T-33 Code Compliance Certificate Checklist

NOTE: IN SOME CASES SOME OF THE FOLLOWING ITEMS MAY NOT NEED TO BE CHECKED

ADDRESS OF PROPERTY	2679B S.H. 10
CONSENT NUMBER	BC 2010-1297/0
DATE	21/7/10

BCAPP

"YES" MEANS APPROVED, "NO" MEANS NOT APPROVED, "N/A MEANS NOT APPLICABLE.

Administration Review.

NO.	ISSUE	YES	NO	N/A	COMMENT (CSO BUILDING)
1.	Change of owner (from original BC)	YES	NO	N/A	(YES = proof of ownership req'd)
1.	Request for CCC within the 2-year time-frame	YES	NO	N/A	Granted Date = 20/5/201.
2.	All inspections completed	YES	NO	N/A	Original no. = 4 Actual No. = 3
3.	Development contributions paid	YES	NO	N/A	
4.	Energy works certificate provided	YES	NO	N/A	
5.	Inspection fees paid	YES	NO	N/A	Pd 20/8/10
6.	Documentation **incomplete**, suspend the time clock. Obtain necessary information Enter note into NCS.	YES	NO	N/A	
7.	If time clock stopped, owner notified	YES	NO	N/A	
8.	Check that Resource Consent conditions have been met, and Monitoring dept informed	YES	NO	N/A	

STAFF RESPONSIBLE: KM	DATE: 30/8/10

Technical Review.

1.	All building consent conditions fulfilled	YES	NO	N/A	See foundations and photos.
2.	Work complies with approved building consent documentation	YES	NO	N/A	GARAGE/WKSHOP. Refer to inspection records
3.	Specified systems // performance standards	YES	NO	N/A	Residential.
4.	Green Final Sheet Check Items	YES	NO	N/A	x 1 completed.
5.	LBP advised that building work does not comply	YES	NO	N/A	
6.	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	YES	NO	N/A	By BCO.
7.	Ensure that conditions of geotechnical reports / engineers reports or Producer Statements complied with	YES	NO	N/A	

Signed General Manager

Date:

Signed: Quality Manager

Date:

8.	List of consultants / Tradespersons complete	YES	NO	N/A	(Registration nos. etc) Received.
9.	Amendments and associated documentation properly completed.	YES	NO	N/A	(Check plans etc for stamps / ID) No amendments
10.	Document applies to **building work** for which a building consent has been issued **before the date** on which the Compliance Document came into force.	YES	NO	N/A	
11.	Reference (if applicable) to Acceptable Solutions or Verification Methods.	YES	NO	N/A	
12.	If compliance schedule must be issued, coordinate issue with issue of CCC	YES	NO	N/A	No specified system.
13.	Photographs	YES	NO	N/A	
14.	Check that all CPENG Engineers Reports or Producer Statements are present, both from issue of consent, through construction	YES	NO	N/A	
15.	Alternative Solutions	YES	NO	N/A	
16.	CCC Consent over 5 years old (Peer Review TTL, DE)	YES	NO	N/A	< 5 years.
17.	Compliance document must not state any restriction relating to: Regulatory approvals, dispensations or waivers				
18.	File forwarded to a senior Building Services Officer to undertake a Peer review and arrange issue of CCC	YES	NO	N/A	Competent.

Filing Requirements

Compliance Schedules	Y	N	N/A	
Building Warrants of fitness	Y	N	N/A	
Test Certificates, Energy Certs, other Certs	Y	N	N/A	
Inspection records/sheets	Y	N	N/A	
T.33 Checklist	Y	N	N/A	
Code Compliance Certificate	Y	N	N/A	

ISSUE C.C.C	STAFF RESPONSIBLE:	DATE: 23/7/10.
YES	I have checked the information as required and am satisfied on reasonable grounds that the project is complete and compliant with building consent issued	
NO		

Use if required – e.g. refused first time of processing, but required changes/information have been supplied.

ISSUE C.C.C	STAFF RESPONSIBLE:	DATE:
YES		
NO		

Signed General Manager

Date:

Signed: Quality Manager

Date:

SCANNED

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

REF: ABA BC-2010-1297/1
PROPERTY: 2679B State Highway 10, Mangonui 0494

3 August 2010

Johannus Henricus Ording and Irene May Yardley
2679 State Highway 10
Mangonui 0420

Dear Sir / Madam

RE: Erect Garage/Workshop with Awning, 2679B State Highway 10, Mangonui 0494

A peer review on 21 July 2010 at 2679B State Highway 10, Mangonui 0494, revealed the following will need attention.

1. **Outstanding fee of $150.00. Only 2 inspections were pre-paid and you have received 3 inspections.**

Once this has been completed the Building Consent will be sent through to issue a Code Compliance Certificate for your ***Building Consent Number ABA BC-2010-1297/1***

Please do not hesitate to contact a Customer Services (Building) staff member or myself on 0800 920 029 should you wish to discuss this matter further.

Yours faithfully

Stuart Jobe
BUILDING OFFICER

FAR NORTH DISTRICT COUNCIL
NOTIFICATION OF LICENSED TRADESMEN

(To be completed and returned to Council a minimum of 2 days prior to any work commencing)

BUILDING CONSENT NO: BC-2010-1297/0 APPLICANT: Johannus Henricus Ording

BUILDER

Name: Johannes ORDING

Contact: 09 4061089 Telephone:

Address: 2679 State Highway 10 MGI

PROJECT AND LOCATION

Description of Work: Erect Garage/Workshop with Awning

Street Address: 2679B State Highway 10, Mangonui 0494

Area: 154 m2 Property ID: 3354107

In compliance with the Plumbers, Drainlayers and Gasfitters Act 1976 and the Energy Sector Reform Act 1992, the following tradesman/men has/have been hired to carry out the work described in the above referenced Building Consent:

PLUMBER

Name: N/A

Address:

Telephone: Licence No:

Signature: Date:

DRAINLAYER

Name: N/A

Address:

Telephone: Licence No:

Signature: Date:

ELECTRICIAN

Name: N/A

Address:

Telephone: Licence No:

Signature: Date:

GASFITTER

Name: N/A

Address:

Telephone: Licence No:

Signature: Date:

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

FORM 6
APPLICATION FOR CODE COMPLIANCE CERTIFICATE

Section 92, Building Act 2004

THE BUILDING CONSENT

Building Consent Number: BC-2010-1297/0
Issued By: Far North District Council

THE OWNER

Name of Owner: J.H. ORDING
Property Address: 2679B State Highway 10, Mangonui 0494
Contact Person: Hans ORDING
Mailing Address:
Street Address/Registered Office: 2679 Statehighway 10
Phone Number: Landline: 09 4061089 Mobile: 027 2805898
Daytime: 09 4061089 After Hours: 09 4061089
Facsimile Number:
Email Address: hansording@xtra.co.nz 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:
Contact Person:
Mailing Address:
Street Address/Registered Office:
Phone Number: Landline: Mobile:
Daytime: After Hours:
Facsimile Number:
Email Address: Website:
Relationship to owner:

First point of contact for communications with the council/building consent authority:
(state full name, mailing address, phone number(s), facsimile number(s) and email address(es))

APPLICATION

All building work to be carried out under the above consent was completed on _____

The personnel who carried out the building work are as follows:

BUILDER			
Name:			
Contact:		Telephone:	
Address:			

PLUMBER			
Name:			
Address:			
Telephone:		Licence No:	
Signature:		Date:	

DRAINLAYER			
Name:			
Address:			
Telephone:		Licence No:	
Signature:		Date:	

ELECTRICIAN			
Name:			
Address:			
Telephone:		Licence No:	
Signature:		Date:	

GASFITTER			
Name:			
Address:			
Telephone:		Licence No:	
Signature:		Date:	

SCANNED

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

Name of Building: _____ Tradename: _____

	Type of system	New	Altered	Added	Removed
00	Cable car (Note: came into effect 31 March 2008)	☐	☐	☐	☐
01	Automatic systems for fire suppression	☐	☐	☐	☐
02	Automatic emergency warning systems, or Manual emergency warning systems	☐	☐	☐	☐
03	Electromagnetic doors or Automatic doors or windows	☐	☐	☐	☐
04	Emergency lighting systems	☐	☐	☐	☐
05	Escape route pressurisation systems	☐	☐	☐	☐
06	Riser mains for use by fire services	☐	☐	☐	☐
07	Any automatic backflow preventers fitted to a potable water supply	☐	☐	☐	☐
08	Lifts, escalators, travelators or other systems for moving people or goods	☐	☐	☐	☐
09	Mechanical ventilation systems, or Air-conditioning systems	☐	☐	☐	☐
10	Building maintenance units for providing access to buildings (internal or external)	☐	☐	☐	☐
11	Laboratory fume cupboards	☐	☐	☐	☐
12	Audio loops or other assistive listening systems	☐	☐	☐	☐
13	Smoke control systems	☐	☐	☐	☐
14	Emergency Power Systems	☐	☐	☐	☐
15	Means of escape from fire	☐	☐	☐	☐
16	Safety Barriers	☐	☐	☐	☐
17	Means of Access and Facilities for use by Disabled Persons	☐	☐	☐	☐
18	Hand-held hose reels for fire fighting	☐	☐	☐	☐
19	Signs that are required by the Building Code	☐	☐	☐	☐

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:

Owner / Agent: *(Please circle)* _____
Address: _____
_____

_____
Signature of Owner (or Agent on behalf of and with the authority of the owner)

_____ _____ 21-7-10
Name of person signing Date

FINAL INSPECTION SHEET

Far North District Council

Date	21/7/10.	Action 305	
BC#	2010 1297/0.	Time	3:15 ~~AM~~/PM
Applicant /Builder	O2DNG.	Inspection Description	Final
Property Address	2679 SH10 Mangonui.	Issue CCC	~~Yes~~/No
Valuation		Reinspection Needed	~~Yes~~/No
Travelling Time	40Min.	Officer	SH.
Inspection Time	45Min.	Signature	

FINAL Inspection		OK	Not	N/A	Comments
1	Peer Review required (over 5yrs)			✓	< 5 years.
2	Owners Application for CCC / Contractors list	✓			Received.
3	Consent Documents on Site	✓			
4	Photos Taken	✓			

FINAL Fireplaces Inspection		OK	Not	N/A	Comments
1	Smoke Alarms with Hush				Steel portal framing to
2	Hearth size & secured				Total span spies.
3	Fire Place clearances				All fixings completed.
4	Fire Place secured				Bracing layout as per
5	Flue Shield				plan. (Roof and walls)
6	Flashings / Flue height				
12	Wet back circulators correct size & fall				

PLUMBING		OK	Not	N/A	Comments
1	Waste pipe correct support & gradient				Purlin bridging OK.
2	Water Filtration system installed				NO RANCHSLIDER IN AT
3	Hot Water pipe lagged				TIME OF INSPECTION.
4	1 metre minimum of copper outlet of HWC				
5	Hotwater cylinder seismic restraint				White paper to walls and
6	Hot water tempering value set at 45/55 degrees				roof.
7	Hot water energy cut out switch to all valve vented systems				
8	Hot water drain OK (falls to outside of building)				Concrete cuts in place.
9	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves				
10	Notches & holes in joists & bearers				
11	Waste pipes sizing/ fall/ support/ to gully trap				
12	Soil pipe sizing / fall / support				
13	Adequate support to water pipes				
14	Water supply Tank / bore / supply				
15	Back flow prevention where required				

FINAL Internal Inspection		OK	Not	N/A	Comments
1	Smoke alarms with Hush				
2	Sink insert secured correctly				
3	Service rooms Impervious walls				
4	Service rooms Impervious floors				
5	Producer statement membrane in wet areas				
9	Ceiling insulation (clear of Downlights)				
10	Safety glass where required				
11	Ventilation				
13	Stairs gap / tread / rise/ handrails				
14	Barrier Height 1.0m/ 1.1m / Stairs 900mm				
15	Safety from Falling eg. 100mm balustrade gaps				
16	Access for disabled - Commercial only				
17	Facilities for disabled - Commercial only				
18	All surfaces Completed			✓	

FINAL EXTERIOR Inspection		OK	Not	N/A	Comments
1	Conditions on Resource/ Building Consent	✓			Conditions met.
1a	Landscaping Complete	✓			
2	Joints in bearers supported			✓	
3	Ground clearance to u/side of floor			✓	
4	Subfloor ventilation			✓	
5	Subfloor bracing			✓	
6	U/floor Insulation			✓	
7	Finnished ground level	✓			Clearances OK > 150mm.
8	Cladding (joints, corner, scribers window flashing etc)	✓			7 rib cladding installed to manufacturers specs.
9	Cladding- painted / penetrations sealed	✓			
10	Brick veneer weep holes cleared			✓	
11	Roof & post fixings	✓			Roof and post fixings OK
12	Roof, ridging & flashings fixed correctly	✓			Roofing and flashings fitted
13	Roof penetrations flashed correctly			✓	as per Plan.
14	Spouting fixed correctly	✓			
15	Down pipe clips at 1.2	✓			Clips in place
16	Vent pipe clips at 1.2			✓	
17	Vent Dischrage/Vermin Cage			✓	
18	Stairs gap / tread / rise/ handrails			✓	
19	Barriers 1.0m /1.1m /Stairs 900mm			✓	
20	Safe from Falling Balustrades			✓	
21	RAMPS grade / slip resistance			✓	
22	Safety Glass (Glass Visible-commercial)			✓	

DRAINAGE		OK	Not	N/A	Comments
1	Asbuilt drainage plan s/water and sewer			✓	Stormwater only. Downpipes
2	Gully dish 25 mm above sealed surface "A"			✓	connected to tank, overflow
3	Gully dish 75mm above unsealed surface "B"			✓	run into paddock OK.
4	Relief gully installed			✓	Does not affect building or
5	Foulwater drain finished			✓	neighbours.
6	Ventilation to drains e.g. TV & or valves			✓	
7	Stormwater drain finished	✓			
8	Retaining wall drainage connected into stormwater drain			✓	
9	Overflow to water tank	✓			
10	Access for septic tank maintenance			✓	
11	Commissioning statements			✓	
12	Effluent Completed Barking/Planting			✓	

Producer Statements		OK	Not	N/A	Comments
1	Engineer / Licenced Building Practioneer			✓	
2	Membranes / Roof			✓	

FINAL POOL Inspection		OK	Not	N/A	Comments
1	Pool Fencing Compliance. (Sheet completed)			✓	
2	Back flow prevention where required			✓	

ENERGY CERTIFICATES		OK	Not	N/A	Comments
1	Electrical			✓	No electrical.
2	Gas			✓	

ROAD DAMAGE		OK	Not	N/A	Comments
1	Footpath & kerb damage			✓	
2	Crossing installed			✓	

COMMERCIAL		OK	Not	N/A	Comments
1	Compliance Schedule				
2	Fire Design Compliance				
3	FPIS report				
4	Certificate of Public Use				
5	Fire Service - Evacuation Scheme				
6	Fire Service - Conditions Meet				
7	Poducer Statemants- Fire alarm,Ventilation etc				

SCANNED

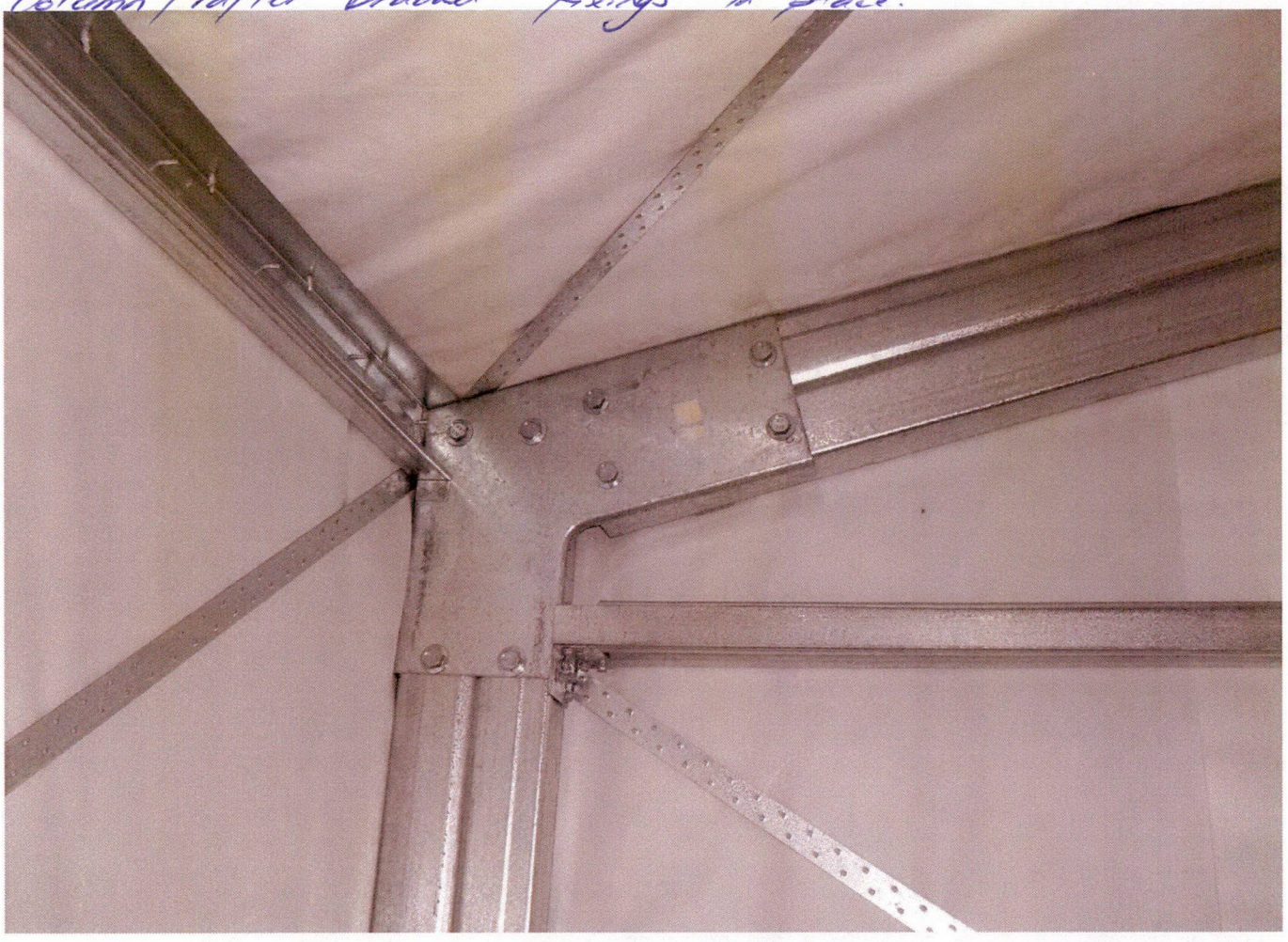
2010 1297/0.

Portal and garage door column fixings OK.

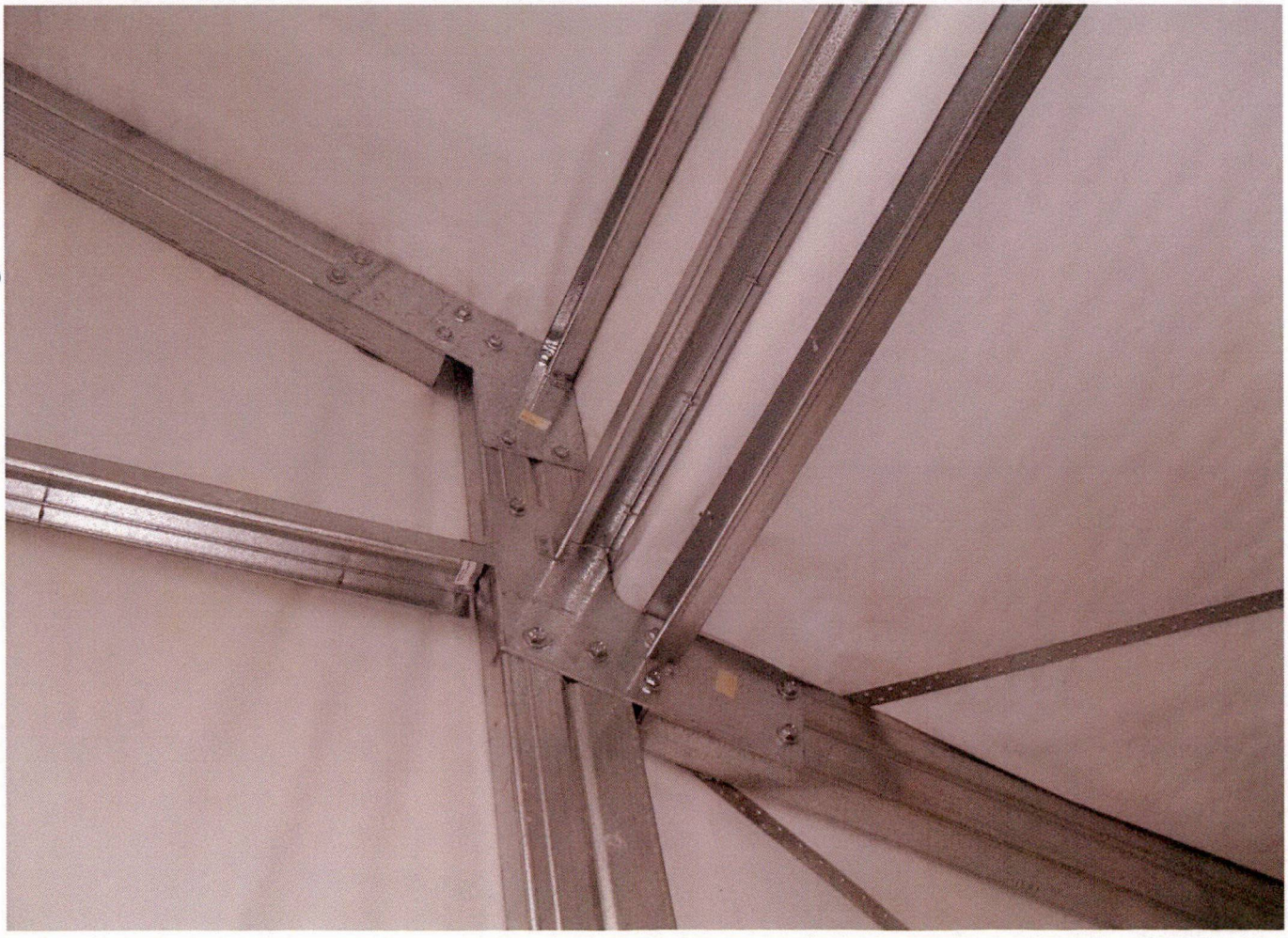
Strap bracing completed.

2010 1297/0.

Column / rafter bracket fixings in place.



2010 1297/0.



2010 1297/0.

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2010 1297/0.

2010 1297/0.

internal portal bolted, saw cuts in place.

FAR NORTH DISTRICT COUNCIL VAL: 85-03027

Field Advice Notice - Building 1

PID: 54107

Private Bag 752, Memorial Ave, Kaikohe
Free Phone: 0800 920 029
Phone: 09 405 2750
Fax: 09 401 0987
www.fndc.govt.nz

ENTERED

8460

BC# 2010-1297/0 **Date:** 4.6.10

Applicant: Ording J.M.
Builder: Totalspan - Mangonui Conc.
Site Address: 2679 B. SH1 Omanaia.

Previous Inspection Checked Yes / No
Inspection: (Passed) / Failed
Reinspection Required: Yes / (No)

VAL#
Travelling Time: 35mins
Inspection Time: 11.15am - 30 mins

Officer: Dave C.
Signature: D Clelland

1st Insp.

209 FOUNDATION Inspection / 208 Footings		OK	Not	N/A	Comments.....If further inspection needed please indicate
1	Boundary pegs sited	✓			
1	Correct site & building siting (Closer than 1.1m to boundary surveyors Certificate required)	✓			All as per site plan. 11m from road frontages.
2	Ground bearing, fill, expansive clay	✓			
3	Reinforcing: Spacing, size, clearance etc				
4	Excavation: Depth, width				
5	Pile/Pole holes: Depth, diameter				
6	Pile/Pole: Correct grade, diameter				
7	Driven Piles: Engineers Certification				Main slab only.
8	Retaining Wall: Polythene underneath				Pouring slab later.
9	Other				
212 UNDER SLAB PLUMBING Inspection		**OK**	**Not**	**N/A**	
1	Pipes: gradient, protection, sizing, tested				
2	Other				
213 SLAB Inspection / 214 TILT slab inspection		**OK**	**Not**	**N/A**	
1	Slab Thickness: D.P.M., tape, rebates	✓			D.P.M. 100mm slab "OK"
2	Slab Reinforcing: Thickenings, tying cover etc	✓			D84 reinforcement used - lapped correctly OK footings.
3	Fill: Compaction, depth, binding	✓			Sand blinding, shale filling < 600mm well compacted.
4	Other				
217 SUBFLOOR Inspection		**OK**	**Not**	**N/A**	Thickenings x 4 for int. Columns.
1	Sub floor brace connectors				
2	Bracing: Washers, timber size etc				25MPa concrete to be used.
3	Bearer/Joist: Size, spacing, joist hangers				
4	Notching/Holes/Blocking for lines of horizontal supports				P.V.C. bar chairs in place.
5	Ventilation & Insulation				
6	Other				Condition (2) on T.C. met.
221 BOND BEAM - SUSPENDED SLAB Inspection		**OK**	**Not**	**N/A**	
1	Block size				
2	Reinforcing: Size, grade, laps, tied				
3	Washouts: If pour exceed 1.2m in height				
4	Design calculation on site				(1) Ranchslider to front elevation - will this affect wall bracing?
5	Retaining Wall: DPM, type, protection, Novacoil siting				
6	Adequate propping				
7	Service Installation (Fire Collars)				
8	Identify proprietary pre-stress components				(2) P.A. door now located on south/east wall to have rebate in conc. floor.
9	Other				
223 FLASHING / 224 CAVITY Inspection / 225 BRICK VENEER Inspection		**OK**	**Not**	**N/A**	
1	Flashings				
2	Battening (air cavity)				
3	Wrap				
4	Vermin protection				
5	Bricks / Blocks: Fixings Control joints flashings				
6	Rebate clean and clear - Washouts				
7	Brick Ties SS / Galv				
8	Check complex roof details				
9	Other				
230 Fireplace Chimney Inspection		**OK**	**Not**	**N/A**	
1	Solid fuel heating, chimney check, setback fixing, flue flashing, mantel shelf, hearth construction				
2	Other				
248 Swimming Pool Fence Inspection		**OK**	**Not**	**N/A**	
1	Swimming Pool: backwash, fencing, registration				

An inspection of the above mentioned premises has been undertaken and the matters as listed above must be completed within.....days or otherwise stated

Action to be taken: as above

Issued By: DC **Designation:** S.B.C.O.

This Notice Received By: **Next Inspection:** Awning slab.

FAR NORTH DISTRICT COUNCIL

Val. 065-03027

Pid 3541107

Field Advice Notice - Building 1

Private Bag 752, Memorial Ave, Kaikohe
Free Phone: 0800 920 029
Phone: 09 405 2750
Fax: 09 401 0987
www.fndc.govt.nz

ENTERED
REGULATORY SERVICES
16 JUN 2010
KAITAIA SERVICE CENTRE

13716

BC# 2010 1297/0 **Date:** 16/6/2010

Applicant:
Builder: ORDING.

Site Address: 2679B SH 10

VAL#
Travelling Time: MANGONUI

Officer: MJB.

Inspection: Passed / Failed

Reinspection Required: Yes / No

Inspection Time:

Signature:

		OK	Not	N/A	Comments.....If further inspection needed please indicate
209	**FOUNDATION Inspection / 208 Footings**				
1	Boundary pegs sited	✓			
1	Correct site & building siting (Closer than 1.1m to boundary surveyors Certificate required)	✓			Bearing OK.
2	Ground bearing, fill, expansive clay	✓			
3	Reinforcing: Spacing, size, clearance etc	✓			D16 to perimeter.
4	Excavation: Depth, width	✓			
5	Pile/Pole holes: Depth, diameter			✓	300 Deep x 200 footing
6	Pile/Pole: Correct grade, diameter			✓	
7	Driven Piles: Engineers Certification			✓	Mesh 665
8	Retaining Wall: Polythene underneath			✓	
9	Other			✓	D12 Starters 600 ↑
212	**UNDER SLAB PLUMBING Inspection**	**OK**	**Not**	**N/A**	
1	Pipes: gradient, protection, sizing, tested				
2	Other				
213	**SLAB Inspection / 214 TILT slab inspection**	**OK**	**Not**	**N/A**	
1	Slab Thickness: D.P.M., tape, rebates				
2	Slab Reinforcing: Thickenings, tying cover etc				
3	Fill: Compaction, depth, binding				
4	Other				
217	**SUBFLOOR Inspection**	**OK**	**Not**	**N/A**	
1	Sub floor brace connectors				
2	Bracing: Washers, timber size etc				OK to pour.
3	Bearer/Joist: Size, spacing, joist hangers				
4	Notching/Holes/Blocking for lines of horizontal supports				
5	Ventilation & Insulation				
6	Other				
221	**BOND BEAM - SUSPENDED SLAB Inspection**	**OK**	**Not**	**N/A**	
1	Block size				
2	Reinforcing: Size, grade, laps, tied				
3	Washouts: If pour exceed 1.2m in height				
4	Design calculation on site				
5	Retaining Wall: DPM, type, protection, Novacoil siting				
6	Adequate propping				
7	Service Installation (Fire Collars)				
8	Identify proprietary pre-stress components				
9	Other				
223 / 225	**FLASHING / 224 CAVITY Inspection / BRICK VENEER Inspection**	**OK**	**Not**	**N/A**	
1	Flashings				
2	Battening (air cavity)				
3	Wrap				
4	Vermin protection				
5	Bricks / Blocks: Fixings Control joints flashings				
6	Rebate clean and clear - Washouts				
7	Brick Ties SS / Galv				
8	Check complex roof details				
9	Other				
230	**Fireplace Chimney Inspection**	**OK**	**Not**	**N/A**	
1	Solid fuel heating, chimney check, setback fixing, flue flashing, mantel shelf, hearth construction				
2	Other				
248	**Swimming Pool Fence Inspection**	**OK**	**Not**	**N/A**	
1	Swimming Pool: backwash, fencing, registration				

An inspection of the above mentioned premises has been undertaken and the matters as listed above must be completed within.....days or otherwise stated

Action to be taken: MJB

Issued By:

Designation: BCO

This Notice Received By:

Next Inspection:

2010 1297/0

2010 1297/0

TRACKING SHEET — COMBINED

CONSENT N° - BC-2010-1297/0			
APPLICANT NAME:	Johannus Ording	Date:	22-Apr-2010
PROJECT DESCRIPTION:	Erect Garage/Workshop with Awning		
LEGAL DESCRIPTION:	LOT 1 DP 77059 BLK VI MANGONUI SD SEC 1 SO 410316, 3308757		
PROJECT LOCATION:	2679 State Highway 10, Mangonui 0494		
NEW LOT / DP NUMBER:			

If assessment not required - please circle 'N/A'

VETTING OFFICERS ASSESSMENT

HPT (Historic Places Trust)	Letter sent:	Received back:	N/A
EHO (Environmental Health Officer)	Letter sent:	Received back:	N/A
Utility Operator	Letter sent:	Received back:	N/A
NZFS (NZ Fire Service)	Letter sent:	Received back:	N/A

COMMENTS

DATE: 22/4/10 ASSESSED BY: Initials - KRM Signature - K. M

PIM OFFICERS ASSESSMENT / ISSUE PIM

☑ ANY CONDITIONS – see notes over page ☐ FORM 4A ☐ ENGINEERING

DATE: 4/5/10 ASSESSED BY: Initials - MR Signature - MR

BUILDING OFFICERS ASSESSMENT		P&D ASSESSMENT	
☑ ANY CONDITIONS – see notes over page			
Signed: A Higgs		Signed:	
Date: 14.5.10	Hours:	Date:	Hours:

ISSUE BC – *To be signed by Building Officer*

DATE: 20.5.10 ASSESSED BY: Initials - F H Signature - A Higgs

Enter Swimming Pool Register	X	BWOF / Compliance Schedule Required	X
NRC Septic Tank Booklet	X	NRC (Consent on behalf)	X

Number of Inspections:				
	Prepaid Under 20K		Project Value Band	2
	Additional		Additional	2
	Total		Total	4

ENTERED

Timesheet Entry

Pathway Hours		Chargeable Hours	

Agreed to Charge - *Signed* _____

CONDITIONS OF APPLICATION

Application N° : BC-2010-1297/0 NAME : Johannus Ording DATE : 22-Apr-2010

Condition of Form4A:

☐ **Not yet applied for**
No works to commence until Resource Consent/Earthworks permit has been applied for and granted by Council.

☐ **Lodged - but not granted yet**
No works to commence until RC_____ lodged _____ has been granted by Council.

☐ **Granted**
Works to comply with all conditions of RC _____ granted by Council on _____.

Any other conditions applicable:

1. Proposed building shall not be used as a Residential Unit (dwelling) unless appropriate consents applied for & granted. Also there is already an existing dwelling on site, Use of the building as a residential unit would breach Res Int for Rural Production zone & Resource Consent would be rqd.

2. B.C conditions please refer to processing check sheet.

FAR NORTH DISTRICT COUNCIL	TECHNICAL MANUAL T- 08.2	VERSION	10
PROCESS NAME	COMBINED APPLICATION PROCESS	Date Issued	11/02/2010
PROCESS CHECKLIST PURPOSE	COMBINED CHECKLIST & TRACKING SHEET	Page	
KEY PROCESS OWNER	Quality Manager	Process ID	T- 08.2

PIM PROCESSING CHECKLIST

Application N° : BC-2010-1297/0 **NAME : Johannus Ording** **DATE : 22-Apr-2010**

1 ZONING: Trans. District Plan | **Revised Proposed District Plan**

— | Rural Production

2 Resources:

Outstanding Natural Feature		Historic Site		Designated Area	
Outstanding Landscape Feature		Historic Places Trust		NRC Flooding	
Outstanding Landscape		Heritage Precinct		Coastal Hazard	
Notable Trees		Site of Significance to Maori		Hazards (other)	
Recorded Archaeological Site		Registered Archaeological Site			

3 Certificate of Title:

Certificate of Title #: 478201 Area: 1.8472 ha

Consent Notices:	N/A
Building Line Restrictions:	N/A
Transit NZ Gazette Notice:	N/A
Other:	

4 Zone Rules: (RPDP)

	Reqmt	Proposed	Decision		Reqmt	Proposed	Decision
Setback:	>10m	10m	complies	*Traffic Intensity:*	60		complies
Sunlight:	2m+ shd		complies	*Scale of Activity:*			NA
Height:	<12m	4.7m	complies	*Noise:*			OK
Residential Intensity:	1/12h	add condition	complies	*Visual Amenity:*			NA
Impermeable Surface:	15%		complies				

*** Imp Surf Requirement:** % of area = m2

*** Actual Imp Surf: Existing** _____ **+ Proposed** _____ **=** _____ **m2 (actual)**

(Actual) _____ **x 100 =** %
(Area)

5 District Wide Issues: (RPDP)

Earthworks	Reqmt	*Proposed*	*Decision*	*Parking:*	OK
RC requirement	Volume: < m3			*Access:*	OK existing
	Cut/fill: <1.5m			*Setback – Water:*	OK
EWP requirement	Volume: >50m3		OK	*Setback – TP58:*	NA
	Within 3m from boundary			*Setback – Services:*	NA
	>500mm in Depth				

6 Rules Exceeded – if applicable

none

7 Type of Activity under Resource Management Act 1991

Permitted

PIM PROCESSING CHECKLIST (Continued)												
8	**Any Resource Consents relevant to this application**											
									Is RC required		**Y**	**N**
									Is EWP required		**Y**	**N**
9	**Other Licenses that may be required**											
	Liquor	**Y**	**N**	Health	**Y**	**N**	Dangerous Goods	**Y**	**N**	Other:	**Y**	**N**

Site Inspection Sheet attached			**Y**	**N**
Sea Spray Zone			**Y**	**N**
Wind Zone	**Spec Eng**	**VH**	H	M
Is Certificate of Public Use required?			**Y**	**N**
Does Monitoring need to be notified?			**Y**	**N**
Hazard identified – engineering assessment required			**Y**	**N**
Is Section 75 (Amalgamation of Titles) Certificate required			**Y**	**N**

ATTACHMENTS TO BE SENT OUT WITH PIM DOCUMENT:

Required	Sent	
✓	✓	Building Act Pamphlet
✓	✓	RED Attachment clearly indicating that this is a PIM only, **NOT** a Building Consent
		PIM Invoice / Receipt
✓	✓	Conditions for PIM
		(Form4A) Resource Consent and Conditions
		RC Cover letter & Resource Consent Application Form
		GIS Map (showing zone, hazards, services, HPT if applicable)
		Asbuilt Plans showing existing stormwater/wastewater utilities that relate to the site
		Development Contribution Notice
		Earthworks Permit Application Form
		Vehicle Crossing Permit AND Standard Condition
		Rapid Number Application Form AND Standard Condition
		Certificate of Public Use AND Standard Condition
		Section 75 Notification Letter (Amalgamation of Titles) AND Invoice
		Section 72 Notification Letter (Hazards) AND Invoice
		Copy of CT- if customer paid
		Copies of PIM to : (if applicable)
		HPT

COMMENTS:

CHECKED BY (Print Name) MREIHANA

SIGNED: MRE **DATE:** 4/5/10

FAR NORTH DISTRICT COUNCIL	TECHNICAL MANUAL T- 08.2	VERSION	10
PROCESS NAME	COMBINED APPLICATION PROCESS	Date Issued	11/02/2010
PROCESS CHECKLIST PURPOSE	COMBINED CHECKLIST & TRACKING SHEET	Page	
KEY PROCESS OWNER	Quality Manager	Process ID	T-08.2

ENGINEERING CHECKLIST		YES	NO
1	Natural Hazards affect site?		
	▪ Erosion (including coastal erosion)		
	▪ Falling debris (including soil, rock, snow and ice)		
	▪ Subsidence		
	▪ Inundation (including flooding, overland flow, storm surge, tidal effects and ponding)		
	▪ Slippage		
2	Engineer designed foundations required?		
3	Should this consent be issued under Sec 72 of The Building Act 2004?		

COMMENTS :

CHECKED BY (Print Name)

SIGNED: **DATE:**

FAR NORTH DISTRICT COUNCIL – BUILDING CONSENT AUTHORITY TECHNICAL MANUAL

TITLE: T- 19 Processing Checklist for Non Habitable Buildings/Garages VERSION N°: TWO.7

RESPONSIBILITY: Quality Manager /09 DATE: 24/06

Address	2679 State Highway 10, Mangonui								
Date	14.5.10	**Consent number**	2010-1297			**Checked by:**	Fred H		
Building Cat.	(1)	2	3	**Comp. level**	1	(2)	3		
Wind zone	L	M	H	(VH)	SD	**Corrosion**	Zone 1	(Seaspray)	

Instructions:

1. All sections must be completed. **If a complete section is not required, strike through and mark N/A**
2. Record details of standards referenced / rationale for decisions
3. Record all communications / requests for further information on back page
4. **Record** all/any **correspondence** sent to applicant/agent
5. If Peer reviewed please indicate where using the appropriate boxes further to this, add comments using a different coloured pen to processing officer
6. Ensure that the **Comments, Outcome and Reasons** boxes are completed.

Key: **Y** = Approved **N** = Not approved **N/A** = Not applicable

Item checked					Comments (describe how compliance achieved)
	Project value checked	(Y)	N	N/A	$19748.
	Quality and N° of plans	(Y)	N	N/A	
	Specifications	(Y)	N	N/A	Specifications must be relevant to project
	Description of work	(Y)	N	N/A	
	Scope within NZS3604	(Y)	N	N/A	Parts/ ground supporting, durability.

PIM issues					Comments (describe how compliance achieved)
	Heritage site/building	Y	N	N/A	
	Power lines	Y	N	N/A	
	Geotechnical	Y	N	N/A	
	Flooding	Y	N	N/A	
	Min. floor level or HIRB	Y	N	N/A	Condition of consent
	Drains (Bridging and close proximity)	Y	N	N/A	
	Section 37 / other	Y	N	N/A	

Site plan					Comments (describe how compliance achieved)
	Scale	(Y)	N	N/A	
	Vehicle access	(Y)	N	N/A	
	Vehicle crossing (existing / ~~new application~~)	(Y)	N	N/A	
	Siting dimensions (3 minimum required)	(Y)	N	N/A	
	Retaining walls	Y	N	N/A	N.B if on boundary assumed to incur a surcharge
	Earthworks (cut and fill)	(Y)	N	N/A	Less than 200 M3
	Finished floor level	(Y)	N	N/A	100 mm above FGL
	Datum / contours	(Y)	N	N/A	Gentel site report

Drains – public					Comments (describe how compliance achieved)
	Public drains shown (depth / close proximity)	Y	N	N/A	

Ground					Comments (describe how compliance achieved)
	Geotechnical issues (report provided / required)	Y	N	N/A	
	PS1 / ~~PS2~~ (register checked)	Y	N	N/A	
	Good Ground bearing capacity identified	Y	N	N/A	Check at foundation inspec
	Clay S, M, H, E soil	Y	N	N/A	Site report
	Cut / fill / piling	Y	N	N/A	(certificate required)
	Supervision required	Y	N	N/A	
	Driven pile	Y	N	N/A	(certificate required at CCC)
	Special conditions	Y	N	N/A	
	Recommendations (correctly shown on plans)	Y	N	N/A	
	Retaining walls (specific design /other)	Y	N	N/A	Engineers calculations maybe required
	Retaining walls (construction details)	Y	N	N/A	
	Retaining walls surcharge (slope >20° / driveway)	Y	N	N/A	
	Retaining walls (barrier if on access route)	Y	N	N/A	

Foundation – concrete					Comments (describe how compliance achieved)
	Specific design	Y	N	N/A	
	PS1 / ~~PS2~~ (register checked)	Y	N	N/A	
	Recommendations (correctly shown on plans)	Y	N	N/A	
	Footings (depth / width)	Y	N	N/A	
	Reinforcing (steel size, type, c/s)	Y	N	N/A	
	Concrete strength (20 / 25 MPa)	Y	N	N/A	
	Point loads (depth / size)	Y	N	N/A	Lean to piles/footings
	Columns and posts (depth / size)	Y	N	N/A	
	Steps (sloping sites)	Y	N	N/A	

Foundation – timber					Comments (describe how compliance achieved)
	Specific design	Y	N	N/A	
	PS1 / PS2 (register checked)	Y	N	N/A	
	Recommendations (correctly shown on plans)	Y	N	N/A	
	Pile layout / spacing (check for point loads)	Y	N	N/A	
	Pile (Size / treatment / height)	Y	N	N/A	
	Footing (depth / size / punch pad)	Y	N	N/A	
	Connections – type (galvanised / stainless)	Y	N	N/A	
	Ordinary (size / connections)	Y	N	N/A	

	Anchor (size / connections)	Y	N	N/A	
	Braced (size / connections)	Y	N	N/A	
	Driven piles (NZS3604 / specific design)	Y	N	N/A	
	Driven pile(certificate required)	Y	N	N/A	
	DPC to piles (< 300mm)	Y	N	N/A	
	DPC to ground (limited clearance or cross-flow)	Y	N	N/A	
	Columns and posts (depth / size)	Y	N	N/A	

Foundations – walls					**Comments (describe how compliance achieved)**
	Block (size / type)	Y	N	N/A	
	Block (height and dimensions)	Y	N	N/A	
	Reinforcing – vertical (size / type / centres)	Y	N	N/A	
	Reinforcing – horizontal (size / type / centres)	Y	N	N/A	
	Block (Grade A / B / C)	Y	N	N/A	
	Supervision required	Y	N	N/A	
	Retaining (maximum height)	Y	N	N/A	
	Retaining / split-level (waterproofing / protection)	Y	N	N/A	
	Subfloor ventilation	Y	N	N/A	
	Subfloor access	Y	N	N/A	

Slabs – standard					**Comments (describe how compliance achieved)**
	Granular fill (certificate required if >600mm)	Y	N	N/A	
	Sand binding (25mm minimum)	Y	N	N/A	
	Membrane (0.25 micron minimum)	Y	N	N/A	
	Finished floor level (shown on plans)	Y	N	N/A	100mm
	~~Pads /~~ thickenings (shown on plans)	Y	N	N/A	Edge thickening
	Slab thickness	Y	N	N/A	
	Saw-cuts (3.0m or 4.0m)	Y	N	N/A	SED
	Mesh – 668 (12m maximum)	Y	N	N/A	
	Mesh – 665 (24m maximum)	Y	N	N/A	
	Free joints (>24m)	Y	N	N/A	
	Supplementary steel (internal corners)	Y	N	N/A	
	Specific design	Y	N	N/A	i.e. raft floor
	PS1 / PS2 (register checked)	Y	N	N/A	
	Recommendations (correctly shown on plans)	Y	N	N/A	
	Driven / bored pile (certificate required)	Y	N	N/A	

Subfloor					Comments (describe how compliance achieved)
	Timber treatment (type and treatment)	Y	N	N/A	N.B timber floors for garages are outside the scope of NZS3604 specific design required
	Bearers (size / centres / span)	Y	N	N/A	
	Bearers (cantilever / point loads)	Y	N	N/A	Engineer design required
	Bearers (fixing to foundation walls)	Y	N	N/A	
	Joist (size / centres / span / blocking)	Y	N	N/A	
	Joist (blocking @ 1.8m over bearer)	Y	N	N/A	
	Joist (cantilever / point loads)	Y	N	N/A	Engineer design required
	Bracing layout (location and type)	Y	N	N/A	

Subfloor					Comments (describe how compliance achieved)
	Bracing (calculations)	Y	N	N/A	
	Bracing (min. 4 / evenly spread)	Y	N	N/A	
	Bracing (size / length / location)	Y	N	N/A	
	Crawl space	Y	N	N/A	
	Subfloor ventilation	Y	N	N/A	
	Subfloor access	Y	N	N/A	
	Split-floors (framing / insulation)	Y	N	N/A	
	Flooring material (wet / dry areas)	Y	N	N/A	

Framing – wall					Comments (describe how compliance achieved)
	Timber treatment (schedule showing type and level of treatment)	Y	N	N/A	
	Wind and corrosion zones (to determine fixings)	Y	N	N/A	Maintenance schedule on plans
	Timber treatment (external / internal walls)	Y	N	N/A	
	Bottom plate (treatment, size, fixing details)	Y	N	N/A	
	Stud / post (size, height, c/s)	Y	N	N/A	
	Lintel (size / shown on plans)	Y	N	N/A	
	Lintels (selection charts provided)	Y	N	N/A	
	Lintel (point load)	Y	N	N/A	Engineer design required
	Engineered beams (size / fixing)	Y	N	N/A	Engineer design required
	Engineer design (details shown on plans)	Y	N	N/A	Engineer design required
	PS1 / ~~PS2~~ (register checked)	Y	N	N/A	
	Top plate (size)	Y	N	N/A	
	Ceiling battens (type / size / centres)	Y	N	N/A	
	Wall linings	Y	N	N/A	

	Building wrap (type / compatibility)	Y	N	N/A	
	Wind barrier (rigid / non-rigid)	Y	N	N/A	
	Cavity battens (size / type / treatment / fixing)	Y	N	N/A	
	Cavity (wrap, 20mm, vermin proof)	Y	N	N/A	
	Bracing calculations (provided for each floor level)	Y	N	N/A	
	Bracing (type, height, length, location)	Y	N	N/A	Bracing locations ✓
	Bracing (evenly distributed)	Y	N	N/A	Provide calc's
	Diaphragms (ceiling / floor on plans)	Y	N	N/A	
	Diaphragms (type, limitations, openings, size)	Y	N	N/A	

Framing – roof					**Comments (describe how compliance achieved)**
	Timber treatment (enclosed spaces)	Y	N	N/A	
	Ceiling joists (size / centres / span)	Y	N	N/A	
	Rafter (size / centres / span)	Y	N	N/A	
	Truss design (layout / type)	Y	N	N/A	
	Bracing (type / fixings)	Y	N	N/A	Roof bracing awning ✓
	Building wrap (type / compatibility)	Y	N	N/A	
	Purlin / tile batten (size / fixing / span / c/s)	Y	N	N/A	
	Eaves (width specified)	Y	N	N/A	

Cladding – wall					
	Type (specify type)	Y	N	N/A	
	Acceptable Solution	Y	N	N/A	
	Alternative Solution	Y	N	N/A	(separate checklist must be completed)
	Specifications (maintenance / installation)	Y	N	N/A	
	Bottom edge clearances (ground / decks / walls)	Y	N	N/A	
	Installer required (condition of consent)	Y	N	N/A	
	M/F guarantee (condition of consent)	Y	N	N/A	
	E2 risk matrix (provided / required)	Y	N	N/A	
	Flashing / air seals (windows / doors/corners)	Y	N	N/A	
	Flashing details (other penetrations)	Y	N	N/A	
	Apron flashing (detailed)	Y	N	N/A	
	Control joints (details / shown on plans)	Y	N	N/A	
	Flashings (multiple claddings)	Y	N	N/A	
	Solid plaster - on cavity (continuous foundation)	Y	N	N/A	

	Stud spacing (400 non-rigid, 600 rigid)	Y	N	N/A	
	Plaster system (type / coats)	Y	N	N/A	
	Approved applicator required	Y	N	N/A	
	PS3 required (condition of consent)	Y	N	N/A	
	Brick veneer (height, type, cavity width, rebate)	Y	N	N/A	
	Brick veneer (panel size, ties, angles, flashings)	Y	N	N/A	

Cladding – roof					**Comments (describe how compliance achieved)**
	Type (specify type/s)	Y	N	N/A	
	Minimum roof pitch	Y	N	N/A	
	Specifications (maintenance / installation)	Y	N	N/A	
	Substrate (suitable for cladding)	Y	N	N/A	
	Roof penetrations (flashings detailed)	Y	N	N/A	
	Discharge (spreaders)	Y	N	N/A	

Cladding – roof					**Comments (describe how compliance achieved)**
	Internal gutter (size / capacity/ timber treatment)	Y	N	N/A	
	Parapets (slope / capping / framing)	Y	N	N/A	
	Installer guarantee – roof (condition of consent)	Y	N	N/A	
	M/F guarantee (condition of consent)	Y	N	N/A	
	Installer guarantee – other (condition of consent)	Y	N	N/A	
	M/F guarantee (condition of consent)	Y	N	N/A	

Fire					**Comments (describe how compliance achieved)**
	Building less than 1.0m to boundary	Y	N	N/A	
	Eaves closer than 670mm to boundary	Y	N	N/A	
	Non-combustible claddings on external walls	Y	N	N/A	
	Design checked (system specified – GBTL30a)	Y	N	N/A	Engineer design maybe required
	Plans detailed (fixings, stopping, etc)	Y	N	N/A	
	External FRR wall (30/30/30 – 200mm min. return))	Y	N	N/A	
	Penetrations FRR (pipes / electrical outlets)	Y	N	N/A	
	No openings within 1.0m	Y	N	N/A	
	Stability (gable ends)	Y	N	N/A	

Stairs / entry					**Comments (describe how compliance achieved)**
	Internal / external	Y	N	N/A	

	Tread / rise / pitch	Y	N	N/A	
	Slip resistance	Y	N	N/A	
	Landings	Y	N	N/A	
	Clearance at doors	Y	N	N/A	
	Handrails	Y	N	N/A	
	Barriers (900mm internal / 1.0m external)	Y	N	N/A	
Decks					**Comments (describe how compliance achieved)**
	Timber treatment (framing / substrate)	Y	N	N/A	
	Finished floor level (clearances / air-gap)	Y	N	N/A	
	Floor joists (size / c/s / cantilever)	Y	N	N/A	
	Slip resistance	Y	N	N/A	
	Landings	Y	N	N/A	
	Bracing calculations >2.0m wide (125 pile min)	Y	N	N/A	

Other					**Comments (describe how compliance achieved)**
	Smoke alarms (in or within 3.0m bedrooms / all exits)	Y	N	N/A	
	Glazing (Safety glass / skylights)	Y	N	N/A	
	Restrictors (<760mm to floor)	Y	N	N/A	
	Producer statements – refer to procedure	Y	N	N/A	
	Alternative solutions - Refer to procedure	Y	N	N/A	
	Specialist components (all inputs identified)	Y	N	N/A	
	Plans – sets collated and stamped	Y	N	N/A	
	Time recorded accurately for processing	Y	N	N/A	
	Fees assessed	Y	N	N/A	
	Conditions entered into computer	Y	N	N/A	
	Inspection requirements identified	Y	N	N/A	
	Checklist completed in full standards referenced, etc	Y	N	N/A	
	Rational for all decision making steps recorded	Y	N	N/A	

List all "Generic" producer statements included in this application (trusses etc):

List producer Statements required to be supplied during construction for issue of CCC

Important & Imperative Information

	All foundations embedment to be in natural, good ground.

ENTERED

	Conditions Required on Building Consent				Comments – what do want to have appear on consent
	Section 67 (Waivers and Mods.)	Y	N	N/A	
	Section 72 (Natural Hazards)	Y	N	N/A	
	Section 75 (two allotments)	Y	N	N/A	
	Section 90 (Inspections)	(Y)	N	N/A	
	Section 113 (Specified Life)	Y	N	N/A	

	State outcome and reasons		
Approval ~ GRANTING: (Building Officer) Granted	I am satisfied on reasonable grounds that this application, plans and specifications have shown compliance with the Building Code.		
(Refused)			
Checked by:	Fred Higgison	Date	17.5.10
Reviewed by:		Date	

(Delete as required)

This building is listed as a CATEGORY.....1..... and I require NO SUPERVISION / SUPERVISION to complete. (Refer to Regulation 10 Competency Matrix)

ADMINISTRATION

Plans – sets collated and stamped	(Y)	N	N/A	
Fees assessed	(Y)	N	N/A	
Conditions entered into computer	(Y)	N	N/A	
File has been collated for archives	(Y)	N	N/A	

Signed (Administration) : _____ Date 20-5-2010.

Use if required – e.g. refused first time of processing, but required changes have been supplied. Please indicate where the required changes have been made.

Approval ~ GRANTING: (Building Officer) Granted / Refused	State outcome and reasons I am satisfied on reasonable grounds that this application, plans and specifications have shown compliance with the Building Code.		
Checked by:	Fred Higgison	Date	20.5.10
Reviewed by:		Date	

Log all communications and advise applicant if further information is required. **Medium: L = letter E = email T = telephone F = facsimile I = in person**			
Date / Time	**Medium**	**Officer's initials**	**Summary of dialogue, requests for information, etc**

Far North District Council

Unit: Building Processing **Description:** Applications File Complete checklist
Document No.:
Revision No.: Version: 3.0 **Date issued:** **23/04/10**

Applicant Name: Johannus Henricus Ording
Application Number: BC-2010-1297/0

Item Checked				Comments
Building Application Form	Y	N	N/A	
PIM	Y	N	N/A	
Resource Consent (form 4A)	Y	N	N/A	
All Plans - stamped correctly (drainage, elevations, site etc)	Y	N	N/A	
Specifications	Y	N	N/A	
Design Reports	Y	N	N/A	
Bracing / Engineering Calculations present	Y	N	N/A	
Producer Statements	Y	N	N/A	
Specified Systems information	Y	N	N/A	
Processing Checklists	Y	N	N/A	
Requests for additional information	Y	N	N/A	
Memoranda from NZ Fire Service Commission	Y	N	N/A	
Approval form NZ Historic Places Trust	Y	N	N/A	
Building Consent Conditions	Y	N	N/A	
Building Consent	Y	N	N/A	
Draft Compliance Schedule	Y	N	N/A	

Checked By:- _____ Date:- 20-5-2010

Compliance Schedule	Y	N	N/A	
Building Warrant of Fitness System update	Y	N	N/A	
Test Certificates, Energy Certs, Other Certs	Y	N	N/A	
Inspection Records / Sheets	Y	N	N/A	
T.33 Checklist	Y	N	N/A	
Code Compliance Certificate	Y	N	N/A	

Checked By:- _____ Date:- _____

Y = Yes in file. **N** = Not on file. **N/A** = Not applicable to this file.

Note if "N, Not on file" is used, reasons why will need to be added to the Comments box.

Johannus Ording
2679 State Highway 10
Mangonui 0420

BC-2010-1297/0

TASK	Date PIM Officer placed file on Building Shelf
Awaiting BC Assessment	

TASK	Date Building Officer taken file off shelf to assess	Date assessment was completed	BUILDING OFFICER NAME
BC Assessment	14/5/10		

Please print

14.5.10

Fred Higgison.

PRODUCER STATEMENTS CHECKLIST

Date	17.5.10	Consent number	2010-1297	Processed by:	Fred H

Instructions:

1. All sections must be completed. **If a complete section is not required, strike through and mark N/A**
2. Record details of standards referenced / rationale for decisions
3. Record all communications / requests for further information on back page
4. **Record** all/any **correspondence** sent to applicant/agent
5. If Peer reviewed please indicate where using the appropriate boxes
   further to this, add comments using a different coloured pen to processing officer
6. Ensure that the **Comments, Outcome and Reasons** boxes are completed.

Key: Y = Approved N = Not approved N/A = Not applicable

P.Rev	Item checked				Comments
	Does the Report / Statement have the relevant , site specific, information declared on it	(Y)	N	N/A	Specifications must be relevant to project Amend details. ✓
	Is the report authorised by the Engineer, and is their accreditation up to date, are they on the register	(Y)	N	N/A	Register check 20.5.10
	Do engineering calculations reference the plans and specifications?	Y	N	N/A	
	Have the plans been signed and dated by the Producer Statement Author?	(Y)	N	N/A	
	Have Weather tightness issues been addressed?	Y	N	N/A	
	Have Durability issues been addressed?	(Y)	N	N/A	
	Has register been updated to include details of this application?	Y	N	N/A	

Type: (Circle where applicable)		**Category:** (Circle where applicable)		
	(Design)		(Structural)	Architectural
	Design review		Civil	Geotechnical
	Construction		Fire	Plumbing
	Construction review		Hydraulic	Drainage
	Construction - no building consent (strike out if not applicable)		Glazing	Weathertightness
			Heating	Air-conditioning
			Backflow	Mechanical
				Product

	ACCEPTABLE SOLUTION	(Y)	N	N/A	
	ALTERNATIVE SOLUTION (Update Register)	Y	N	N/A	
	Describe the supporting information that has been provided				
	Calculations	Y	N	N/A	
	Inspection and or maintenance procedures	(Y)	N	N/A	Survey certificate required In Spec
	Specifications	(Y)	N	N/A	
	Fire reports	Y	N	N/A	
	Geotech reports	Y	N	N/A	
	Other – please state	Y	N	N/A	
	Is the standard of Building Consent documentation acceptable?	(Y)	N	N/A	
	Standards referenced (BRANZ, etc)	Y	N	N/A	
	Manufacturer's literature, **Technical Publications**	Y	N	N/A	
	Specific Design	(Y)	N	N/A	
	Other	Y	N	N/A	
	Appropriate level of insurance cover?	(Y)	N	N/A	State level. 200,000.00

Specific reference to the Building Code: What clauses of the Building Code are specifically referenced? (Circle or cross through applicable Clauses)								
	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

Justification to support Report				Comments
Are there any conditions on the producer statement? Conditions must only apply to design and are dependent on site verification by specialists. Determine conditions of consent, such as construction reviews and seek agreement where specialist inspections are required during construction **(If any of the above apply, the need for specific design will be a requirement)** Site assumptions Inspection requirements	Y	N	N/A	
B Grade Masonry, Ground Piles, Driven Piles, Other....	Y	N	N/A	
Does the producer statement affect a compliance schedule?	Y	N	N/A	
Are there any testing or inspection procedures that need to be included in the compliance schedule?	Y	N	N/A	
Is there any special maintenance requirements?	Y	N	N/A	
Evaluate the expert's opinion. Can the application be assessed in house? (if no, complete section 3)	Y	N	N/A	

If the answer to the last question above is "NO", please see Team Leader for engagement of a suitable consultant.

SECTION 3: Peer Review				
Prepare brief for peer reviewer(s). Date:				
Engage peer reviewer. Date:				
Receive peer review report. Date:				
Has the peer reviewer compared the intended life with the intended solution?	Y	N	N/A	
Has the peer reviewer confirmed compliance with the Building Code?	Y	N	N/A	
Has the peer reviewer confirmed durability?	Y	N	N/A	
Has the peer reviewer noted any non-compliance with the Building Code?	Y	N	N/A	

Approval of Statement (Building Officer)	State outcome and reasons
Accept / ~~Refused~~	I am satisfied on reasonable grounds that if the work was built in accordance with the specifications and plans, and the design assumptions are met that the work will comply with the building Code

Checked by:	Fred Higgison	Date	17.5.10
Peer review by:		Date	

Note : If REFUSED, a Peer Review may need to be undertaken. If this review DOES NOT find the Producer Statement to be adequate, then the AUTHOR of the original Producer Statement needs to be informed and a new Statement presented for re evaluation. Ensure that any Peer Review and other correspondence is attached to this checklist

Type of Inspections Required for Building Consents 2010 1297

205	Site Inspection	This inspection is carried out at the PIM stage and is already completed prior to issue of Building Consent *(do not call for a site inspection)*
PIM / BC Conditions Identified and Agent/Owner made aware		
208	Foundations *slab or wall concrete strip foundations*	Boundaries are to be defined and foundations excavated, reinforcing placed as required. Depth/width of excavations, steel size, laps ties clearances ground bearing to be checked.
209	Footings *pile or posts*	Boundaries are to be clearly defined. Pile and/or post holes to be drilled/dug to required depth, cleaned and correct size. Depth/width of holes, ground bearing (ie firm original clay) anchor or bracing components identified, to be checked.
212	Slab drainage *concrete floors*	All sub floor drainage to be completed, and junctions exposed. Inspection to be carried out while under water test
213	Slab *concrete floors*	All slab steel, underlay, penetrations wrapped, thickenings and point loads, formwork complete. Please have a string line taught across slab for ready thickness check
214	Tilt Slabs	All Formwork complete. All steel in place, tied and on chairs. All welding plates lifting eyes as per engineer design.
217	Sub floor *timber floor*	Bearer support, fixings, and size, and joist span, support, fixings and size, and brace size, location, fixings to be complete (if this is carried out before the floor is laid it is useful). Decks – all fixings to be stainless steel.
221	Bond Beam	Any block work with bond beams or fill to be complete with steel correctly placed and if over 1200mm high washouts at the base of each starter
222	Framing	All framing to be completed, all bottom plate, stud to top plate, truss fixings, strapping diagonal braces, purlin fixings to be checked ***prior to building wrap or roof install***
223	Flashing/Wrap	All building wrap and flashing tape to be completed, roof can be installed by this stage
224	Cavity	Check of Flashings and Battens to Cavity systems prior to cladding being installed / fitted
225	Brick Veneer	Bricks half completed, brick tie spacing, slope, type checked, cavity width window flashings (dpc) checked
226	Exterior Cladding	
229	Preline	Cladding completed windows installed, building completely weather tight, pre-wire, pipe-out (*see preline plumbing)* wastes and soil stacks, vents and insulation complete.
230	Fireplace Chimney	Chimney to be inspected prior to the fire being installed (In Built)
233	Preline Plumbing *often part of preline*	All plumbing to be complete and mixers bypassed, outlets plugged and entire system to be under 1500kpa (250psi) pressure test for not less than 30 minutes, Pressure gauge to be on the line at time of inspection and under the above pressure
237	Post Line	When Internal linings (gib) is installed and all bracing elements correctly fastened, fastening type and spacing to be inspected. ***All fastening to be exposed, no stopping skirting, scotia etc to be covering fasteners***
241	Drainage	An inspection of all foul water, storm water drains, septic tanks, effluent fields, sewer connections is to be carried out when drains are completed prior to back filling all foul water lines to be under static water test at time of inspection As built plan of drainage to be provided
245	Septic Tank	Septic Tank installed. Effluent systems completed and/or planted. Asbuilt plan of drainage required at time of inspection.
248	Swimming Pool Fence	The pool fence and gates must meet the requirements of the Swimming Pool and Fences Act 1987
305	Final – Heating Appliance	Required when appliance has been installed in strict compliance with the manufacturers instructions and NZ Building Code
305 305-COA 305-EFF 305-SEWER	Final – Building (Code Compliance Certificate inspection)	All work to be completed, all specified inspections on inspection sheet passed by an FNDC building officer, and all work complying to consented plans. (This may require landscaping against building to be complete also). All required documentation to be provided, see below. Development levies to be paid prior to issue of CCC if applicable
As built drainage plan		This plan shows the location of drains laid, inspection, gullies, depth of connections, with distances off boundaries or buildings to enable accurate relocation of services in the future
Producer statements		As required by either the consent or BCA officer for work such as water proof membranes, or specialist installations
Other documentation		As required. Copies of Electrical certificates, or Gas certificates included

FILTERED

Processing Building Officer: Fred Higgison Date: 17.5.10

Time Started:_____ Time Completed:_____ Chargeable Hours_____

SITE INSPECTION SHEET

Date booked	Officer	Signed
23/4/10	STU.	

Applicant Name:	**Johannus Ording**	Consent N°:	**BC-2010-1297/0**
Location:	2679 State Highway 10, Mangonui 0494	Date:	22-Apr-2010
Contact Person:	Brian Smith	Contact Phone:	09 408 2166

Enter ☑ or ☒ in each box to indicate yes or no

***Site Topography:**
☑ Gentle ☒ Moderate ☐ Steep

***Wind Zone:**
☒ Medium ☐ High ☑ Very High
☐ Specific Eng ☑ Sea Spray Zone

***Vehicle Crossing:**
☑ New Crossing required
☐ Existing Crossing
Is it dangerous or unsafe ~~YES~~ / NO
Does it comply with FNDC standards YES / ~~NO~~

***Council Services available:**
☒ Sewer ☒ Water ☒ Stormwater

***Easements:**
☒ Man hole covers ☒ Overland flow path
☒ Stormwater disposal / kerb outlet ☐ Overhead wires

***Hazards:** Is Sec 72 required ☐

If in floodzone, is site prone to flooding?

***Building across boundary:** Is Sec 75 required ☐

***Waterways:**
☐ Any waterways present ☐ Average Width of Waterway
If so, distance from proposed project: _____metres

***Excavation – RC Checks**
Volume
☐ Less than 200m3
☒ Exceeds 200m3
☐ Exceeds 300m3
☒ Exceeds 5000m3
Cut / Fill Height
☑ Less than 1.5m
☒ Exceeds 1.5m

***Excavation – EWP Checks**
☒ Fill exceeds 50m3
☐ Within 3m of boundary
☐ Greater than 500mm in Depth

Sketch/Topography:

REGULATORY SERVICES
23 APR 2010
KAITAIA SERVICE CENTRE

Erect Garage/Workshop with Awning

***Engineering Required:**
☒ Signs of slippage
☐ Poor soils
☐ Fill on site
☒ Un-natural profiles
☐ Flooding
☐ Foundations

Existing Structures on Site:
No. 2.
Type. House + Sheds

On-site Effluent Disposal:
☒ Is the area suitable
☒ Is there room for a reserve area
☐ If there local knowledge of poor soakage
☐ Engineering Design required
☐ Ground Water Protection required

Estimated Soil Category:
☒ Gravel, coarse sand
☐ Coarse to medium sand
☐ Medium fine and loamy sand
☐ Sandy loam, loam and silt loam
☑ Sandy clay-loam, clay-loam, silty clay-loam
☐ Sandy clay, non swelling clay, silty clay
☐ Swelling clay, grey clay, hardpan

Photos Taken:
☑ Site photos
☐ Footpath damage (if applicable)

Comments: Hardfill already in place. Condition for foundations to go into solid.

Maps attached / applicable to this site:

☑ SITE PLAN	☑ LOCATION zoom In-zone	☑ LOCATION zoom out	☑ AERIAL	☒ HAZARDS	☐ SERVICES	☐ HPT

2010 £1297/o. Ording.

POOR QUALITY

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

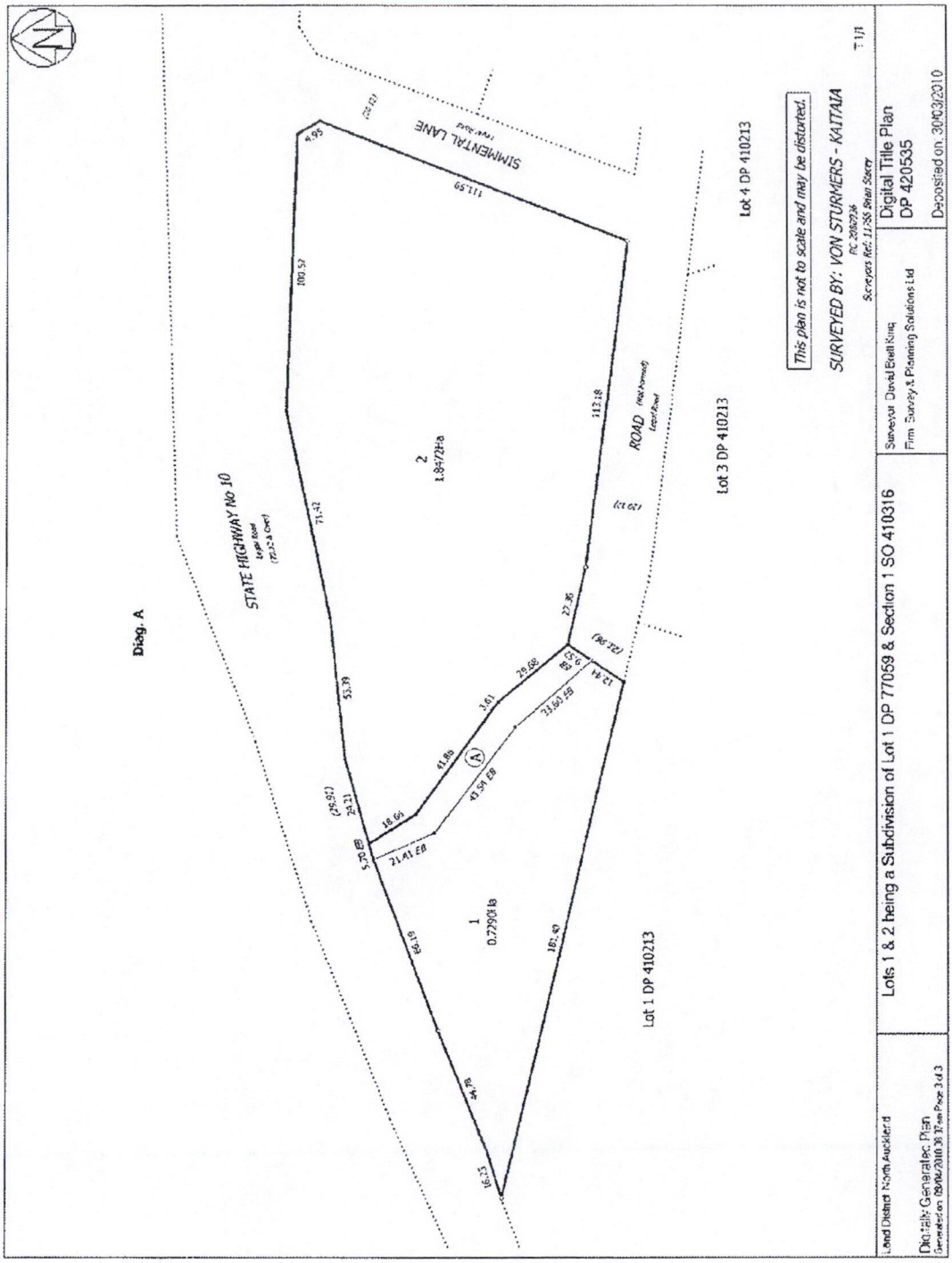
Identifier	**478201**
Land Registration District	**North Auckland**
Date Issued	30 March 2010

Prior References
475762

Estate	Fee Simple
Area	1.8472 hectares more or less
Legal Description	Lot 2 Deposited Plan 420535

Proprietors
Johannus Henricus Ording and Irene May Yardley

Interests
Appurtenant hereto is a right of way created by Easement Instrument 8441164.3 - 30.3.2010 at 3:44 pm
The easements created by Easement Instrument 8441164.3 are subject to Section 243 (a) Resource Management Act 1991


Diag. A
STATE HIGHWAY NO 10
SIMMENTAL LANE
ROAD
Lot 1 DP 410213
Lot 3 DP 410213
Lot 4 DP 410213
2
1.8472Ha
1
0.7790Ha
This plan is not to scale and may be distorted.
SURVEYED BY: VON STURMERS - KAITAIA
Surveyors Ref: 11355 Brian Sacey
Lots 1 & 2 being a Subdivision of Lot 1 DP 77059 & Section 1 SO 410316
Surveyor: David Ewell King
Firm: Survey & Planning Solutions Ltd
Digital Title Plan
DP 420535
Deposited on 30/03/2010
Land District North Auckland
Digitally Generated Plan

Far North
District Council

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

20 May 2010

Johannus Henricus Ording
C/- Totalspan
311 State Highway 1
RD 1
Kaitaia 0481

Dear Sir / Madam,

Important Information

Your Building Consent no. BC-2010-1297/0 has been issued with additional charges.

Additional charges are for:

- Any additional inspections required, based on the type and complexity of your project as assessed by the Building Officer who processed your application and as per our published Fees and Charges Schedule.

- Any hourly processing charge, based on the type and complexity of your project, for time taken to process your application over and above the allocated timeframe according to the value of work, as per our published Fees and Charges Schedule.

Should additional inspection(s) be required, (ie. re-inspections when the various building codes have not been met at the first visit) then an additional inspection charge will be invoiced to you. All outstanding fees and charges must be paid before the final Code Compliance Certificate can be issued for your project.

The building team sincerely hope that your project progresses satisfactorily and that the outcome meets your expectations.

Yours sincerely,

Shivon Gadsby
Administration Officer - Building

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

ABA: BC-2010-1297/0

17 May 2010

Johannus Henricus Ording
C/- Totalspan
311 State Highway 1
RD 1
Kaitaia 0481

Att: Brian Smith

Dear Sir / Madam

RE: Erect Garage/Workshop with Awning, 2679B State Highway 10, Mangonui 0494

Thank you for lodging your building application with the Far North District Council.

Initial vetting of your application has highlighted the need for further information to be provided to enable the process of issuing your consent to continue. The time period for processing your application has been suspended under Section 48 (2) of The Building Act 2004, however this will be resumed as soon as the necessary information as listed below is received.

Building Aspect

1. Provide correct address details and lot / DP numbers on engineers design producer statement.
2. Provide flashing detail where awning roof attaches to barn.
3. Provide bracing details / calculations for proposed building.
4. Provide details of awning post connection to footings and bracing in roof area.
5. PIM site inspection assessed proposed building site as very high, confirm building wind zoning design.

It would assist considerably if you would include your consent number BC-2010-1297/0 when responding. Please provide 2 copies of your information, (3 copies if Commercial). If submitting plans, one copy at normal scale size (2 if Commercial) and one copy must be A3 size. This will ensure the information provided is included with your application and that processing continues with the minimum of delay.

Note: If Engineer certified plans are required, please ensure any changes / variations / modifications are endorsed.

All items received and ok.
20.5.10

Signed on behalf of Far North District Council by
Fred Higgison
BUILDING OFFICER
Fax No. 09 407 0419

11. Detail saddle flashing installation also note that top deck bearers are supported by joist hangers that are fixed to cavity ply, This will not enable adequate fixing. Amend detail please.

It would assist considerably if you would include your consent number BC-2010-1294/0 when responding. Please provide 2 copies of your information, (3 copies if Commercial). If submitting plans, one copy at normal scale size (2 if Commercial) and one copy must be A3 size. This will ensure the information provided is included with your application and that processing continues with the minimum of delay.

Note: If Engineer certified plans are required, please ensure any changes / variations / modifications are endorsed.

Signed on behalf of Far North District Council by
Mark Christiansen
BUILDING OFFICER
Fax No. 09 407 0419

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

March 2008

Dear Sir / Madam

BUILDING, RESOURCE CONSENT AND PROJECT INFORMATION MEMORANDUM APPLICATIONS

Due to recent changes in building legislation, Council will not be able to accept Building Consent (BC) and Resource Consent (RC) applications (including Project Information Memorandums (PIMs) for processing until a Vetting Officer has confirmed they are complete. This will apply from Tuesday March 25.

The Pre-Application Vetting service can only be offered at Council's Kaikohe, Kaitaia and Kerikeri service centres where there are sufficient technically trained back-up staff to carry out this process.

Applications can be handed in at the Kaeo, Kawakawa or Rawene service centres, but cannot be accepted formally at these sites. They will be forwarded on to the nearest main Council office for Pre-application vetting and acceptance that they are complete, before processing time frames can commence.

Alternatively, you may choose to hand in your applications at Kaikohe, Kaitaia or Kerikeri where the same pre-application vetting process will ensue, or you can contact a Vetting Officer on 0800 920-029 to organise an appointment for a Pre-application vetting meeting at one of these sites at a convenient date and time. If this application is accepted as complete at this meeting, processing times can commence from that point.

If you choose to hand in your applications rather than attend a pre-application vetting meeting, please complete the form below.

I accept that this application for:

BC / RC / PIM / ALL (*delete as appropriate*)
Address: 2679 State Highway 10 R.D.1 Mangonui
Owner / ~~Agent:~~ Hans Ordinga (*delete as appropriate*)

has not been pre-vetted and has not been formally accepted by the Far North District Council at this time. Processing time frames can only commence once it has been pre-vetted, accepted as being complete, and the appropriate payment has been confirmed and received by Council.

Name: Brian Smith (*please print clearly*)

Signature: B Smith

Date: 21/4/2010

Patrick Schofield
Development Consents General Manager

Far North District Council

For Council use

Received:

Application no: BC 2010-12973/0

FAR NORTH DISTRICT COUNCIL RECEIVED 21 APR 2010 KAITAIA SERVICE CENTRE

APPLICATION FORM

PROJECT INFORMATION MEMORANDUM (PIM)
Section 33 of The Building Act 2004

&

BUILDING CONSENT
Section 45 of The building Act 2004

FOR STRUCTURES REQUIRING CONSENT IN THE FAR NORTH DISTRICT

I wish to apply for a

☐ **PIM only** ☐ **Building Consent only** ☒ **PIM and Building Consent**

(Tick as applicable)

If you already have a PIM please quote the number: _____

If you have already obtained a PIM and are applying for a Building Consent only, the details and plans must be identical to those provided in the PIM application. If there are any changes then either a new PIM may be required or you may submit a combined PIM and Building Consent with the new details.

NON-NOTIFICATION ASSESSMENT

CAT 1 2 3 4

SIGNED: KM

TECHNICAL ASSESSMENT

CAT 1 2 3 4

SIGNED:

PIM and Building Consent Application

Please use a Building Professional – Council regrets that under the provisions of The Building Act 2004 it is unable to offer technical advice for individual building projects.

The Building - Location

PRINT CLEARLY WITH BLUE OR BLACK PEN

Street address of building:
(for structures which do not have a street address or RAPID number, state the nearest street intersection and the distance and direction from that intersection, or the closest RAPID no):

2679 State Highway 10
Mangonui

Legal description of land and 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 number and subdivision consent)

Lot 2 DP 77059 section 1
SO 410316

Valuation Roll Number
(this can be found on your Valuation Notice, Rates Invoice or ask at any Council Service Centre.

Building name (if applicable):

Location of building within site/block number
(includes nearest street access)

Number of Levels:
(include ground level and any levels below ground)

1 unite

Level/unit number:

Current lawfully established use:
(include number of occupants per level and use if more than one, e.g. shop with dwelling above)

workshop + storage

Area of Site
(m^2 / ha / acres)

1.8472 ha

Year first constructed if known
(approximate date is acceptable e.g. 1920's 1960 – 1970)

The Owner - Applicant (All contact details must be in New Zealand)

Name of owner
(e.g. Mr, Mrs, Miss, Dr if an individual)

MR J. H. ORD/N6

Contact person
(insert n/a if the applicant is an individual)

Totalspan - Brian Smith

Mailing address of owner:

Mailing address of Registered Office(if applicable)

2679 State Highway 10
RD 1 Mangonui

Phone numbers:

Landline	09 4061089
Mobile	027 280 5898
Daytime	094061089 After hours 4061089
Fax	4061089
Email Address	hansording@xtra.co.nz

Agent (only required if application is being made on behalf of the owner)

Name of the agent: Totalspan
Contact person:
(insert **n/a** if the agent is an individual) Brian Smith

Postal Address/registered office 311 State Highway 1
R.D.2 Kaitaia

Phone numbers:	
Landline	09 408 2166
Mobile	027 285 1627
Daytime	09 408 2166
After hours	027 285 1627
Fax number(s)	09 408 2167
Email address	bsmith.totalspan@xtra.co.nz

Relationship to the Owner: AGENT

First Point of Contact (for ALL communication with the Council)

Full name: Brian Smith
Postal address: 311 State Highway 1
R.D 2 Kaitaia.

Phone Numbers	
Landline	09 408 2166
Mobile	027 285 1627
Fax number(s)	09 408 2167
Email address	bsmith.totalspan@xtra.co.nz

Declaration if using an Agent

I give authority for the person named as agent to act in that capacity on my behalf, in connection with **all** matters pertaining to this application.

X _____ Johannus H. ORDING 17.4.10.
Signature of owner(s). Name (Title etc if applicable) (please print) Date

Evidence of ownership attached to this application (See Guidance Notes).
If the Owner is a Company, Trust or other Organisation the Title or Capacity of the authorised signatory must be given.

Certificate of Title. 6 months old or less [X] Agreement for Sale and Purchase. [ ] Lease [ ] Other document(s) [ ]

Include copies of any Consent Notices, Building Line Restrictions (BLR) or Gazette Notices listed on your Certificate of title:
Consent Notice [ ] BLR [ ] Gazette Notices [ ]

The Project

Description of the building work: Tick as appropriate

New Dwelling	Demolition	Addition	Alteration	Carport/Pergola/Deck
☐	☐	☐	☐	☐

Swimming Pool/Spa	Garage/Small building	Commercial/Ind.	Other
☐	☑	☐	☐

Please also provide sufficient description of building work to enable the scope of work to be fully understood; continue on a separate page if necessary, or refer to an attached document setting out the description. If yours is a Staged Project please tick the 'Other" box and state 'Staged Project' below (see the Guidance Notes included in this Form)

Erect Garage/Workshop with Awning

Intended Use of the building
(Residential, Industrial, Commercial etc) Residential

Intended life of the building if less than 50 years
(Number of years, e.g. 5, 15, 25 etc.) _____

Will the building work result in a **Change of Use** for the building? ☐ Yes ☑ No

If **Yes**, provide details of the new use:

List any resource or building consents previously issued **for this project only,** by number, if known.

—

Estimated Market Value of the building work on which the building levy will be calculated. (including GST) : (State estimated value as defined in section 7 of the Building Act 2004 - Note: Minimum rate is $1600 m^2). If a Staged Project please state value of each Stage.

$ 19748-00

Area of Project . (Note: the Areas of Stages in a Staged Projects should be detailed separately.) Please indicate the Floor Area in square metres:

Area of new building 154 m^2

Addition to an **existing** building:
Existing area of the Building — m^2

Proposed change in Building — m^2 Total area 154 m^2

Project Information Memorandum (PIM)

Which of the following matters are involved in the project? (Tick as appropriate)

Yes	N/A	
☐	☒	Do you have a Resource Consent for Subdivision or Landuse Consent?
☐	☒	Alterations to land contours, e.g. earthworks, cut and fill faces – please provide height details etc and volumes – please provide volume amounts (m^3) etc.
☐	☒	New or altered connections to public utilities –have you attached an application form?
☒	☐	New or altered locations and/or external dimensions of buildings
☐	☒	Alterations to and/or location to any legal boundaries.
☐	☒	New or altered access for vehicles – have you attached an application form?
☐	☒	Building work over or adjacent to any road or public place.
☒	☐	Disposal of storm water and wastewater
☐	☒	Is the site contaminated? (e.g with leachate, chemical waste, asbestos etc.)
☐	☒	Is the building work sited on sloping ground, near to a bank or stream or coastal zone? Contours to be provided.
☐	☒	Building work over any existing drains or sewers, or in close proximity to wells or water mains.
☐	☒	Demolition work – has provision been made for the protection of the public? Details of hazard management plans to be provided.
☐	☒	Details of any cultural or heritage significance of site or building

Any other matters not mentioned above which are known to the applicant which should be made known to the Council or which may require authorisations from the Council (e.g. potential flooding, erosion, subsidence, slippage etc.) If in doubt, see Section 72 of Te Building Act 2004 – 'Natural Hazards'

IMPORTANT : Please note that we are unable to accept your application unless either the **YES** or **N/A** (not applicable) box is ticked.
If your application is for a <u>PIM only</u> please go to the last page to sign the Declaration. Do not forget to complete the relevant checklists for your application type.

For a <u>Building Consent Application</u> please continue to complete the form then sign the Declaration on the last page. Do not forget to complete the relevant checklists.

Building Consent (DO NOT complete this section if the application is for a PIM only)

To help with the completion of this table (continued on the following page), which is required as part of your application under the Building Act 2004, use the "DBH Guide to applying for a Building Consent" booklet. This gives guidance to the requirements under the Building Act 2004. Due to the complexity and detailed knowledge required to complete this table. **This section should ideally be completed by your architect/Designer or Builder.** However, if you wish to complete it yourself, the Council strongly recommends that you seek the assistance of a building professional.
Please circle, the clauses which are identified and considered for the project and the relevant means of compliance.

NZBC CLAUSE	MEANS OF COMPLIANCE MUST BE COMPLETED		
IMPORTANT: Refer to Guidance notes prior to completing this section			
B1 Structure	B1/AS2 NZS 4229	NZS 3604	NZS4203
B2 Durability	B2/AS1 NZS 3604	NZS 3101	NZS 3602
C1-C2-C3-C4 Fire	C1/AS1 C4/AS1	C2/AS1	C3/AS1
D1 Access routes	D1/AS1	NZS 4121	
D2 Mechanical installations for access	D2/AS1 EN115	NZS 4322	EN/81
E1 Surface water	E1/AS1	AS/NZS 3500	
E2 External Moisture	E2/AS1	SPECIFIC DESIGN	
E3 Internal Moisture	E3/AS1	COUNCIL STANDARDS	
F1 Hazardous agents on site	F1/AS1		
F2 Hazardous building materials	F2/AS1	NZS 4233	
F3 Hazardous substances	F3/AS1		
F4 Safety from falling	F4/AS1	FENCING OF SWIMMINGPOOLS ACT	
F5 Construction and demolition hazards	F5/AS1		
F6 Lighting for emergency	F6/AS1		
F7 Warning systems	F7/AS1 AS/NZS 1668	NZS 4512	NZS 4515
F8 Signs	F8/AS1		
G1 Personal hygiene	G1/AS1		

NZBC CLAUSE	MEANS OF COMPLIANCE MUST BE COMPLETED			
G2 Laundering	G2/AS1			
G3 Food prep. and prevention from contamination	G3/AS1			
G4 Ventilation	G4/AS1	AS 1668.2		
G5 Interior environment	G5/AS1	NZS 3604	NZS4203	
G6 Airborne and impact sound	G6/AS1	NZS 3101	NZS 3602	
G7 Natural light	G7/AS1	C2/AS1	C3/AS1	
G8 Artificial light	G8/AS1	NZS 6703		
G9 Electricity	G9/AS1			Energy works Certificate
G10 Piped services	G10/AS1	AS/NZS 3500.2	ASNZS 3500.5	Energy works Certificate
G11 Gas and energy source	G11/AS1			Energy works Certificate
G12 Water supplies	G12/AS1			
G13 Foul water	G13/AS1	AS/NZS 3500.2	BS5572	
G14 Industrial liquid waste	G14/AS1			
G15 Solis waste	G15/AS1			
H1 Energy efficiency	H1/AS1 NZS4214	NZS 4218	NZS 4243	Please see notes Section of Form

Waiver or Modification	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					
Alternative Solution	B1	B2	C1	C2	C3	C4	D1	D2
	E1	E2	E3	F1	F2	F3	F4	F5
	F6	F7	F8	G1	G2	G3	G4	G5
	G6	G7	G8	G9	G10	G11	G12	G13
	G14	G15	H1					

If the application contains solutions which are **DIFFERENT** from the acceptable solutions contained in the Building Code please specify the clause(s) and the alternative solution(s). These must be supported by data specific to your project and include: appraisal information; test methods and manufacturers information.

Compliance Schedule (Commercial and Industrial Buildings in the main)

Are there specified systems in the building? Yes ☐ No ☒
If **Yes**, complete the table below

The following systems apply to, will be modified by, added to or removed by, this project. (Tick the appropriate box for each). **If not applicable, leave columns blank.**

Type of System	New	Modified	Added	Removed
Cable car (w.e.f March 2008)				
Automatic systems for fire suppression				
Electromagnetic doors or Automatic doors and windows				
Automatic emergency warnings or Manual emergency warnings				
Emergency lighting systems				
Escape route pressurisation systems				
Riser mains for use by fire service				
Any automatic back-flow prevention connected to potable water supply				
Lifts, escalators travelators or other systems for moving people or goods				
Mechanical ventilation or air conditioning systems				
Building maintenance units for providing access to buildings (internal or external)				
Laboratory fume cupboards				
Audio loops or other assistive listening systems				
Smoke control systems				
Emergency power systems				
Means of escape from fire				
Safety barriers				
Means of access and facilities for Disabled Persons				
Hand-held hose reels for fire fighting				
Signs required by the building Code				

Declaration (Must be signed by the Owner or Authorised Agent as previously identified)

I have read the guidance notes and the information I have supplied with this application is true and complete to the best of my knowledge.
If the Owner is a Company, Trust or other Organisation the Title or Capacity of the authorised signatory must be given.

☒ Owner ☐ Agent

Signature	Name (Title etc if applicable) (Please print)	Date
	Johannus H. ORDING	17.4.10

KEY PERSONNEL (Attach copies of Annual Licenses)

If you know which contractors you will be using, please complete this section now. If not, you will be required to complete a similar form when you are sent your Building Consent.

BUILDER

Name : J H. ORDING Reg. N° : ..... Email hansording@xtra.co.nz

Address : 2679 State Highway 10 RD1 Mangaonui

Phone N° : 094061089 Mobile N° : 027 280 5898 Website: .....

DESIGNER

Name : Totalspan Reg. N° : ..... Email bsmith.totalspan@xtra.co.nz

Address : 311 State Highway 1 R.D 2 Kaitaia

Phone N° : 094082166 Mobile N° : 027 281 1627 Website: .....

REGISTERED DRAINLAYER

Name : ..... Reg. N° : ..... Email.....

Address : .....

Phone N° : ..... Mobile N° : ..... Website: .....

REGISTERED PLUMBER

Name : ..... Reg. N° : ..... Email.....

Address : .....

Phone N° : ..... Mobile N° : ..... Website: .....

REGISTERED ELECTRICIAN

Name : ..... Reg. N° : ..... Email.....

Address : TBA.

Phone N° : ..... Mobile N° : ..... Website: .....

REGISTERED ENGINEER

Name : ..... Reg. N° : ..... Email.....

Address : .....

Phone N° : ..... Mobile N° : ..... Website: .....

REGISTERED GAS FITTER

Name : ..... Reg. N° : ..... Email.....

Address : .....

Phone N° : ..... Mobile N° : ..... Website: .....

OTHER PROFESSIONAL

Name : ..... Reg. N° : ..... Email.....

Address : .....

Phone N° : ..... Mobile N° : ..... Website: .....

PIM AND BUILDING CONSENT APPLICATION GUIDE

IMPORTANT NOTES & INFORMATION

Please read this to successfully complete the application form. We recommend that you ask your Building Professional to complete the form for you. Under the provisions of The Building Act 2004, the Council is unable to offer technical advice on specific projects.

PROJECTS *NOT* REQUIRING BUILDING CONSENT

If you are thinking of constructing a new building, you will probably need Building and/or Resource Consent. Consent may also be required for additions, alterations or renovations to existing buildings, including garages and carports. There are, however, some exemptions which are detailed in the Council's Information & Guidance Booklet. The list is not comprehensive although it does cover exemptions which relate to most domestic projects. You should check with a Building Officer to determine whether your project qualifies as exempt. If your project is exempt from the need to obtain a Building Consent notice of the exemption must be obtained in writing and a copy placed on your property file. There is a charge for this service, which will be found in the Councils' *Fees & Charges Booklet*, available at all FNDC Service Centres or online at www.fndc.govt.nz.

Please note that even if your project is exempt from the need to obtain a PIM and Building Consent, the work must still comply with the standards of the Building Code.

COMPLETING YOUR APPLICATION FORMS AND CHECKLISTS: It is strongly recommended that you ask your Building Professional to complete your application forms and checklists to ensure that all the information relating to your project is complete and accurate. The Council regrets that, under the provisions of The Building Act 2004, its officers are unable to offer technical advice on specific projects.

CONCEPT DEVELOPMENT MEETING: If your project is particularly large, complex or unusual in scope or design and you have a reasonably clear idea of what you want to do, Council can arrange for you to attend a Concept Development Meeting at one of our Service Centres. At this meeting you, your designer/architect and a team of relevant Council officers will get together to discuss your ideas and the scope of your proposed project to ascertain its feasibility before you embark upon the application process. This is not a replacement for the PIM process, but an overview which will help you decide whether you wish to proceed to the next step. Council offers the first half hour of contact free of charge after which a fee may be charged depending upon the number of Council officers involved and the time taken..

PRE-APPLICATION VETTING MEETING: In order to ensure that applications are properly completed when they are submitted, and once you are confident that you have completed all the application forms and checklists required for your project and collected all the necessary supporting documents, you should arrange a Pre-Application Vetting Meeting. Council officers will then go through your application with you and your designer/architect to make sure that everything is in order. If there is anything incorrect or missing they will tell you and you will then be able to make corrections or provide the missing information before submitting your application, thus avoiding delays and possible extra expense later. Separate meetings may be scheduled for PIM, Building Consent and Resource Consent applications. Pre-Application Vetting Meetings are available at the Kaikohe, Kaitaia or at the John Butler Centre in Kerikeri and bookings may be made through any Service Centre or by calling 0800-920-029. You will be asked at which of the three designated Centres you would like to have your Meeting. Council offers the first half hour of contact free of charge.

Please note that this is a non-technical vetting with the emphasis only on the completeness of your application form and the supporting documents.

APPLICATIONS RECEIVED BY MAIL OR OVER THE COUNTER:

Council strongly advises you to book a Pre-Application Vetting Meeting once you are ready to submit your application. If it is impossible for you to do so, however, you should note that applications submitted over the counter or received via mail, will be vetted for compliance with section 45 of The Building Act 2004, by the Customer Services Building Support Officers. This will ideally be done within 3 working days of receipt at any of the Far North District Council's Service Centres but this will depend upon the availability of vetting staff. Council's policy is for the statutory 20-day period to start once the vetting for completeness has occurred.

Please note that receipt of an application at a Council Service centre does not indicate its acceptance into the processing system.

CONFIDENTIALITY: PIM and Building Consent applications are normally held in the public domain and are therefore available (with the exception of floor plans) for any member of the public to inspect. However if, for reasons of security, commercial sensitivity or copyright, you wish your application to be considered in confidence, please discuss this at your Concept Development and/or Pre-Application Vetting Meeting.

HOW TO CONTACT THE COUNCIL

- **Call 0800-920-029 or 09 405-2570 to be connected to any of our offices**
- **Fax 09 4051 2137**
- **Call at any of our Service Centres to speak to a Customer Service officer**
- **Visit our website at www.fndc.govt.nz**
- **By post to:**
  Far North District Council
  Private Bag 752
  Memorial Avenue
  Kaikohe 0400

SERVICE CENTRES.
YOUR LOCAL OFFICES ARE HERE TO HELP.

Kaikohe Service Centre
Memorial Avenue
KAIKOHE

Kawakawa Service Centre & Library
Gillies Street
KAWAKAWA

Development Consents
John Butler Centre
Kerikeri Road
Kerikeri

Procter Library & Service Centre
Cobham Road
KERIKERI

Kaeo Service Centre & Library
Leigh Road
KAEO

Kaitaia Service Centre
Redan Road
KAITAIA

Rawene Service Centre
Parnell Street
RAWENE

SOURCES OF INFORMATION

In addition to the help that Council officers are able to offer, there are numerous other sources of information which you might find useful when planning your project and completing your application forms. Most of these are available from FNDC Service Centres or via the website at www.fndc.govt.nz or the websites of the organisations concerned, which are included in the list below:

FNDC Information & Guidance on Building, Planning & Development
FNDC Fees & Charges Booklet
FNDC Pamphlets (available at Service Centres and the FNDC website, www.fndc.govt.nz)
Guidance Notes at the back of every Checklist

NZ Home Owners Builders Guide
DBH, Guide to applying for a Building Consent (simple residential buildings)
(Also see the DBH website,www.dbh.govt.nz, and the Consumer Build website www.consumerbuild.org.nz)

Council use only

PIM Number _____ Date Application Received _____

Receipt number _____ Date PIM Issued _____

Building Consent Number _____ _____

Date Application Rec'd _____ Receipt number _____ Date BC Issued _____

NOTES:

TOTALSPAN®

STEEL SHEDS & BUILDINGS

Engineered By:

F R Smith Consultant

consulting engineer, civil - structural

Steel Framed Enclosed Buildings - Heritage Barn
Producer Statement
Structural Details

Client:

Mr. Hans Ording
2679 State Highway 10
Lot 1 DP 77059
RD1 Mangonui

Building:

Length:	10249mm
Width:	10754mm
Stud Height:	2400mm
Bay Number:	3
Bay Size:	3395mm
Wind Zone:	Very High (W)
Floor Type:	Concrete Slab
Floor Area:	110.22 m2

NOTES

Copyright: These drawings must not be reproduced without express permission from Fred R. Smith Consultants and Spanbild New Zealand Ltd.

INDEX

1 - Cover Page (this page)
2 - Producer Statement: F.R.Smith Consultants
3 - Manufacturers Statement: Totalspan Buildings
4 - Specification
5 - Wall Sections
6 - Wall Bracing
7 - Roof Sections & Bracing
8 - Connection Details
9 - Connection Details
10 - Floor Connection Details
11 - Flashing Details
12 - Flashing Details
13 - Flashing Details
14 - Flashing Details
15 - Foundations

Far North District
Council
Received

I certify that buildings erected in accordance with these drawings will conform to the requirements of the New Zealand and Australian Building Codes.

F R Smith BE (civil) MIPENZ, MACENZ, MEIAust, no. 2410880, Cp.Eng. RPEQ (6225)

IPENZ ENGINEERS NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ

Building Code Clause(s) B1

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side)*

ISSUED BY: Frederick R Smith Consulting
(Design Firm)

TO: Mr. Hans Ording / Totalspan Buildings.
(Owner/Developer)

TO BE SUPPLIED TO: FNDC
(Building Consent Authority)

IN RESPECT OF: Heritage Barn
(Description of Building Work)

AT: 2679 State Highway 10, Lot 1 DP 77059, RD1 Mangonui / Very High (W) - T.C.2 Rural
(Address)

LOT **DP** **SO**

We have been engaged by the owner/developer referred to above to provide structural design services in respect of the requirements of
(Extent of Engagement)

Clause(s) B1 and B2 of the Building Code for

(•) All or ( ) Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

[✓] Compliance Documents issued by Department of Building & Housing B1/VM1, B1/VM4, AS/NZS 1170:2002
(verification method / acceptable solution)
NZS 3101, AS/NZS 4600 or

[ ] Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled Heritage Barn and numbered 1-15;

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions Soil bearing strength to be not less than 75 kPa (Ultimate capacity of 225 kPa to NZS 3604:1999)

(ii) All proprietary products meeting their performance specification requirements;

I **believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, Frederick R Smith am: [✓] CPEng 34469 #
(Name of Design Professional)

[ ] Reg Arch #

I am a Member of : [✓] IPENZ [ ] NZIA and hold the following qualifications: BE (Civil)

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.
The Design Firm is a member of ACENZ (•) **YES** ( ) **NO**

SIGNED BY Frederick Roland Smith ON BEHALF OF Frederick Smith Consulting Engineers
(Design Firm)

Date 7-10-2009 (*signature*)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

Far North District
Council
Received

FREDERICK R SMITH

Consulting Structural and Civil Engineer

363 Wairakei Road Christchurch,8053
Telephone 64 3 348 1521
Facsimile 64 3 348 1571

PRODUCER STATEMENT - DESIGN

Issued by:	**Frederick Roland Smith**
to:	**Ording**
for the:	**Far North District Council**
in respect of a:	**10.7 x 2.4m Totalspan Heritage Barn 10.2m long with a 4m wide awning along one side**
at:	**2679 STHWY 10**

F R Smith Consulting Engineer has been engaged to provide **design services** in respect of the requirements of **Clause B1 and B2** of the Building Regulations 1992 for all of the work as specified of the building work.

The design has been checked in accordance with **B1/VM1, B2/VM1, NZS/AS 4600 and AS/NZS 1170** of the approved documents issued by the Department of Building and Housing and the work is described on the enclosed **Frederick R Smith Consulting Engineer drawing dated April 2010, reference 2220/1** and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum of $200,000 **I BELIEVE ON REASONABLE GROUNDS that the subsoils will support the building, and the building will resist the wind loading expected in the area and provided all proprietary products meet the performance specifications and the building is regularly maintained and any corrosion is repaired then the drawings and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.**

Signed..... BE(civil), MIPENZ, MACENZ, CPEng, MIEAust

Date: **29 April 2010**
Address: **363 Wairakei Road**
Christchurch

Far North District Council Received

MANUFACTURERS STATEMENT - DURABILTY

Cladding

To satisfy the requirements of Clause B2:"Durability" of the NZBC and to ensure the cladding material meets a **15-year durability** life the following provisions must apply:

Cladding Range of Product and Use

- Coating Type: Zinc/Aluminium & Painted (Coloured Steel).
- Steel thickness range: 0.35mm - 0.55mm BMT
- Steel grade range: G300 - G550
- Application: Standard Totalspan Roof and Wall Cladding
- Profile: Totalspan 7 Rib, Totalspan 6 Rib

Requirements, Limitations and Exclusions

- Fixing and installation of the cladding must be done exactly in accordance with Totalspan Buildings instructions and specifications.
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance

- **Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3**
- **Corrosion Zones 1, 2, 3, 4. (*Reference NZS 3604:1999 Corrosion Zone Figure 4.1)**

  Rain-washing only required on ***exposed*** *(open to airborne salts and rain wetting)* material. ***Sheltered*** *(open to airborne salts, but not rain washed)* or protected areas such as under spouting, top-cladding sheets and tops of doors require washing every 3 months.

- **Sea Spray Zones (Within 500m from the sea or 100m from sheltered harbours or inlets – *Reference NZS 3604:1999 4.2.3) and areas of Geothermal Activity (*Reference NZS 3604:1999 4.2.4).**

  Rain-washing only required on ***exposed*** *(open to airborne salts and rain wetting)* areas. ***Sheltered*** *(open to airborne salts, but not rain washed)* and protected areas such as under spouting, top cladding and tops of doors require washing down every month and whenever corrosive salts are present.

Extended Maintenance, Painting or Repainting

Extended Durability

Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufacturers recommendations are to be followed for surface preparation and paint type to be used.

Evident Corrosion

- Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required.
- Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.

If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

Steel Framing

To satisfy the requirements of Clause B2:"Durability" of the NZBC and to ensure the structural framing material meets a 50-year durability life the following provisions must apply:

Far North District Council Received

Steel Framing Range of Product and Use

- Coating Type: Galvanised
- Steel thickness range: 0.75mm – 2.4mm BMT
- Steel grade range: G450 – G550
- Application: Standard Totalspan Purlins, Girts, Portal Frames, Door Jambs, Wall Uprights, Bridging
- Profile: C Sections – 80x40, 150x64, 220x64, 250x85
  Z Sections – 100x53, 150x65
  Tophat Sections – 100x163, 120x170, 150x183

Regular Maintenance

- **Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3**
- **Corrosion Zones 1, 2, 3, 4. (*Reference NZS 3604:1999 Corrosion Zone Figure 4.1)**

  Rain-washing only required on ***exposed*** *(open to airborne salts and rain wetting)* material. ***Sheltered*** *(open to airborne salts, but not rain washed)* or protected areas such as under spouting, top-cladding sheets and tops of doors require washing every 3 months.

- **Sea Spray Zones (Within 500m from the sea or 100m from sheltered harbours or inlets – *Reference NZS 3604:1999 4.2.3) and areas of Geothermal Activity (*Reference NZS 3604:1999 4.2.4).**

  Rain-washing only required on ***exposed*** *(open to airborne salts and rain wetting)* areas. ***Sheltered*** *(open to airborne salts, but not rain washed)* and protected areas such as under spouting, top cladding and tops of doors require washing down every month and whenever corrosive salts are present.

References

1. NZBC – Compliance Document – Clause B2 - Durability
2. NZS 3604, Clause 4, Durability*

* - Totalspan Buildings acknowledges and understands that NZS 3604 is a Timber Framed Building standard. Totalspan Buildings has used NZS 3604 as a reference only to identify Corrosion Zones, Sea Spray Zones and areas of Geothermal activity.

HERITAGE BARN SPECIFICATIONS

Far North District Council Received

GENERAL
1 - All work shall conform to the New Zealand Building Code.
2 - Check diagonals to ensure building is square.

LOADINGS
1 - Buildings are designed to AS/NZS 1170 for NZS 3604 HIGH and VERY HIGH. Design Wind Speeds to limit state levels of 45 and 50m/s, T.C.2 roof live load of 0.25kPa, and basic Roof Snow loads of 0.86kPa.
2 - The roofing is not designed for point loads of 1 Kn.
3 - Dwelling buildings must conform to the habitable building requirements NZS 3604.

FOUNDATIONS
1 - Support ground to have a safe bearing capacity of at least 75 kPa. In weaker ground building loads to be taken to subsoil which has a bearing capacity of at least 75 kPa.

CONCRETE
1 - Remove vegetation, 60mm of top soil and loose material from the site of the building, backfill with compacted hardfill, if required, and lay a blinding of sand to the underside of the concrete slab. Ensure the surface of the slab will be at least 100mm above the highest level of cleared ground around the slab.
2 - Concrete shall have a maximum aggregate size of 20mm, slump of 80mm maximum and a 20 MPa compression strength at 28 days.
3 - The concrete floor slab shall be 100mm thick with a 200 x 200 mm edge thickening and a D16 rod continuous around the perimeter of the slab with 600 laps and 75 bottom cover.
4 - Concrete slab to be reinforced with 668 mesh placed 30mm maximum below the slab surface with 225mm laps.
5 - Provide a 0.25mm black polythene dampproof and slip layer under the slab taped with 100mm laps (optional but recommended).
6 - Fix roof frames to concrete with M10 zinc screwbolts screwed into holes drilled in the slab.

STEELWORK
1 - All structural framing members shall be G550-1.0mm BMT, G500-1.2mm BMT, G450-1.5mm, 1.9mm BMT grade steel galvanised to Z200 (G550 for 80 x 40 boxed and single channels). Cleats to be G450, Z200.
2 - Purlins and girts shall be 80 x 40 x 0.75 B.M.T. lipped, crimped channel located at centres shown on the drawings.
3 - Boxed members to be flange fixed with #10 Tek screws at 600 centres.
4 - Screws to be #10 x 16 Tek screws Class 3 zinc plated, fixed at a minimum edge distance of 6mm and to a12mm minimum pitch.
5 - Girts to be connected with 2 #10 Tek screws each side of girt.
6 - Steelwork shall conform to:
NZ/AS 4600 Cold Formed Steel Structures Code
NZ/AS 1397:1993
AS 1562:1962 Design and Installation of Metal Roofing
AS 1111/1112 Hex Commercial Bolts and Screws

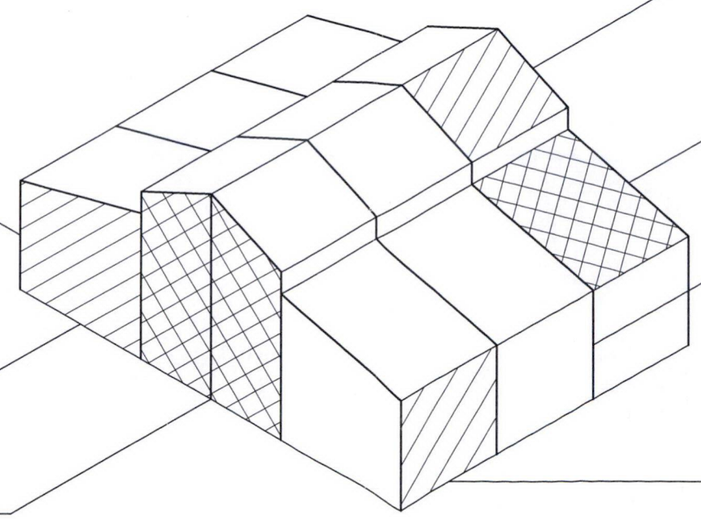
CLADDING
1 - AS 3566 Self Drilling Screws for Building Wall sheeting shall be 0.35 B.M.T., G550 grade steel zincalumed to AZ150 and rolled to profile as detailed. Roof Sheeting shall be 0.40 B.M.T 6 rib for commercial and habitable buildings and 0.35 B.M.T 7 rib for other buildings.
2 - Roof sheets shall be fixed to ridge and eaves purlins with a Tek screw at every rib, as shown, tekscrew to alternative ribs at intermediate fixings, all complete with neoprene washers tigtened firmly but not to form depressions in the roof cladding. Ensure all roof fixings are waterproof.
3 - Wall sheeting shall be fixed to the eave purlins and to the rafters of the end wall frames with a Tek screw at third points of each pan and to third points of alternate pans at other girts and fixings.
4 - Ridges, gables and all penetrations to be flashed with similar sheet steel.
5 - Guttering to be fixed with Tek screws and joint sealed with silicone. Fit downpipes to guttering to discharge to an approved stormwater drainage system, provided by the Owner.
6 - Frame for personnel door and windows with 80 x 40 x 0.75 unlipped channels. Flange connect members with 2 screws to each flange Fix jambs to floor with 40x40x1.2 angle cleat having 1/M10 screwbolt to concrete and 2 Tek screws to jamb.

Building Tables	
Zoned	T.C.2 Rural
Wind Zone	Very High
Wind Region	Region W (S50)
Bay Size	3395mm
Live Roof Load	0.25 kPa
Roof Snow Load	0.86 kPa

End Portal Frames	
C15010	Main Leg Main Rafter Skillion Leg Skillion Rafter
B15010	Centre Upright, Floor to Apex
B15010	Maindoor Jamb
C15010	Maindoor Head Beam Centre Upright, Over Maindoor

End Wall Skillion Girts	
3	Girt Rows
C80x40	Girt Section, Outer Rows
B80x40	Girt Section, Inner Row

End Wall Main Girts	
4	Girt Rows
C80x40	Girt Section



Main Roof Purlins	
3	Purlin Rows
C80x40	Purlin Section
Yes	2 Rows of C80x40 Bridging

Skillion Roof Purlins	
4	Purlin Rows
C80x40	Purlin Section, Outer Rows
B80x40	Purlin Section, Inner Rows

Inner Portal Frames	
B15010	Main Leg Main Rafter Skillion Leg Skillion Rafter

Side Wall Main Girts	
3	Girt Rows
C80x40	Girt Section, Outer Rows
B80x40	Girt Section, Inner Row

DESIGN: F R Smith

ENGINEER'S SIGNATURE:

Far North District Council

FACSIMILE

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Company:

Attention: Brian Smith

Fax Number: 09 408 2167

From: Shivon Gadsby

Department: **ENVIRONMENTAL MANAGEMENT**

Direct Fax Number: **09 407 0419 (Building Dept.)**

Date: 17-May-2010

Page(s) including cover page: **2**

Subject: **Re: BC-2010-1297/0, Johannus Henricus Ording**

Please find attached for your information a copy of a letter forwarded to you by post today.

Yours sincerely,

Customer Service Officer - Building

NOTE: If this fax, and its attachments, are illegible or you do not receive the same number of pages as stated above, please telephone the writer immediately on 0800 920 029

Far North District Council

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

ABA: BC-2010-1297/0

17 May 2010

Johannus Henricus Ording
C/- Totalspan
311 State Highway 1
RD 1
Kaitaia 0481

Att: Brian Smith

Dear Sir / Madam

RE: Erect Garage/Workshop with Awning, 2679B State Highway 10, Mangonui 0494

Thank you for lodging your building application with the Far North District Council.

Initial vetting of your application has highlighted the need for further information to be provided to enable the process of issuing your consent to continue. The time period for processing your application has been suspended under Section 48 (2) of The Building Act 2004, however this will be resumed as soon as the necessary information as listed below is received.

Building Aspect

1. Provide correct address details and lot / DP numbers on engineers design producer statement.
2. Provide flashing detail where awning roof attaches to barn.
3. Provide bracing details / calculations for proposed building.
4. Provide details of awning post connection to footings and bracing in roof area.
5. PIM site inspection assessed proposed building site as very high, confirm building wind zoning design.

It would assist considerably if you would include your consent number BC-2010-1297/0 when responding. Please provide 2 copies of your information, (3 copies if Commercial). If submitting plans, one copy at normal scale size (2 if Commercial) and one copy must be A3 size. This will ensure the information provided is included with your application and that processing continues with the minimum of delay.

Note: If Engineer certified plans are required, please ensure any changes / variations / modifications are endorsed.

Signed on behalf of Far North District Council by
Fred Higgison
BUILDING OFFICER
Fax No. 09 407 0419

FAR NORTH DISTRICT COUNCIL – BUILDING CONSENT AUTHORITY TECHNICAL MANUAL

RESPONSIBILITY: Quality Manager DATE : 27/07/2007

REQUEST FOR INFORMATION

Latest Update –11th February 2010
Version No. 10

APPLICANT NAME:	Johannus Ording
CONSENT N°:	BC-2010-1297/0 DATE: 22-Apr-2010
LEGAL DESCRIPTION:	LOT 1 DP 77059 BLK VI MANGONUI SD SEC 1 SO 410316, 3308757
PROJECT LOCATION:	, 2679 State Highway 10, Mangonui 0494
PROJECT DESCRIPTION:	Erect Garage/Workshop with Awning

1. Please provide correct address details and Lot/DP numbers on engineers design producer statement.

2. Provide flashing detail where awning roof attaches to barn.

3. Provide bracing details/calc's for proposed building.

4. Provide details of awning post connections to footings. and bracing in roof area.

5. PIM site inspection assessed proposed building site as very high, please confirm building wind zoning design.

Building Officer to complete

Signed: Fred Higgison Date: 17.5.10

Print name: F Higgs

Far North District Council

FACSIMILE

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Company:

Attention: Brian Smith

Fax Number: 09 408 2167

From: Shivon Gadsby

Department: **ENVIRONMENTAL MANAGEMENT**

Direct Fax Number: **09 407 0419 (Building Dept.)**

Date: 17-May-2010

Page(s) including cover page: **2**

Subject: **Re: BC-2010-1297/0, Johannus Henricus Ording**

Please find attached for your information a copy of a letter forwarded to you by post today.

Yours sincerely,

Customer Service Officer - Building

NOTE: If this fax, and its attachments, are illegible or you do not receive the same number of pages as stated above, please telephone the writer immediately on 0800 920 029

ABA CHECKLIST DETAILS

ABA NO: _____

Please check Items 5 & 17 of the application form and write in application type, e.g.:

ABA**COM**, ABA**BC**, ABA**BCF**, ABA**COA**, ABA**PIM**, ABA**SAS** etc.

Type Of Application: ABA COM

Name Of Applicant: JH Ording

Received by: Cheryl Henry

Date Received: 21.4.10

CLO CHECKLIST REQUIREMENTS		YES
1	Payment (Check if this is for a "Building Consent" or "Certificate of Acceptance")	✓
2	Certificate Of Title (and / or Maori occupation order (with stamped site plan from Maori Land Courts), Sale & Purchase agreement, etc.) 1. Current Certificate of Title, no more than 6 months old (check date at bottom right of CT) 2. Certificate of Title to include page 2 showing the site plan 3. Copy of any Consent Notice Sec 221schedules listed on CT 4. Copy of any Building Line Restriction schedule listed on CT	✓
3	Signature (of both Owner and Agent)	✓
4	Site Plan Of Proposed Project (showing distances to boundaries and to all other existing buildings)	✓
5	2 ~~3~~ sets of plans (other than commercial) 4 sets if commercial NB: 1 set of plans must be no larger than A3 size	✓
6	TP58 or Connection form Fees required for Connection Form	—
7	Customer's checklist Completed dated and signed	—
8	Disclaimer form Completed dated and signed	✓

NOTES:

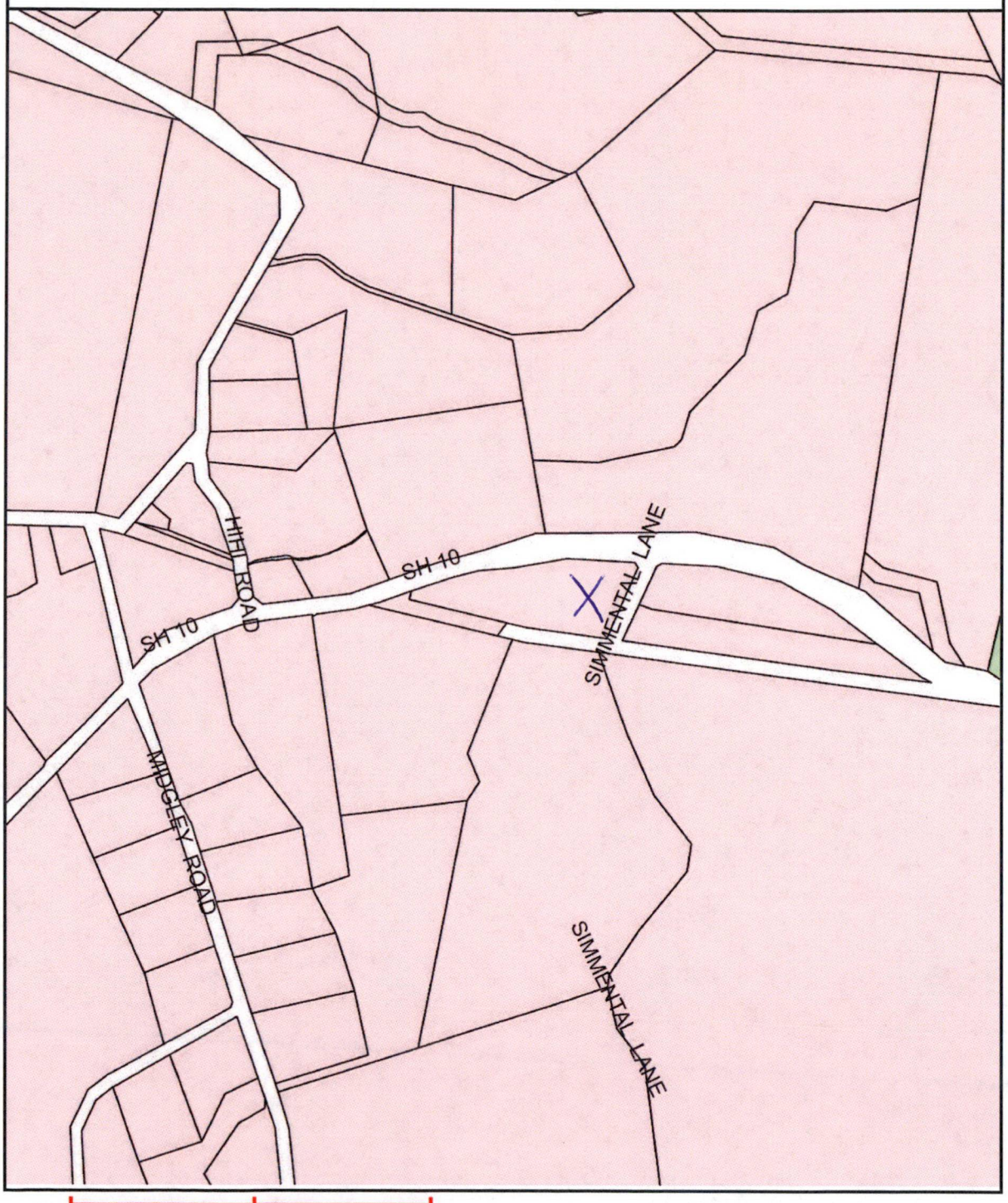
_____

_____

_____

Far North District Council

Land etc



500 m 1 : 8500

This map has been provided in good faith and for information purposes only. The Far North District Council is not liable for any errors or omissions. Any persons considering purchasing property are advised to have all boundaries confirmed by a licensed Cadastral Surveyor.

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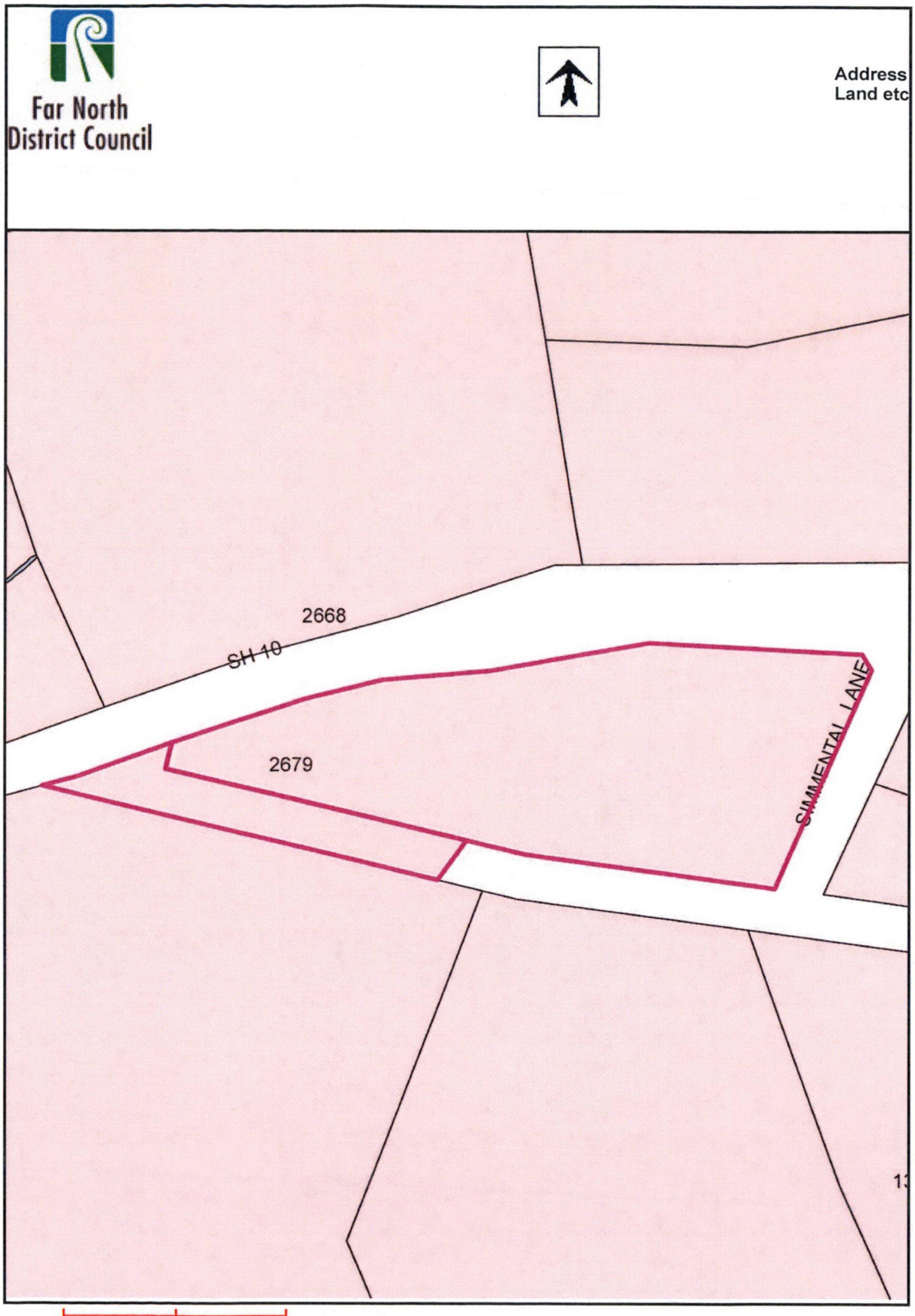
Address
Land etc



100 m 1 : 2516

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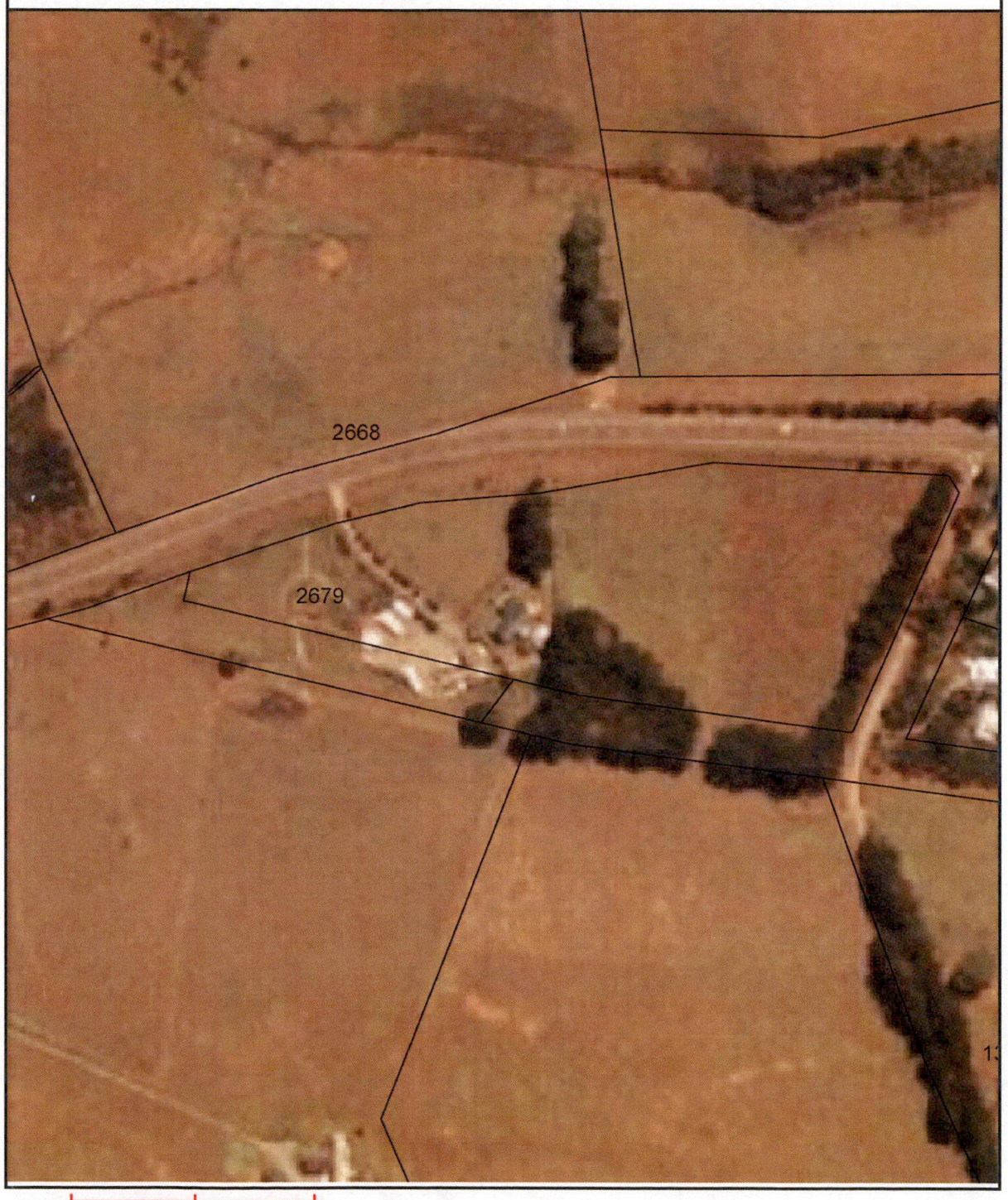
Address Aerial



100 m 1 : 2516

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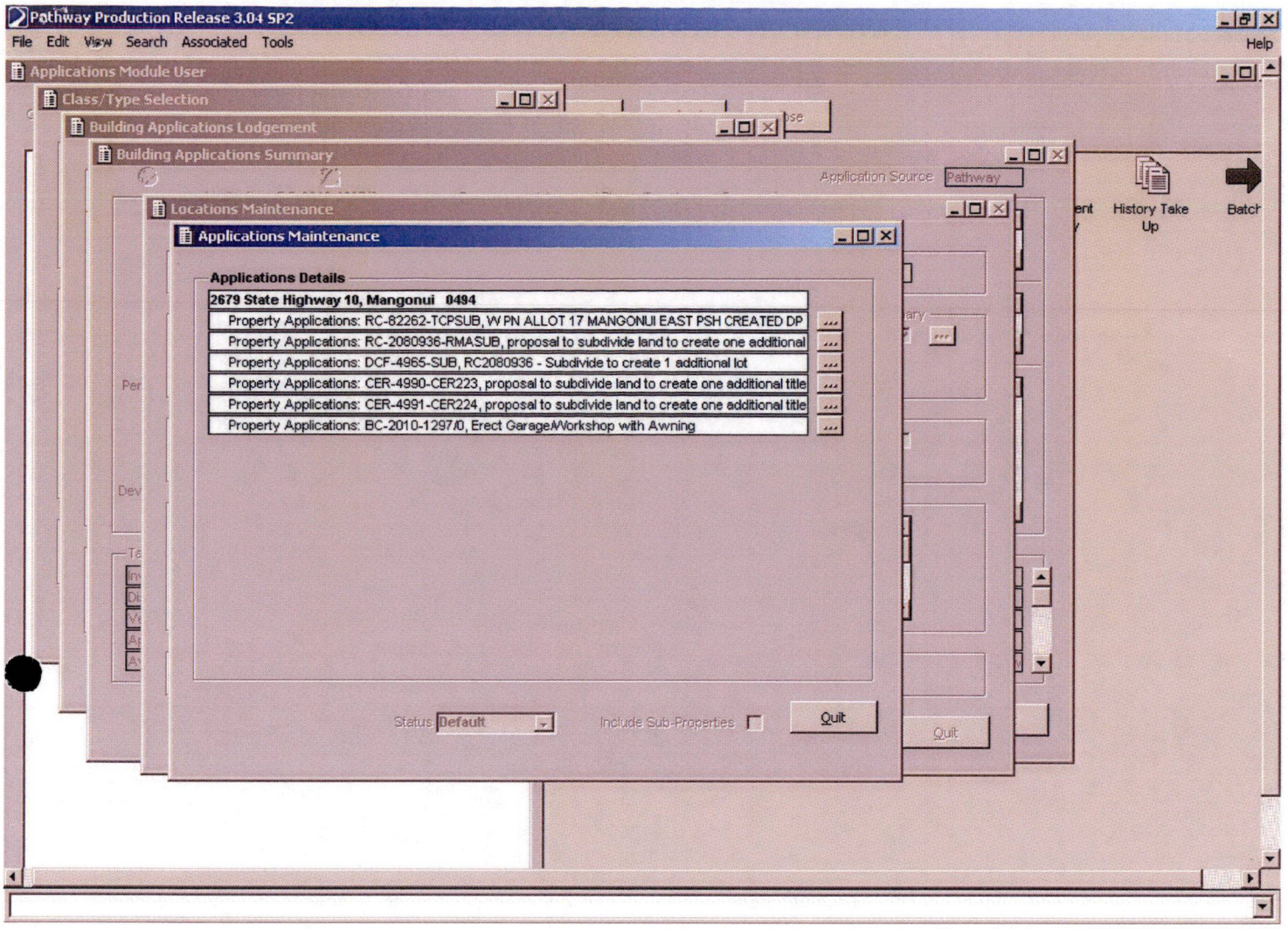

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Stage: Prod
[redacted]tform: WN1