raised have been resolved. If you have any queries please contact this office and quote Project Number BC3/0526

Yours sincerely

Garry Edlin
Customer Services Technical Officer

Wanganui District Council Rates Assessment

P O Box 637, Wanganui

Phone: (06) 349-0001 Fax: (06) 349-0000

E-mail: Rates@Wanganui.Govt.NZ

Visit our website www.wanganui.govt.nz

1/07/2002 to 30/06/2003

Instalment 1 of 4

Tax Invoice GST Number: 51-668-324

Mr MG Issitt
14 Burton Ave
WANGANUI 5001

Property Number	28291
Valuation Number	1314070900
Rateable Land Value	\$32,000.00
Rateable Capital Value	\$32,000.00
Rateable Area	0.0570 Ha
Legal Description	9 Kelsi St WANGANUI

LOT 13 DP 81667 0.0570 Ha

Item	Rate	Rateable Value	Total
General Rates			
General Rate - Residential	2.0218	32,000.00	\$647.00
General Charge	\$372.00	0.00	\$372.00
Water Service Rates			
Water Supply	\$212.00	1.00	\$212.00
Water-Fire Capacity	0.0563	32,000.00	\$18.00
Stormwater Disposal	0.2189	32,000.00	\$70.00
Wanganui District Council Total Rates			\$1,319.00
Regional Rate	0.0730	32,000.00	\$23.40
APPROVED			
3 / 05 26			
<u>Consent No.</u>			
Total Annual Rates (including GST of \$149.16)			\$1,342.40

A 10% penalty on the balance outstanding on this instalment at 21/08/2002 will be added to your account

STANDARD SPECIFICATION FOR THE ERECTION AND COMPLETION OF LIGHT TIMBER FRAMES BUILDING

1. PRELIMINARY AND GENERAL

All work to be in accordance with New Zealand Building Code

1.1 WORKMANSHIP

All work and materials must be of the best of their respective kinds and shall comply with "Local Body By-Laws" and relevant NZS Standard Specification 3604 : 1999

1.2 SITE

The contractor shall be responsible for visiting the site and the correct setting out of the building as set out on the accompanying drawings.

1.3 PERMIT

Payment by the contractor.

1.4 INSURANCE

The contractor shall take out and maintain for the duration of the contract, a "Contractors All Risk Fire Insurance" for the full value of the work.

1.5 COMPLETION

On completion of the contract, the building and whole of surrounding site shall be cleaned of all debris, wrappings and stickers and trucked away from site.

2. EXTERIOR JOINERY

2.1 INSTALLATION

Supply to Contractor for installation, units as drawn or described on accompanying drawings. Units shall be either anodized aluminium or timber (refer to drawings).

2.2 COMPLETION

All units shall be supplied complete with wedge or spur fasteners, jamb liners, and "interlock" friction stays to all projected pushout sashes; or hinges to all casement and fanlight sashes. Provide locks to ranch sliders.

2.3 GLAZING

Provide clear or obscure glass to NZS 4223, Part 3.

3. VEHICLE CROSSING

Existing

4. CARPENTRY

Refer to schedule at front of this document for floor type, exterior cladding, roofing

- 4.1 CONCRETE FLOORS
Foundations shall be min. 125mm wide or 230mm wide for brick veneer, reinforced with D10 horizontal rod to top of wall and D12 (2 x D12 for brick) to bottom. Under slab, provide 0.25mm Polythene D P C taped at joints. Floors to be cut into 4m squares as per City By Laws.
- 4.2 FRAMING
Generally shall be No 1 grade Planer gauge boric treated. Studs @ 600mm crs; dwangs @ max 800mm crs., vertically 3 studs to each corner. Lintels as per Table 16 N Z S 3604:1997 Provide solid timber backing to all sheet joints.
- 4.3 ROOF FRAMING
Refer drawings. Trusses @ 900mm crs. Ceiling joists @ 450mm crs. Where shown as "trusses", Manufacturers design certificate to be provided. See C1:4.11.
- 4.4 INSULATION
As a minimum requirement, batts. Insulation to ceilings and walls 1.8R.
- 4.5 EXTERIOR SHEATING
Refer to drawings and addenda sheet at front. Sheathing shall be fixed in accordance with good trade practice and as per manufacturers specification. Behind all sheathing fix AHI 850 Bitumat building paper (inc. gables). All linings shall be fixed using galvanised nails as per manufacturers specification. Provide all flashings required to joinery. Exterior brick to owners selection. Masonry veneer wall cladding and fittings as per NZS 3604:1997 Appendix F.
- 4.6 SOFFITS
Where shown as soffits, dwang for and line with 4.5mm "Hardiflex" butted into white PVC jointers.
- 4.7 INTERIOR LININGS
Generally throughout shall be 9.5mm Gibboard stopped flush ready for wallpaper. Where indicated on drawings shower and bath linings shall be selected. Glaze linings" PVC jointers shall be used.
- 4.8 DOORS
Generally all interior doors shall be hollow-core ply veneer as shown on drawings.
- 4.9 HARDWARE
Dwang for, and fix all selected hardware.
- 4.10 FINISHING TIMBERS
Cut for, attend on, and make good after all trades and provide and fix all necessary blocks for securing the work of other trades. All finishing timber shall be sanded to remove machine marks and on completion, shall be free from all hammer marks, splits or other defects. All nails shall be punched in all exposed work.
- 4.11 TIMBER SCHEDULE

APPROVED

L 3 / 05 26

Consent No.

Wall Framing - 90 x 35 or 90 x 45 Load bearing wall to 2.4m high. HI ext CF int.
Lintels - Refer to table 16 of NZS 3604:1999 CHEM FREE
Ceiling Joists - 90 x 45, CF,
Rafters and Roof Framing - Refer to Tables 21-28 of NZS 3604:1999
Trusses - Carters Gang Nail Trusses CF

5. INTERIOR JOINERY

5.1 DELIVERY

The Contractor shall take delivery of all interior joinery and install where shown on drawings i.e. kitchen units and tops, vanity unit and top.

6. ROOFING

6.1 SUPPLY

The work consists of the supply and fixing of roofing system as shown on the accompanying drawings.

6.2 BUILDING PAPER

All roof types shall have AHI 660 reinforced "Fire Retardant" building paper under, to be fixed by "roofer" prior to fixing roofing (and battens).

6.3 MATERIALS

Pressed Coated Metal Colour Tiles. All materials and workmanship to comply with NZS 3441:DZ4217 and their amendments and shall be fixed in accordance with Manufacturers Specifications. Roofer shall supply and fix approved battens over building paper. Battens and tiles shall be laid straight and true constant around building. Ridge, barge, hip, apron, flashing and roof penetrations shall be of a proprietary type and shall match tiles exactly.

7. PLUMBING

To be installed to G12 AS1.

7.1 SUPPLY

This section consists of the supply of all materials and labour involved in the whole of the water supply, stormwater and drainage reticulation systems, together with all flashings as required to render the building weathertight.

7.2 REGULATIONS

All work and materials shall comply with "Plumbing and Drainage" 1978 and Local Body By Laws.

7.3 MATERIALS

All materials and fittings shall be the best of their respective kinds. Copper tube shall comply with NZS 1755. All hot and cold water piping may be "polybutylene" with matching fittings.

7.4 PIPING

All work shall be in accordance with good trade practice. All pipework shall be concealed in framing, walls or floor. All pipe runs shall be in straight runs with a minimum of bends and joins. Any pipework set into concrete shall be under sandfill and shall be fully lagged with "denso" tape.

7.5 WASTES

Provide U/PVC wastes to all fittings. Run as shown to nearest gully trap. All wastes to discharge below the gully grate. Waste sizes shall comply with Clause 7.2 above. Maximum 4 wastes per gully trap.

7.6 VENTS

Provide Terminal vents where shown on drainage plan, and Back vents to fittings as required by Clause 7.2 above.

7.7 FLASHINGS

See also "Roofing". Provide 40mm galvanised flashings (lead-edged where necessary) to apron, parapet, roof penetrations. Window and door heads necessary to render the building watertight shall be folded aluminium.

7.8 GUTTERS AND DOWNPIPES

PVC classic as per sub contractor.

8. DRAINAGE

To be installed to G13 AS1 and AS3500 Part 2

8.1 INSTALLATION

This section includes supply and installation of all sanitary, sewer and stormwater reticulation.

8.2 REGULATIONS

All work shall comply with Plumbing and Drainage Regulations 1978 and Local By Laws.

8.3 HOT WATER

To be main pressure valve vented system 180litre capacity.

8.4 SEWER

Sanitary sewer to be 100mm dia. PVC gully traps laid true to line and grade (Min 1:60 fall) to either connection at boundary or to septic tank (refer to drawings).

8.5 GULLEY TRAPS

Provide proprietary PVC gully traps with cover plate over. Waste pipes must enter gully traps below grate.

8.6 STORMWATER

Provide 90mm dia PVC stormwater "terrain" grade drain to kerb or piped system as shown. Connect all downpipes by providing reducers if necessary to seal into

APPROVED

3 / 05 2 6

Consent No.

drain. Drain rises not to project more than 100mm above ground level. Seal D Ps into drain with approved ring seal capping.

8.7 TRENCHES

All trenches to be dug to provide adequate cover and fall to pipes. Lay pipes on graded consolidated sand bed. Backfill trench and grade surrounding ground level upon completion.

9. ELECTRICAL

9.1 INSTALLATION

All installations shall be made in a sound, safe, practical and workmanlike manner in accordance with the Wiring Regulations: 1969 and to the satisfaction of the "Local Authority".

9.2 WORK

The work consists of complete wiring, fixing of all lights, power points etc. meter board and/or switchboard as per plan submitted.

9.3 PERMITS

Obtain all necessary permits from the "Supply Authority" prior to commencing work.

9.4 WIRING

All wiring shall be concealed and well supported by clipping back. Wire all fittings back to Mains Board. Final location of all fittings shall be as directed on site as shown on plan.

9.5 MAINS BOARD

Mains Board shall be positioned where shown on drawings. Mains board shall be recessed into framing as far as possible. Mains board shall control all electrical control gear. Provide "push button" resetting fuse blocks for all groups of lighting, heating and power circuits. Cable shall be of sufficient size and capacity. All switches, fuses etc. shall be clearly labelled. All power and telephone cables to service house to be laid underground.

FIG. 26 WINDOW HEAD - Aluminium

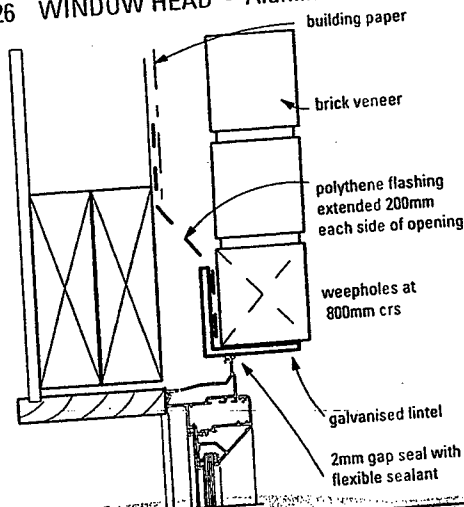


FIG. 27 WINDOW HEAD - Timber

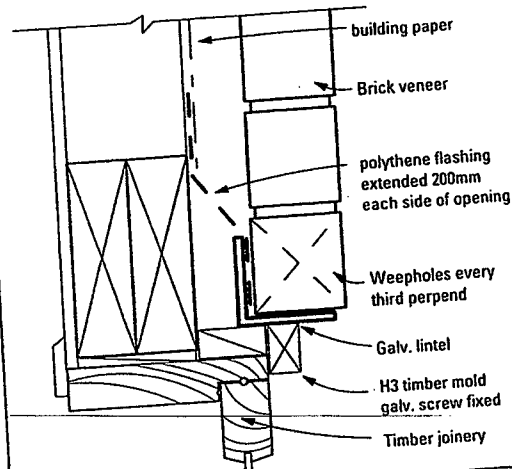


FIG. 28 WINDOW HEAD - Aluminium
Timber cladding above

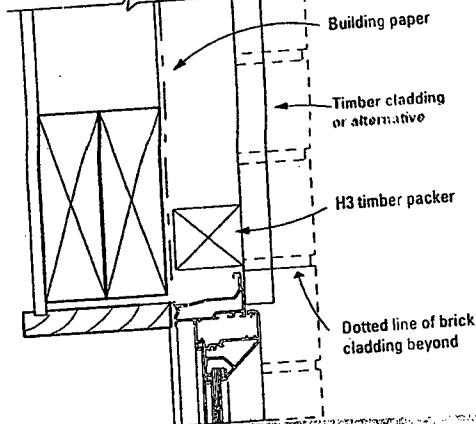


FIG. 29 WINDOW HEAD
Concrete/Stone Lintel

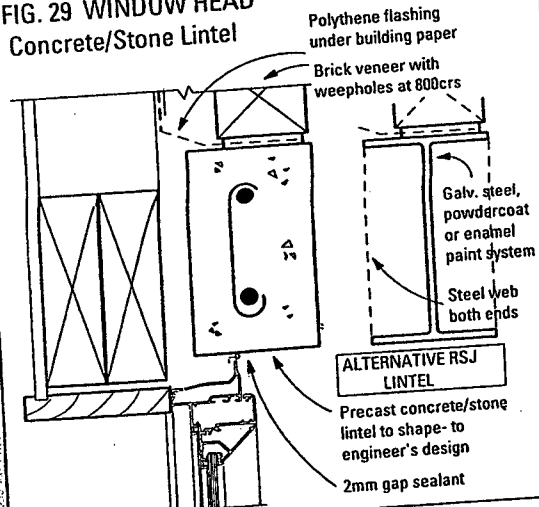


FIG. 30 BAY WINDOW HEAD

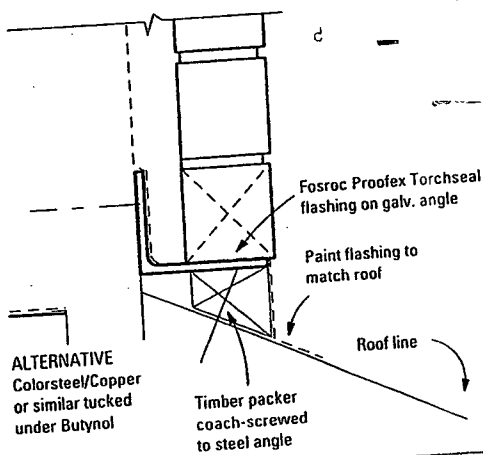
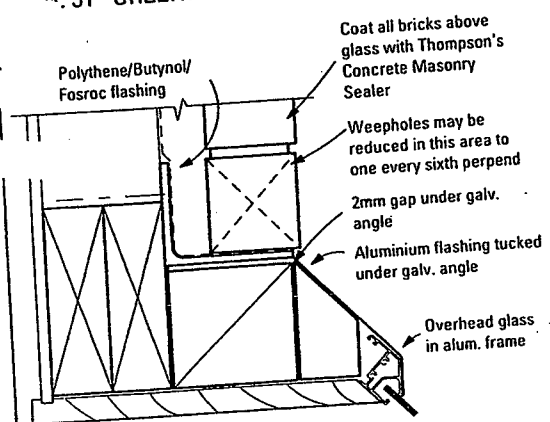


FIG. 31 GREENHOUSE WINDOW



APPROVED

135

3 / 05 2 6

Consent No.

FIG. 37 WINDOW JAMB - Aluminium

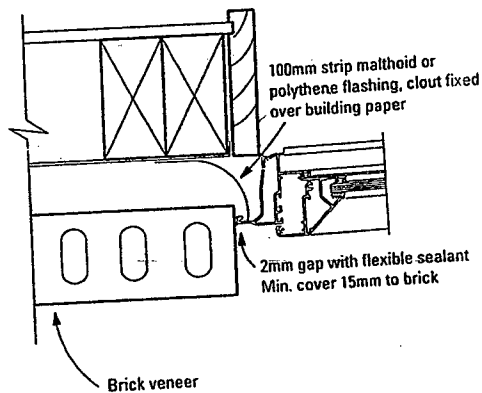


FIG. 38 WINDOW JAMB - Timber

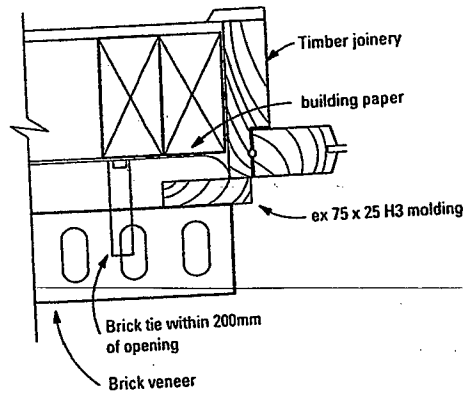


FIG. 39 WINDOW SILL - Aluminium

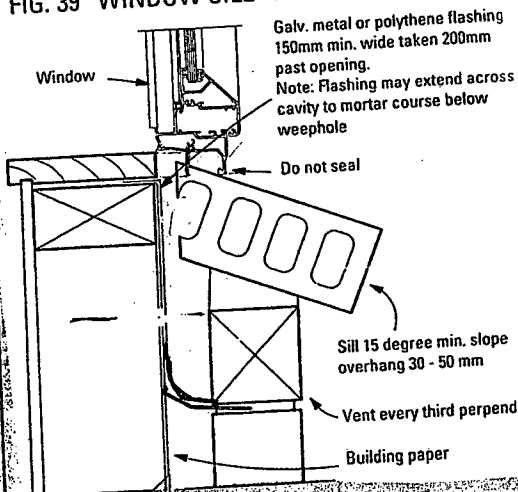


FIG. 40 WINDOW SILL - Timber

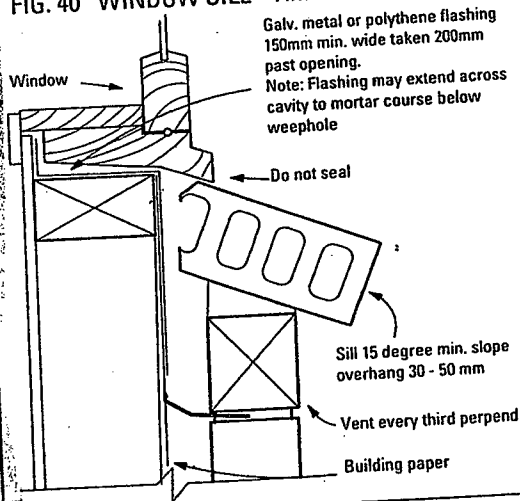


FIG. 41 DOOR JAMB - Aluminium

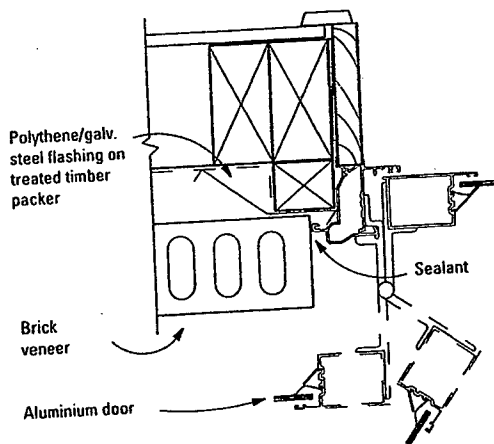
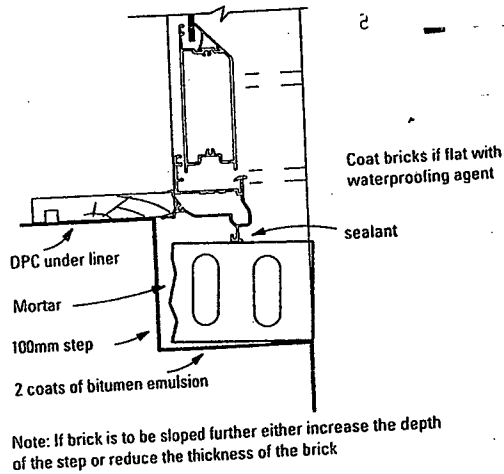


FIG. 42 BRICK DOOR SILL



Job: RAM

Client: Couper & Issitt

Site: New House

Phone:

Kelsi St

Wanganui

Description:

Phone:

MiTek 2000 2.100 g6f

Gang Nail Group Ltd.

Thu Apr 10 14:20:11 2003

PRODUCER STATEMENT
MiTek 2000(tm) ROOF TRUSS DESIGN

Certification of MiTek 2000(tm) Design Program

The MiTek 2000(tm) roof truss design program has been developed by Gang-Nail Group Ltd for the design of Gang-Nail timber roof trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of Clause B1:Structure of the Building Regulations 1992. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 2000(tm) Design Data and Output

The MiTek 2000(tm) computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the Gang-Nail trusses.

Job Details

Roof Pitch:	20.00 deg	Timber Inventory:	MGP10x45cf	Building Wind Zone:	High
Roof Material:	Light	Ceiling Material:	Standard	Design Wind Speed:	44.0 m/s
TC Dead Load:	0.250 kPa	BC Dead Load:	0.200 kPa	Pressure Coefficient:	Cpe = -0.9
TC Restraints:	900 mm centres	BC Restraints:	400 mm centres		Cpi = 0.3
Roof Live Load:	Lu = 0.250 kPa	Truss Spacing:	900 mm		
	Lc = 1.0 kN	Standard Overhang:	600 mm		

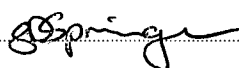
These trusses must be fabricated and erected in accordance with the Gang-Nail manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZMP 3640.

Truss List

Legend: *: detail only, ?: input only, Txx: failed design, Unmarked trusses: designed successfully

Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Span (mm)	Pitch (deg)	Spacing (mm)
J01	2447	20.00	900	J03B	3252	20.00	900	J05C	1452	20.00	900	T07	5500	20.00	659
J01A	2447	20.00	900	J03C	3252	20.00	900	J06	2727	20.00	900	T08	5500	20.00	659
J01B	2447	20.00	900	J03D	3252	20.00	900	J06A	2727	20.00	900	T09	8350	20.00	900
J01C	2447	20.00	900	J03E	3252	20.00	900	J06B	2727	20.00	900	T10	8350	20.00	862
J01D	2447	20.00	900	J03F	3252	20.00	900	J07	1827	20.00	900	T11	8350	20.00	800
J01E	2447	20.00	900	J03G	3252	20.00	900	J07A	1827	20.00	900	TG01	6740	20.00	900
J01F	2447	20.00	900	J03H	3252	20.00	900	J07B	1827	20.00	900	TG01A	6740	20.00	900
J01G	2447	20.00	900	J03I	3252	20.00	900	J07C	1827	20.00	900	TG02	8350	20.00	900
J02	1547	20.00	900	J03J	3252	20.00	900	J08	927	20.00	900	TG03	8350	20.00	900
J02A	1547	20.00	900	J04	2352	20.00	900	J08A	927	20.00	900	V01	1873	20.00	900
J02B	1547	20.00	900	J04A	2352	20.00	900	T01	6740	20.00	900	V02	973	20.00	900
J02C	1547	20.00	900	J04B	2352	20.00	900	T02	8350	20.00	900	V03	3701	20.00	900
J02D	1547	20.00	900	J04C	2352	20.00	900	T03	5500	20.00	900	V04	1901	20.00	900
J02E	1547	20.00	900	J05	1452	20.00	900	T04	6740	20.00	900				
J03	3252	20.00	900	J05A	1452	20.00	900	T04A	6740	20.00	900				
J03A	3252	20.00	900	J05B	1452	20.00	900	T05	8350	20.00	800				

The computer design input has been carried out by:

Signed: 

Date: 10.4.03

Name of Computer Operator:

G SPRINGLE

Qualifications and Title:

Company:

CARTERS

APPROVED

3 / 05 26

Consent No.**Verification / Acceptance of Input Data:**

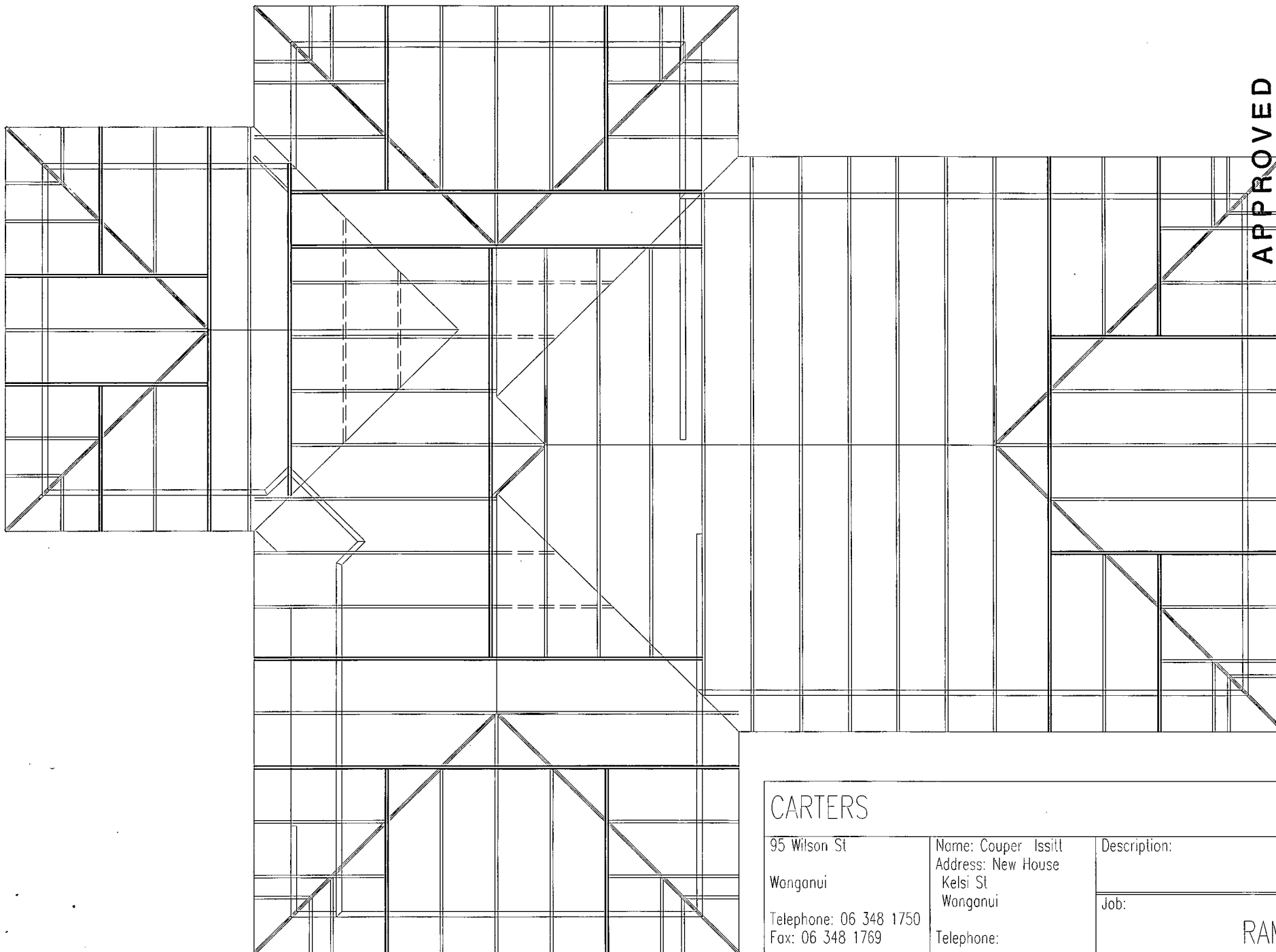
I have checked the input data against the construction drawings and specifications and verify that they are correct and suitable for this job.

Signed:

Date:

Name:

Company:



APPROVED

3 / 05 26

Consent No.

CARTERS			
95 Wilson St Wanganui Telephone: 06 348 1750 Fax: 06 348 1769		Name: Couper Issitt Address: New House Kelsi St Wanganui Telephone:	
Description:		Job:	
		RAM	
Scale: 1 : 85	Date: 8/04/2003	Drawn By: Geoff Sp	

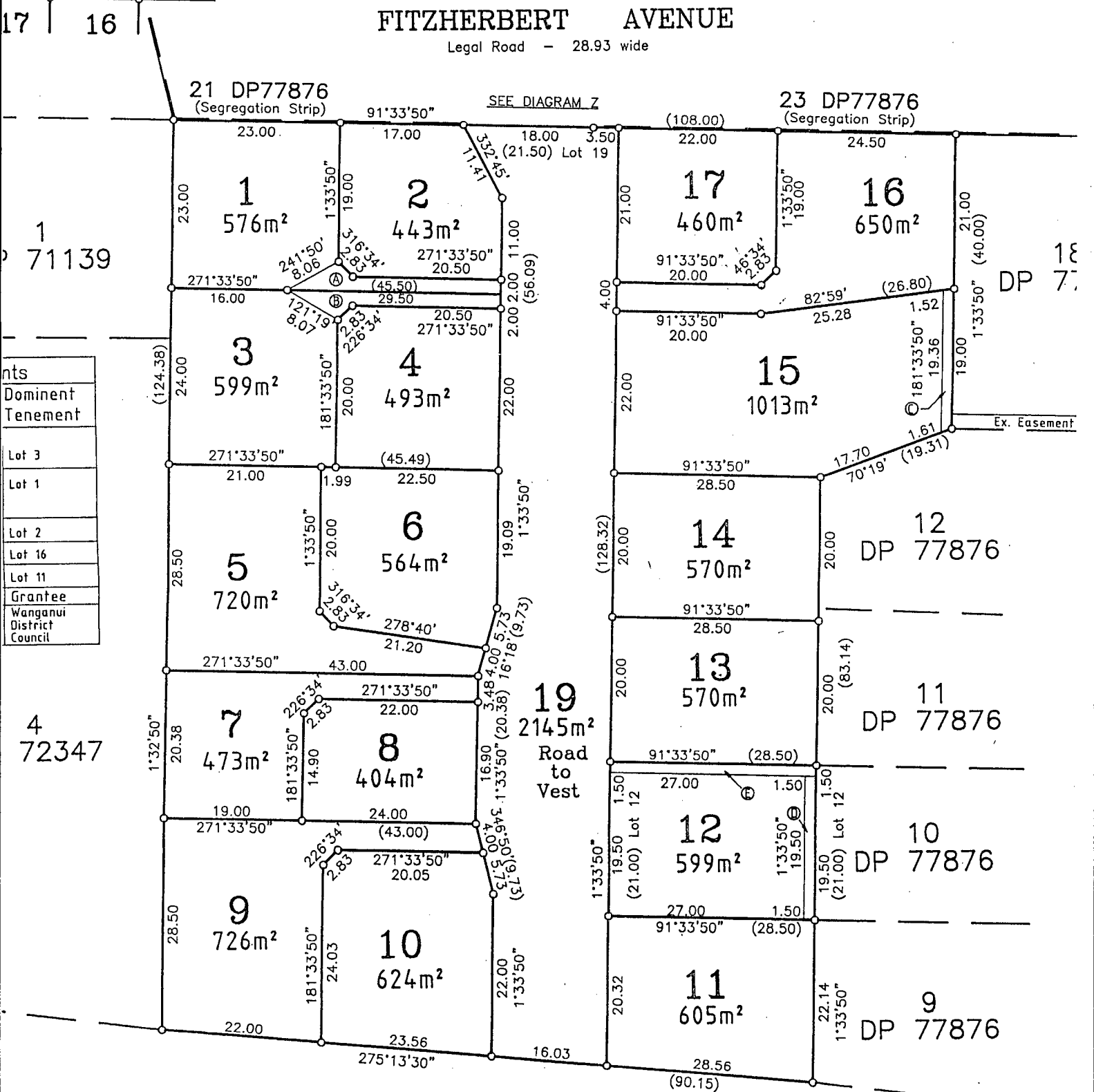
AVENUE

RECEIVED
WANGANUI DISTRICT COUNCIL

23 MAY 2003

FITZHERBERT AVENUE

Legal Road - 28.93 wide



nts
Dominant Tenement
Lot 3
Lot 1
Lot 2
Lot 16
Lot 11
Grantee
Wanganui District Council

Part Section 227
Right Bank Wanganui River
Deeds Plan 250

TON
stmere
No.

Lots 1 - 18 Being Subdivision of
Lot 19 DP77876

TERRITORIAL A
Surveyed by A
Scale 1: 1:1

Gib® Wall Bracing Calculation Sheet A

single storey

Job Details

Name	Wanganui	Date.....
Street and Number		
Lot and DP Number		
City/Town/District		
Designer and date		

Building Specification

Location of Storey	single	▼	<i>not applicable (single storey building)</i> <i>not applicable (slab)</i>
Floor Loading	2 kPa	▼	
Foundation Type	slab	▼	
Building Height to Apex (m)	5	▼	
Roof Height above Eaves (m)	2	▼	
Stud Height (m)	2.4	▼	
Cladding Weight (top or single)	heavy	▼	
Cladding Weight (lower)	light	▼	
Cladding Weight (subfloor)	light	▼	
Roof Weight	light	▼	
Roof Pitch (degrees)	0-25	▼	
Room in Roof Space	no	▼	
Building Length (m)	19.83		
Building Width (m)	14.5		
Gross Building Plan Area (m2)	188		

Building Location

Wind Zone	Medium	Earthquake Zone
Region	R1 ▼	A ▼
Terrain	Inland ▼	
Exposure	Exposed ▼	
Topography	Gentle ▼	

Enter at least 'moderate' in a Lee Zone

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	44 BUs/m
W across	n/a	37 BUs/m
Totals	subfloor	walls
W along	n/a	638 BUs
W across	n/a	734 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	5.2 BUs/m2
Totals	subfloor	walls
E along	n/a	978 BUs
E across	n/a	978 BUs

single storey

Along									
Wall or Bracing Line	Bracing Elements provided						Wind	Earthq.	
1	2	3	4	5	6	7	8W	9EQ	
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved	
A	65	1	Ecoply	SP1Conc ▼	1.2	2.4	120	138	
		2		none ▼		2.4			
		3		none ▼		2.4			
line totals		4		none ▼		2.4			
W	120	5		none ▼		2.4			
EQ	138	6		none ▼		2.4			
B	70	1	Gib®	Gib1a ▼	1.8	2.4	99	90	
		2	Gib®	Gib1b ▼	2.5	2.4	188	125	
		3		none ▼		2.4			
line totals		4		none ▼		2.4			
W	287	5		none ▼		2.4			
EQ	215	6		none ▼		2.4			
C	enter	1	Gib®	Gib1b ▼	3.6	2.4	270	180	
		2	Gib®	Gib1b ▼	4.2	2.4	315	210	
		3		none ▼		2.4			
line totals		4		none ▼		2.4			
W	585	5		none ▼		2.4			
EQ	390	6		none ▼		2.4			
D	enter	1	Gib®	Gib1a ▼	1.8	2.4	99	90	
		2		none ▼		2.4			
		3		none ▼		2.4			
line totals		4		none ▼		2.4			
W	99	5		none ▼		2.4			
EQ	90	6		none ▼		2.4			
E	enter	1	Gib®	Gib1b ▼	6	2.4	450	300	
		2		none ▼		2.4			
		3		none ▼		2.4			
line totals		4		none ▼		2.4			
W	450	5		none ▼		2.4			
EQ	300	6		none ▼		2.4			
							Wind	Earthq.	
Totals Achieved							1541	1133	
							OK	OK	
Totals Required (from Sheet A)							638	978	

Gib® Wall Bracing Calculation Sheet B

single storey

Across									
Wall or Bracing Line		Bracing Elements provided						Wind	Earthq.
1	2	3	4	5		6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type		Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
M	55	1	Gib®	Gib1a	▼	2.1	2.4	116	105
		2		none	▼		2.4		
		3		none	▼		2.4		
line totals		4		none	▼		2.4		
W	116	5		none	▼		2.4		
EQ	105	6		none	▼		2.4		
N	145	1	Gib®	Gib1b	▼	2.5	2.4	188	125
		2		none	▼		2.4		
		3		none	▼		2.4		
line totals		4		none	▼		2.4		
W	188	5		none	▼		2.4		
EQ	125	6		none	▼		2.4		
O	145	1	Gib®	Gib2b	▼	4.2	2.4	336	294
		2		none	▼		2.4		
		3		none	▼		2.4		
line totals		4		none	▼		2.4		
W	336	5		none	▼		2.4		
EQ	294	6		none	▼		2.4		
P	84	1	Gib®	Gib2a	▼	2.2	2.4	165	132
		2	Gib®	Gib2b	▼	4.2	2.4	336	294
		3		none	▼		2.4		
line totals		4		none	▼		2.4		
W	501	5		none	▼		2.4		
EQ	426	6		none	▼		2.4		
Q	enter	1	Gib®	Gib1a	▼	1.8	2.4	99	90
		2		none	▼		2.4		
		3		none	▼		2.4		
line totals		4		none	▼		2.4		
W	99	5		none	▼		2.4		
EQ	90	6		none	▼		2.4		

						Wind	Earthq.
Totals Achieved						1239	1040

					OK	OK
Totals Required (from Sheet A)					734	978



**ENVIRONMENTAL
SERVICES**
WANGANUI DISTRICT COUNCIL

WANGANUI DISTRICT COUNCIL

PRODUCER STATEMENT – CONSTRUCTION

VEHICLE CROSSING INSTALLATIONS

Building Consent Application No. BC3/0526

Issued By: J. I. Bullock
(Permitted Installer)

To: WANGANUI DISTRICT COUNCIL

IN RESPECT OF AN APPLICATION FOR BUILDING CONSENT MADE BY Couper & Issitt

..... IN RELATION TO Vehicle crossing
(Building Consent Applicant) (Description of Building Work)

At: 9 Kelsi St Wanganui
(Address)

Lot 13 DP 81667 SO

..... has undertaken to Couper & Issitt to
(Permitted Installer) (Building Consent Applicant)

construct

☐

All

☒

Part only as specified in the attached particulars

of the building work the subject of Building Consent No. BC3/0526 and the attached conditions of building consent and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the Street Opening Policy and relevant Acts. I understand that if this Producer Statement is accepted, it will be relied on by Wanganui District Council for the purposes of establishing compliance with the Street Opening Policy.

J. I. Bullock
(P I Certifier)

19/12/03
(Date)

PI Contractor
(Qualification)

PO Box 531 Wanganui
(Address)

06 345 8569
(Phone)

06 345 8748
(Facsimile)

RECORD OF BUILDING INSPECTION
FINAL INSPECTION

Building Consent Number	3/0526
Project Information Memorandum Number	

PROJECT LOCATION Street Address: 9 Kelsi Locality:	LEGAL DESCRIPTION Lot: DP: Other: Certificate Of Title:
Estimated Value of proposed building works (inclusive of GST): \$ Floor Area Existing Additional (Part G: Page 4) Intended Life (Detail as relevant) (i) Indefinite but not less than 50 years ☒ (ii) Specified as _____ years ☐	Description of Building Works (i) Detached Housing ☒ (ii) Multi Storey Unit Housing ☐ (iii) Industry / Commerce ☐ (iv) Outbuilding / Ancillary ☐ Type Of Building Work (i) New Construction ☒ (ii) Alteration Works ☐ (iii) Demolition / Removal ☐

Inspector Name	Paul McKenna
Date Of Inspection	19/12/06

Element		Sub-Element		Items To Be Inspected		Inspection Undertaken
11	Final	11.1	Demolition	11.1.1	Site	

Inspection					
				11.1.2	Services ✓
				11.1.3	Hoardings ~
		11.2	Roof	11.2.1	Drainage ✓
				11.2.2	Cladding ✓
				11.2.3	Flashings ✓
		11.3	Drainage	11.3.1	Gully Dishes ✓
				11.3.2	Drain Vent ✓
				11.3.3	Surface Water Sumps —
				11.3.4	Bubble-up Chamber N/A? ✓ Chris inspected?
		11.4	Hard Standings	11.4.1	Levels ✓
				11.4.2	Landscaping ✓
		11.5	Swimming Pools / Spas	11.5.1	Waste —
				11.5.2	Fencing ✓
		11.6	Retaining Walls	11.6.1	Drainage —
				11.6.2	Brickwork ✓
		11.7	Hot Water Installation	11.7.1	Hot Water Cylinder ✓
		11.8	Stairways	11.8.1	Barriers —
				11.8.2	Landings —
				11.8.3	Stair Dimensions —
				11.8.4	Handrails —
				11.8.5	Treads —
				11.8.6	Risers —
		11.9	Ventilation	11.9.1	Living Spaces / Both rooms ✓
				11.9.2	Ceiling Fans —
				11.9.3	Air Changes —
				11.9.4	Conservatories —
				11.9.5	Range Hood Recirculated.
				11.9.6	Flashings ✓
		11.10	Insulation	11.10.1	Ceilings ✓
		11.11	Fire Resistance	11.11.1	Fire Walls

Tiles req above Kitchen Sink.
 No Dishwasher yet
 Both Shower Trays leak.

			Ratings			
				11.11.2	Fire Collars	✓
				11.11.3	Fire Dampers	✓
		11.12	Windows / Doors	11.12.1	Glazing <i>Need confirmation of compliance i.e. safety glass to R/S & Standard Stickers</i>	
				11.12.2	Window Stays	
		11.13	Access Routes	11.13.1	Non - Slip	
				11.13.2	Dimensions	
		11.14	Balconies	11.14.1	Step	✓
				11.14.2	Drainage	✓
				11.14.3	Cladding	✓
				11.14.4	Training	✓
		11.15	Smoke Alarms	11.15.1	Residential Installations	✓
		11.16	Accessibility	11.16.1	Features	✓
				11.16.2	Grab Rails	✓
				11.16.3	Toilet	✓
				11.16.4	Door Hardware	✓
				11.16.5	Signage	✓
				11.16.6	Car Parking	✓
		11.17	Form 9	11.17.1	Completed	
		11.18	Wall Cladding	11.18.1	Certification	✓ Brick
				11.18.2	Installation	Good.
		11.19	Non Compliant Items	11.19.1	Rectification	N/A
		11.20	Producer Statements	11.20.1	Structural	✓
				11.20.2	Heating, Ventilation & Air Conditioning	✓
				11.20.3	Fire Alarm	✓
				11.20.4	Fire Engineer	✓
				11.20.5	Sprinkler System	✓
				11.20.6	Emergency Lighting	✓
				11.20.7	IQP Backflow	✓
				11.20.8	Gas	✓

Vehicle King on it's way ✓

				11.20.9	Fire Protection	
				11.20.10	Lift	

Items Inspected Where The Mean Of Verifying Compliance With The Building Code Differ From That Relied Upon At The Building Consent Stage

--	--	--	--

Notes To The Building Consent Staff

--

Outcome Of Element Inspection

1	All Items Have Passed The Building Inspection	Yes ☐	No ☐
2	Items Have Been Returned To The Building Consent Staff For Consideration / Evaluation	Yes ☐	No ☐

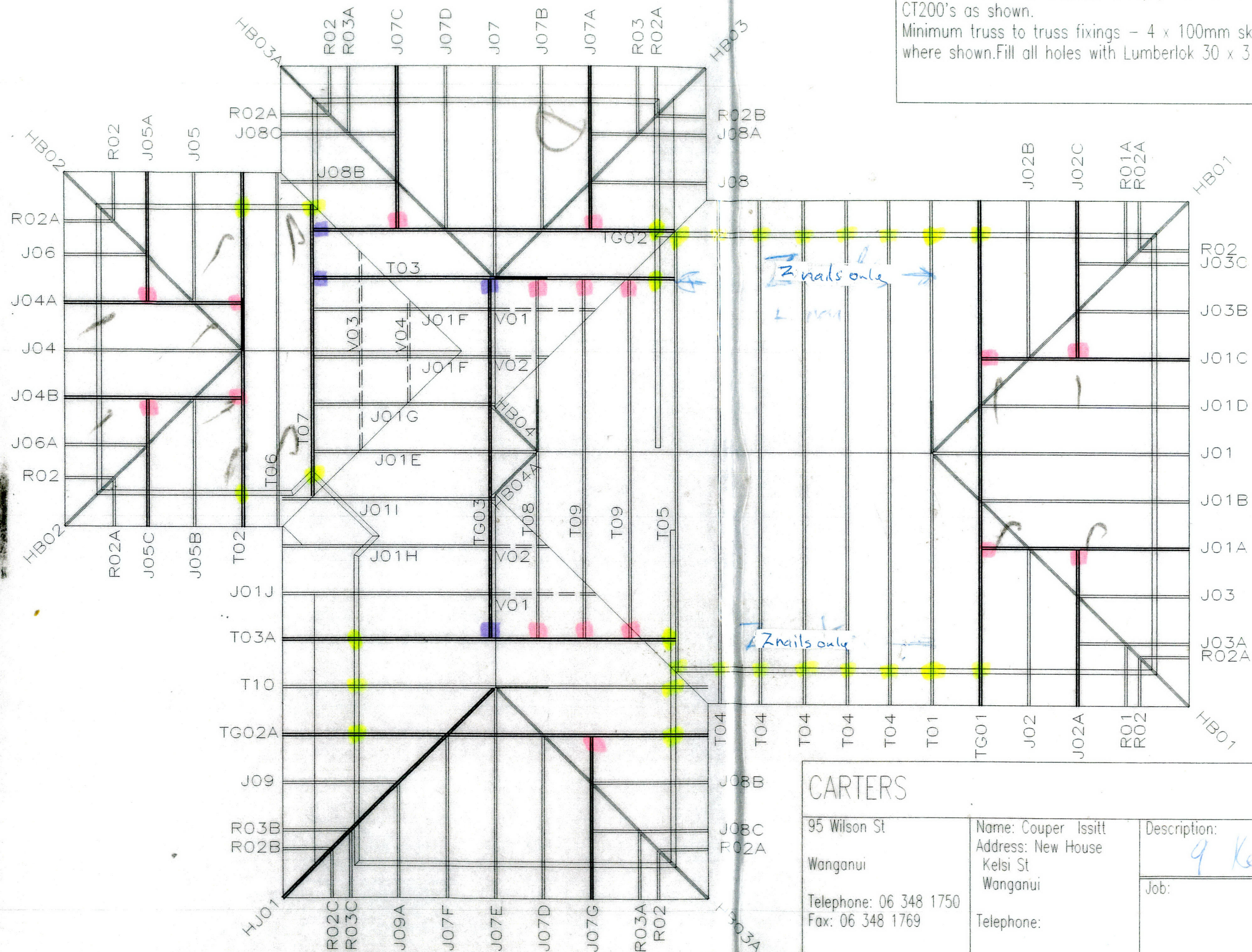
Signed _____

Date _____

Notes:

Fix both ends of all trusses to top plate with a minimum of 2 Z nails or CT200's as shown.

Minimum truss to truss fixings - 4 x 100mm skew nails. Use joist hangers where shown. Fill all holes with Lumberlok 30 x 3.15 product nails.



- CT200 1pr
- 90x47 Joist hanger
- 120x47 Joist hanger

CARTERS

95 Wilson St

Wanganui

Telephone: 06 348 1750

Fax: 06 348 1769

Name: Couper Issitt

Address: New House

Kelsi St

Wanganui

Telephone:

Description:

9 Kelsi

Job:

RAM

Scale: 1 : 98

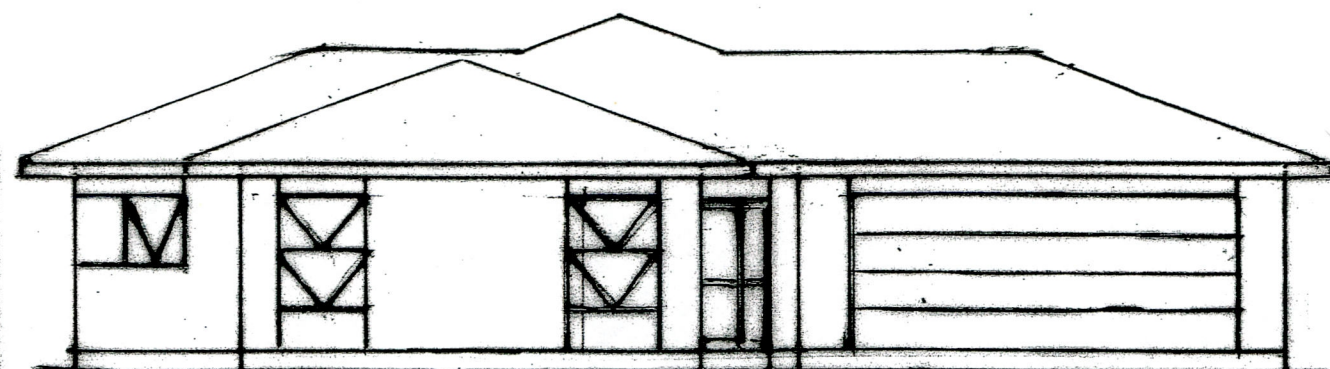
Date: 8/04/2003

Drawn By: Geoff Sp

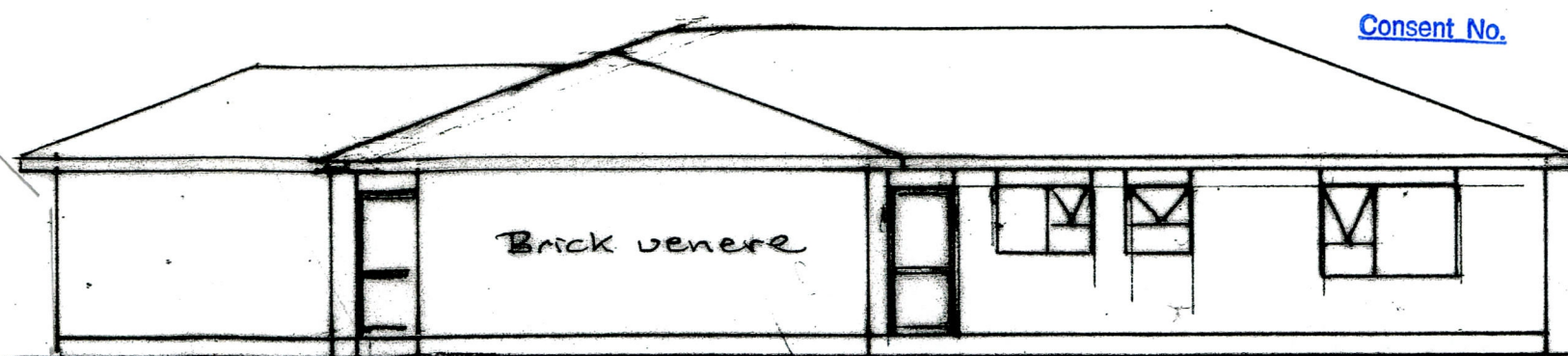
APPROVED

3/0526

Consent No.



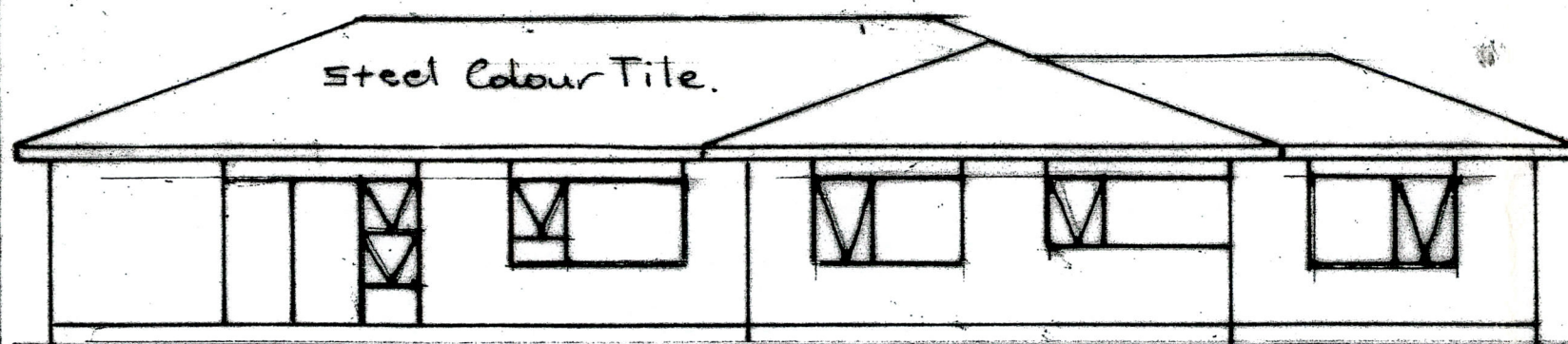
West elevation



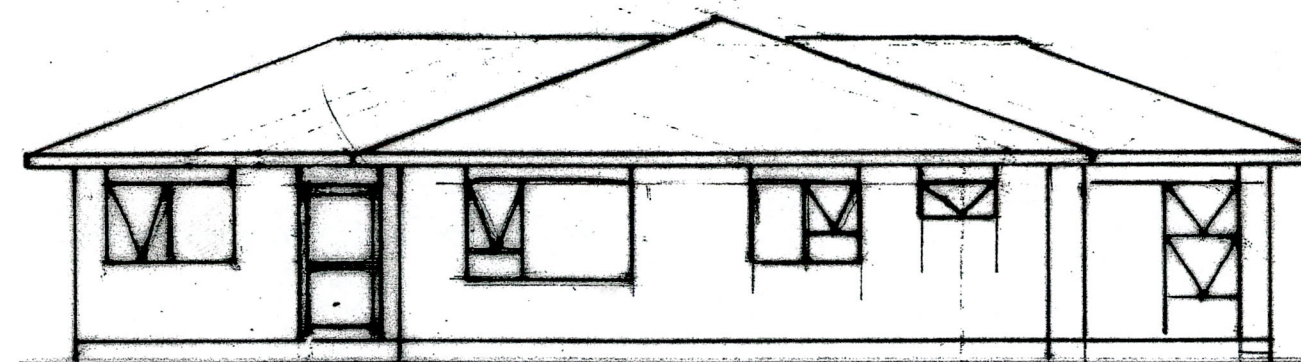
South elevation

RECEIVED
WANGANUI DISTRICT COUNCIL

23 MAY 2003

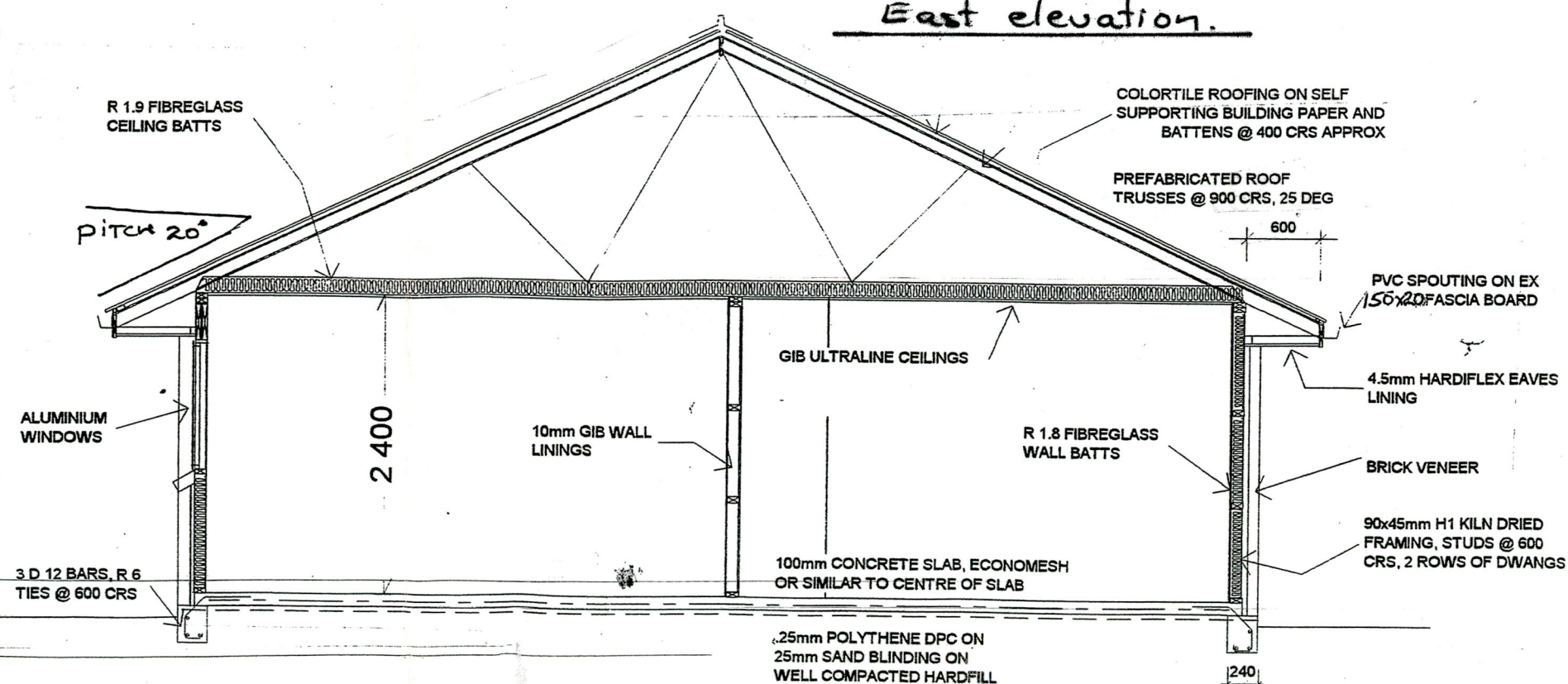


North elevation



East elevation.

SECTION
SCALE 1:50



Proposed new House for R.S Couper & M.G. Issi H
No 9 Leisi St Wanganui

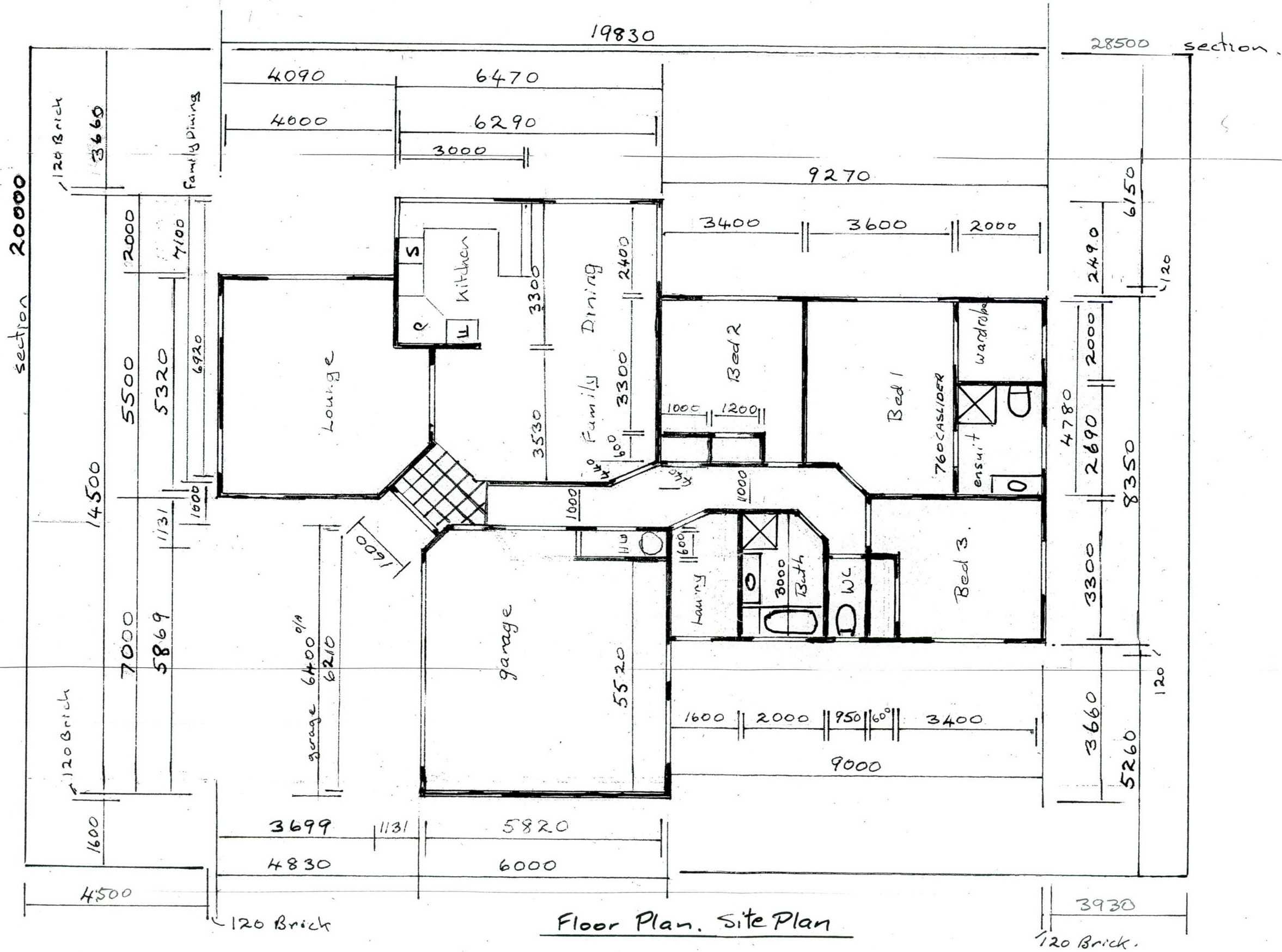
Drawn R.S. Couper

APPROVED

3/0526

Consent No.

Helsi St



Floor Plan. Site Plan

APPROVED

3/0526

Consent No.

28500

3660

20000

4500

Driveway
3500

3000

1600

3930

RECEIVED
WANGANUI DISTRICT COUNCIL
23 MAY 2003

Site plan & Boundary measurements &
Driveway setout.

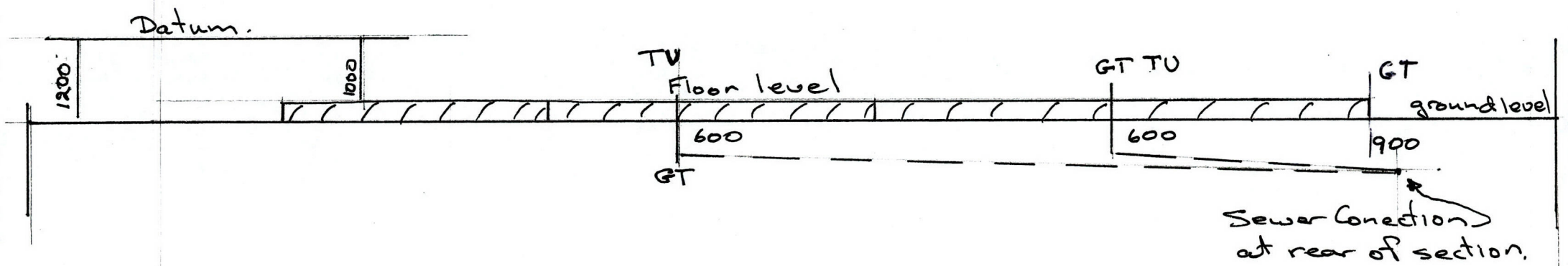
Consent No.



APPROVED

3/0526

Consent No.

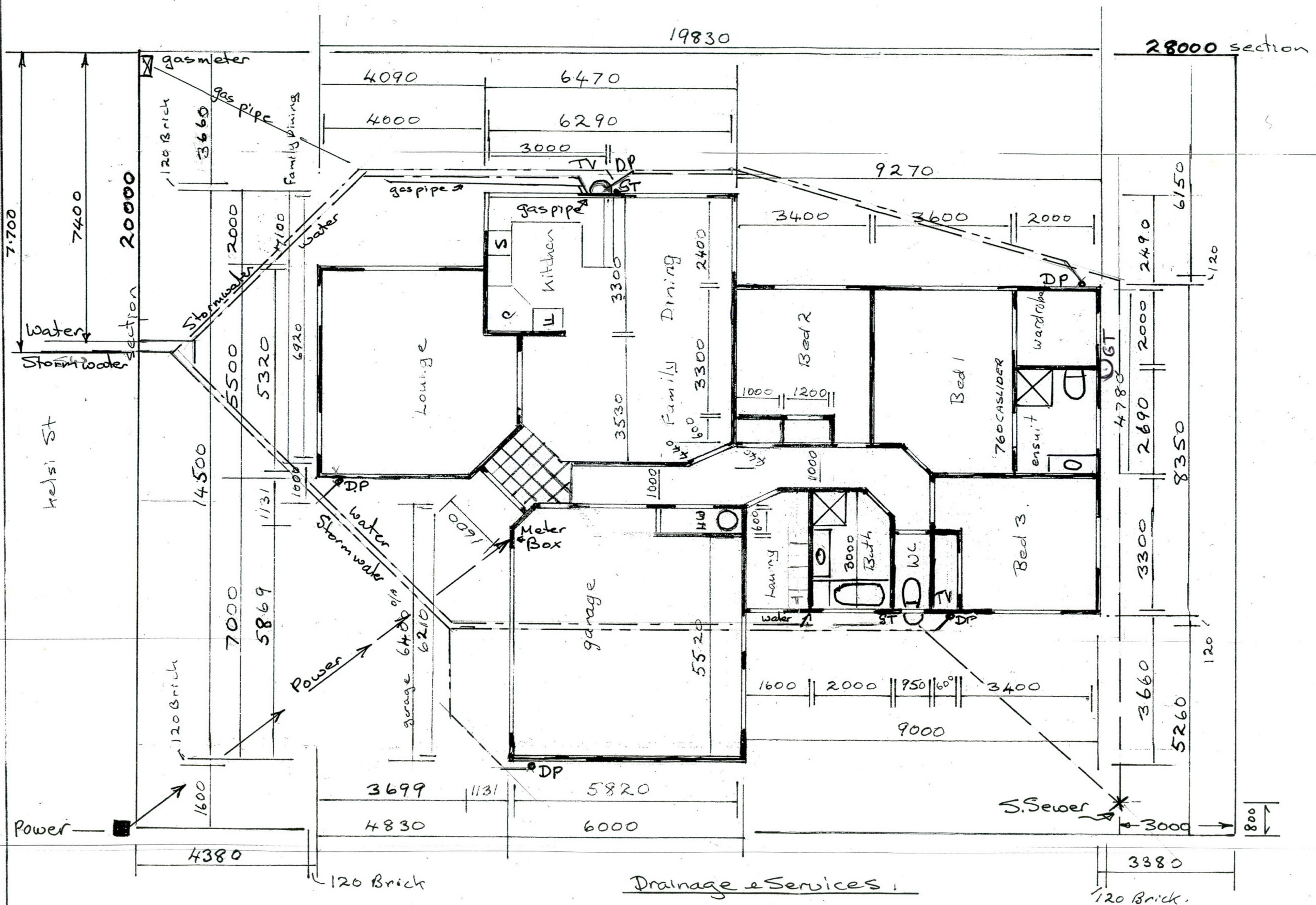


Drainage plan.

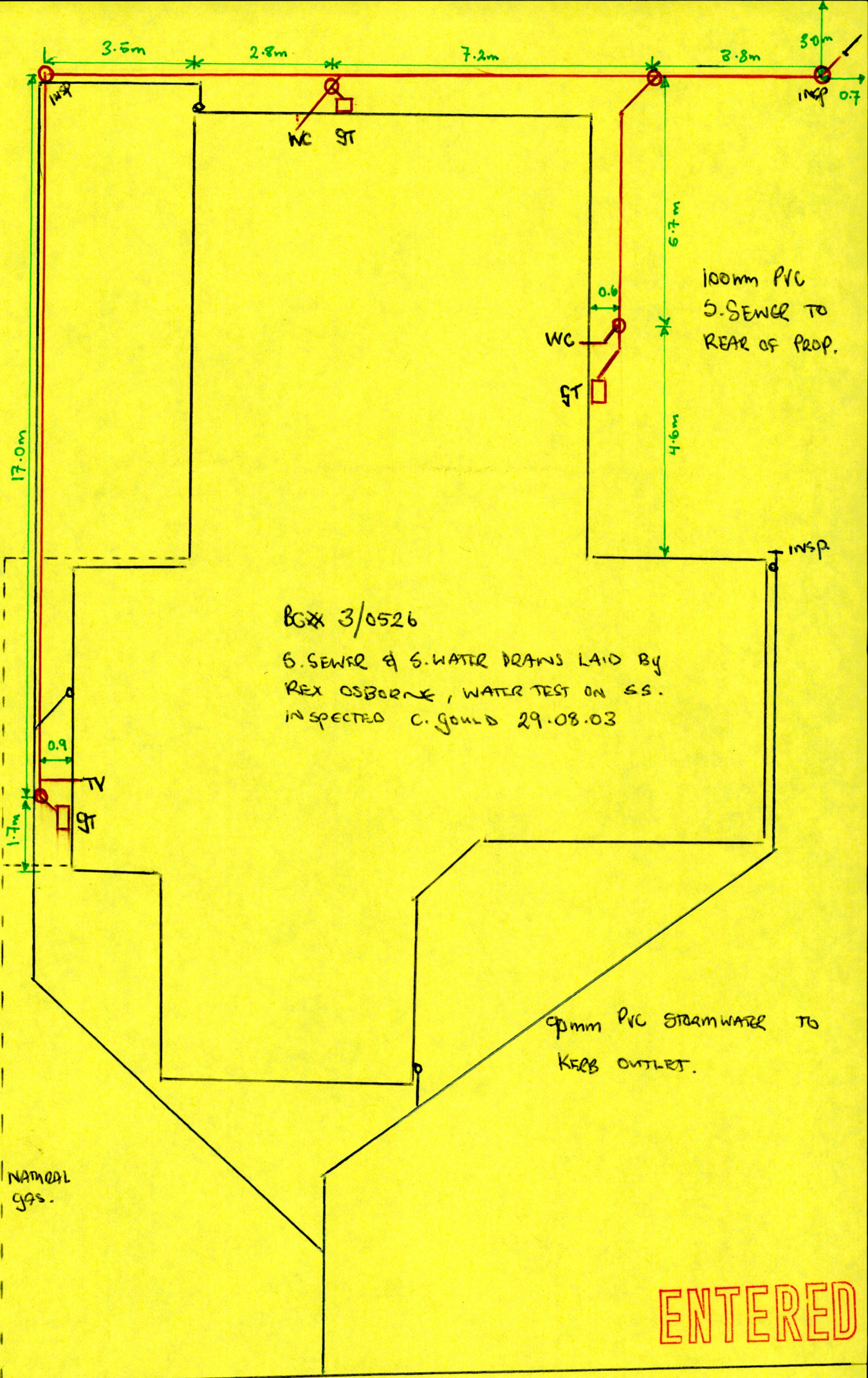
APPROVED

3/0526

Consent No.



C
464



BOX 3/0526

S. SEWER & S. WATER DRAINS LAID BY
REX OSBORNE, WATER TEST ON S.S.
INSPECTED C. GOULD 29.08.03

100mm PVC
S. SEWER TO
REAR OF PROP.

90mm PVC STORMWATER TO
KERB OUTLET.

NATURAL
gas.

ENTERED

KERB OUTLET

9 KELSEY ST

NOT TO SCALE



CODE COMPLIANCE CERTIFICATE NUMBER BC3/0526

Section 43(3), Building Act 1991

Mr MG Issitt
14 Burton Ave
WANGANUI 5001

**Building Consent
No:** BC3/0526

Issue Date: 19/12/2003

Project Location	Assessment Number/Legal Description
9 Kelsi St WANGANUI 5001	LOT 13 DP 81667 0.0570 Ha
Type of Work	Description of Work
SingDetRes	To build a new residential house with attached garage.
Intended Life	Estimated Value
50 years	\$195000.00

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 Wanganui District Council:

A J Jamieson
**Team Leader Building Services
Environmental Services Business Unit**

Date: 19 December 2003