

Building Consent No. BLD/2009/43681/1

Form Fm 5 (2 pages)

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

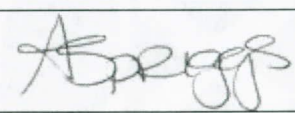
Owner / Agent
Owner's Name: John Sydney Guise
Address: 62 Morton Street Edendale 9825
Telephone No: 03 206 6244 Fax No: Email Address: jguise@xtra.co.nz
Owner's Agent: (If applicable) Versatile Buildings
Address: 340 Dee Street Avenal Invercargill 9810
Telephone No: 03 218 6377 Fax No: 03 214 0676 Email Address: andrew.h@ihug.co.nz

Building Location
FileNo: 1465/61
Street Location: 61 Hunter Street, Edendale
Legal Description: Lot 109 DP 106

Stage Details
Description of Work: Build New Three Bedroom Versatile House
Intended Use:
Intended Life: >50
Floor Area: 0
Value of Stage: \$179000
Please Note: - Inspections deemed necessary to determine building work is in accordance with the consent documents are specified in the attached "Inspection Endorsement - Construction Prompts". - Further considerations in satisfying the provisions of the NZ Building Code are also specified in the attached "Inspection Endorsements - Construction Prompts". - This building consent is deemed to have lapsed 12 months from issue date where no advice of the necessary inspections has been received unless approval to extend this period has been granted. This will require a written request to Council outlining reasons for the extension. - Where the specified intended life of a building is less than 50 years, a building consent will be necessary to either extend its life or demolish the building at the end of that period.

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

Issued on behalf of the Southland District Council	
Officer:	Peter Meikle
Position:	Building Control Signatory

Signature:	
Date:	3 July 2009



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

- Please note that the sewer connection to the Council sewer lateral cannot be completed until the end of July 2009.
- The Council water supply isn't expected to be completed until 30 October 2009 (resource consent depending). Until the water supply is completed an alternative source for your water will have to be used.
- **Please provide minimum 24 hours notification for a foundation, floor pre-pour, skeleton prior to wrapping, a pre-lining and a drainage inspection. When all works are completed please return the attached Fm6 "Application for Code Compliance Certificate". Where there has been plumbing and/or drainage work involved in the project, Fm6 will need to be signed by the Craftsmen Plumber/Registered Drainlayer having responsibility for the work before returning.**
- An accurate as built drainage plan must be provided to Council at the time of undertaking the drainage inspection. This will be necessary to enable the code compliance certificate to be issued at the completion of the project.
- Alteration to existing and new residential building work must include the installation of smoke alarms (which incorporate a hush feature) in the following locations:
 - a) In escape routes
 - b) In each bedroom or alternatively in hallway within 3.0m of bedroom doors. In major alterations or new work it may be economic to consider a mains supply interconnected system
- A copy of the energy certificate relating to the electrical work as well as any gas work associated with the building consent is to be supplied for Council's records prior to be in a position where the issue of the code compliance certificate can be considered.



Project Information Memorandum (PIM) No. BLD/2009/43681/1

Form C-Fm 5A (2 pages)

Issued by the Southland District Council in accordance with Section 34 of the Building Act 2004

Owner / Agent

Owner's Name:

John Sydney Guise

Address:

62 Morton Street
Edendale 9825

Telephone No: 03 206 6244

Fax No:

Email Address: jguise@xtra.co.nz

Owner's Agent:

(If applicable)

Versatile Buildings

Address:

340 Dee Street
Avenal
Invercargill 9810

Telephone No: 03 218 6377

Fax No: 03 214 0676

Email Address: andrew.h@ihug.co.nz

Building Location

File No: 1465/61

Street Location:

61 Hunter Street, Edendale

Legal Description:

Lot 109 DP 106

Project

Project Description:

Build New Three Bedroom Versatile House

Intended Use:

Intended Life:

>50

Value of Stage:

\$179000

Please Note:

- Any considerations deemed appropriate as part of the issued PIM are included in the attach "PIM Endorsements".
- Where the specified intended life of a proposed building is less than 50 years, a building consent will be necessary to either extend its life or demolish the building at the end of that period.

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

Issued on behalf of the Southland District Council

Officer:

Peter Meikle

Position:

Building Control Signatory

Signature:



Date: 3 July 2009



Project Information Memorandum (PIM) Endorsements

- **Public Buildings** for which a building consent has been or should have been obtained cannot be legally occupied until the Code Compliance Certificate or alternatively a Certificate of Public Use has been issued. Public buildings are those intended to be open to the public, or being used by the public, whether for payment of charge or not.
- **Buildings falling within the following uses may require a Fire Evacuation Scheme** approved by the New Zealand Fire Service. To confirm this please contact the New Zealand Fire Service at michael.cahill@fire.org.nz or telephone (03) 214 3763.
 - A 100 people or more can gather or assemble in a common venue.
 - Facilities for employment are provided for more than 10 people.
 - Accommodation is provided for more than five people (excluding three or less household units).
 - Hazardous substances are stored or processed.
 - Early childcare facilities are provided.
 - Specialist nursing, medical, disabled or geriatric care is provided.
 - Where people are in lawful detention.
- **Residential Property Developments** cannot be legally sold until the Code Compliance Certificate has been issued at the completion of the work or alternatively the developer and the purchaser have entered into an agreement using (Form Fm8) available from Council.
- **Landowner/Developers** have responsibility for ensuring building separations from overhead electric lines and their support structures are maintained in accordance with NZECP 34 2001. Compliance information on minimum separation distances is available on the Energy Safety Service website at www.ess.govt.nz. Alternatively contact PowerNet for local network lines on (03) 211 1899 for TransPower for national grid lines on (04) 495 7000.
- 0.5 kPa: Up to 150m above sea level.
1.0 kPa: 150m to 450m above sea level.
Design required: Specific design relates to construction above 405m sea level.

The designated earthquake zone is used in calculating bracing demand necessary under the acceptable solution NZS 3604. Areas are designate in terms of risk (A: High / B: Medium / C: Low)
- Indicated wind zone: Medium with a wind speed of 37 m/s.

