



BUILDING CONSENT APPLICATION

BC 011130

Private Bag 1, Leeston | Telephone (03) 324 5839 | Fax (03) 324 3531 | Email: admin@sdc.govt.nz

THIS IS NOT A RESOURCE CONSENT APPLICATION

APPLICANT

Owners Name: NORDSTROM
Kenneth John

Applicant Name: K.J. NORDSTROM
(agent/contact)

Mailing address: 19 Taumutu Rd
Southbridge

Phone:(daytime) 3242642 Fax: —

Mobile number: —

Email: —

* Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or leasehold estate or interest in the land, or to take a lease in the land, while the agreement remains in force.

SITE LOCATION DETAILS

(refer to your Rates Demand for details)

Street /Road Taumutu Rd
Southbridge

Rapid Number —

Valuation Roll Number 2417003206

Legal description Lot 6 DP 53262

This could include all or any of the following:- Lot, DP, Section, Block, or Township, etc.

This application is for:

- ☒ Building consent (including Project Information Memorandum)
☐ Project Information Memorandum only (PIM)
☐ Building consent for PIM N°: —

TYPE OF BUILDING

Type of building work: (eg dwelling, commercial, farm shed, change of use)

DWELLING ALTERATION

Intended use: (eg domestic use, shop, implement shed, garage to bedroom)

CHANGE OF USE GGE TO Bedroom
Store

Life expectancy of building:

Indefinite but not less than 50 years ☐

Or Specified as — years ☐

Is this project being staged? Yes ☐ No ☐

If yes please give us details on the second page of this application in the "notes by applicant" section.

Estimated Value (incl. GST) \$ 1500-00

FLOOR AREAS

Floor areas are for new work only:-

Ground floor: 0

First floor: —

Site coverage will be assessed by planning staff.

office use only

CONFIDENTIALITY & SIGNED BY

We require our plans and/or specifications to remain confidential to protect copyright ☐

Note: if acting "for and on behalf", please read the following declaration before signing:-
"I hereby declare that I am authorised to act as Agent of the Applicant".

Signed by or for and on behalf of the Applicant K.J. Nordstrom

Owner ☐ or Agent ☐ Date: 03-09-01

KEY PERSONNEL

Designer:

Phone:

Address:

Fax:

Building Certifier:

Phone:

Address:

Fax:

Builder:

Neville Carter

Phone:

Address:

Broad St. Southbridge

Fax:

Registered Drainlayer:

Phone:

Address:

Fax:

Craftsman Plumber:

Phone:

Address:

Fax:

NOTES BY APPLICANT

Other notes or comments which you as the applicant may wish to add

*** RECEIPT *** GST #: 53-113-451
Received with thanks by 1/01
SELWYN DISTRICT COUNCIL

3-09-01 14:43 Receipt no. 310872

DR BCO11130
BUILDING CONSENT 100.00-
KENNETH NORDSTROM: : : : :
CR MSP LINCOLN
K J NORDSTROM 100.00

CHECKLIST

Have you enclosed with your application:-

- ☐ A current copy of your Certificate of Title showing your name. If this is not available, a copy of your sale and purchase agreement
- ☐ Two copies of all the information you are supplying.
- ☐ A deposit of \$100.00.
- ☐ Your builders name, and contact details.
- ☐ Your plumber and drainlayers name, and contact details. (if required)
- ☐ Any cultural heritage significance of the building.
- ☐ Specific arrangements for multiple or unusual inspections

Refer to individual check lists for the specific information required for the type of project your are applying for.

Code Compliance Certificate
011130
Section 43(3), Building Act 1991
APPLICANT

 K J NORDSTROM
 19 TAUMUTU ROAD
 SOUTHBRIDGE

Issue date 2/10/01

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stage CHANGE OF USE GARAGE TO BEDROOM/STORE
Intended Life	Indefinite, but not less than 50 years
Intended Use	CHANGE OF USE GARAGE TO BEDROOM/STORE
Estimated Value	\$1,500
Location	19 TAUMUTU ROAD, SOUTHBRIDGE
Legal Description	LOT 6 DP 53262 BLK I SOUTHBRIDGE SD
Valuation No.	2417003206

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:
Name:

October 2, 2001

INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: Nordstrom Consent No: 011130

Site Address/Rapid No: 19 Laurinda Road Officer: [Signature]

Name: Derek Collins

Type of building work: Shed Alteration

On 21 / 9 / 2001 at am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a	Siting	h	Bond Beam	o	Other
b	Foundation	i	Blockfill	p	Resource Consent
c	Slab	j	Heating unit	q	Complaint/investigation
d	Preline/Bracing	k	Sanitary drainage	r	Compliance Schedule
e	Plumbing	l	Stormwater drainage	s	WOF/ c/s audit
f	Post line bracing	m	Pile/pole holes	t	☒ CCC full ☒ Yes
g	Half height veneer	n	Swimming pool/fencing	u	CCC partial ☐ No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☒

INSPECTION NOTES:

All work okay

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☒

Satisfactory: Work may proceed when minor items above have been attended to ☐

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☐ Owner ☒ Agent ☐ Occupier ☐ Signed: [Signature]

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐

CONDITIONS

C01, C08-C09, C37 C39.

NO OF INSPECTIONS ALLOWED

2.

EARTHQ:

C

SNOW:

.38

WIND:

M

ALT:

30

CORROS:

1.

FILE NOTES

Work mainly complete. when I rang to confirm bracing requirements. Minor works only. 5/9/01. /u B

AMENDMENTS

DATE:

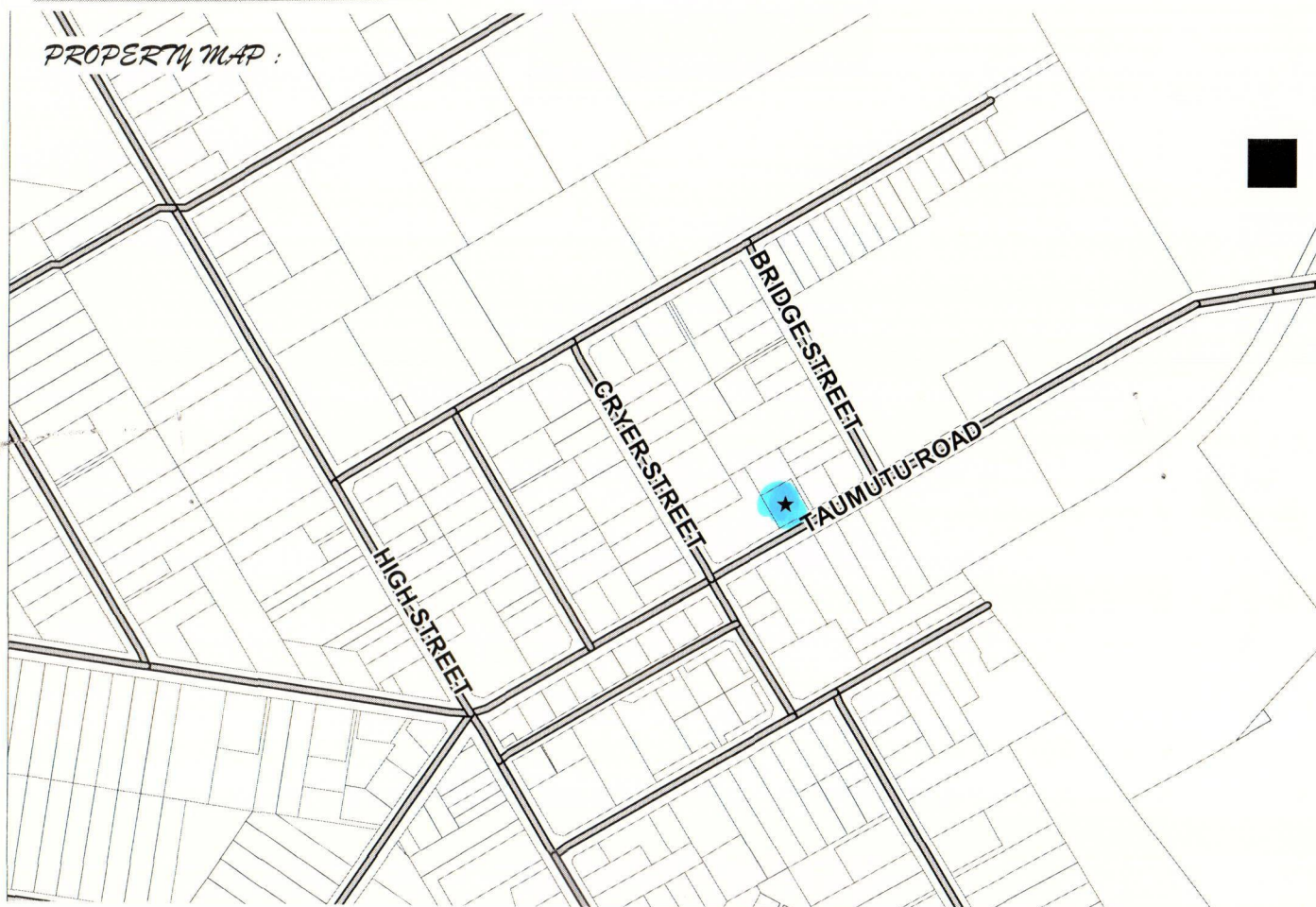
DESCRIPTION:

SIGN OFF BUILDING CONSENT:

BUILDING:	_____	Date	_____
HEALTH:	_____	Date	_____

Debtor No BC011130
Appl Name K J NORDSTROM
Address 19 TAUMUTU ROAD : SOUTHBRIDGE
Phone 3242642
Balance \$ 100.00- T/Cost \$
Proposal CHANGE OF USE GARGAGE TO BEDROOM/STORE
Proposed Use CHANGE OF USE GARAGE TO BEDROOM/STORE
Intended Life INDEFINITE Being stage of
Stats code Other outbuildings eg shed, workshop, sleepout
Est value \$ 1,500
Floor (m2) Units Storeys Pans
Builder Name NEVILLE CARTER Phone
Builder Addr BROAD STREET, SOUTHBRIDGE
Valuation No 2417003206 1-link
Owner NORDSTROM KENNETH JOHN
Location ** 19 TAUMUTU ROAD, SOUTHBRIDGE
Legal ** LOT 6 DP 53262 BLK I SOUTHBRIDGE SD
Zone
Overseer
Status FORMALLY RECEIVED 3/09/01 Certifier? N
Note FOR PIM/BC CIRC Deadline 17/09/01
R/Consent? C/Schedule? Confidential?

PROPERTY MAP:



SIGN OFF BUILDING CONSENT:

BUILDING:

Date

11/9/01

HEALTH:

Date

B/c 011130

[illegible]

EARTHQ:	SNOW:	WIND:	ALT:	CORROS:
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[illegible]

AMENDMENTS

DATE:	DESCRIPTION:

FILE COPY

Building Consent
011130
Section 35, Building Act 1991
Application

 K J NORDSTROM
 19 TAUMUTU ROAD
 SOUTHBRIDGE

 Issue date 11/09/01
 Application date 3/09/01

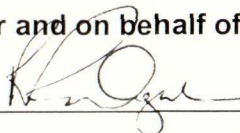
Project

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Intended Use	CHANGE OF USE GARAGE TO BEDROOM/STORE
Estimated Value	\$1,500
Location	19 TAUMUTU ROAD, SOUTHBRIDGE
Legal Description	LOT 6 DP 53262 BLK I SOUTHBRIDGE SD
Valuation No.	2417003206

COUNCIL CHARGES

This consent will be issued when the quoted costs are paid in full. The quote was sent to you earlier with the Project Information Memorandum Document. Where any work fails to meet required standards a re-inspection of that work may be required. Costs associated with that re-inspection will be invoiced separately as identified in the quote. These inspections are extra charges over and above the quoted costs.

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Council:
Name:

Date: 11-9-01

INFORMATION TO APPLICANT/OWNER

1. PLEASE NOTE: In terms of the Building Act you MUST BY LAW give:
 - (a) At least 2 working days notice of the intended commencement of construction.
 - (b) Advise that an inspection is required at least one working day (24 hours) before the inspection is to be carried out and prior to 4.00pm that day.
2. ALL inspections are to be booked through the Leeston Service Centre of Selwyn District Council. Ph. 324 8080 Extn. 848 (Christchurch calling area) or 318 8338 Extn. 848 (Darfield calling area).
3. The complete set of Building plans and specifications as approved for the issue of this consent (stamped) **MUST** be on site at ALL times when inspections are being carried out.
4. This Building Consent is issued subject to any condition or requirement set out in the associated Project Information Memorandum.
5. This Building Consent shall lapse and be of no effect if the building work concerned has not been commenced within six calendar months after the date of issue of the consent.
6. Builders and applicants for building consents are advised that it is necessary to provide construction workers on site with readily accessible toilet facilities. Failure to meet this request will result in Council taking action under the Health Act against any person identified as responsible for creating insanitary conditions.
7. NOTE: These should not necessarily be taken as individual inspections and may be requested in any combination as they are made ready.

This building consent is issued subject to the conditions specified below.

Selwyn District Council Officers will carry out the following inspections:

- C8 Preline moisture test and structural framing check.
- C9 Closing in of any bracing elements required for compliance with NZBC Clause B1.
- C10 Covering up of any insulation.
- C37 Reinspection to confirm remediation of non-complying work as considered necessary by the Building Inspector.
- C39 Final inspection for issue of the Code Compliance Certificate.

NOTE

1. THE ISSUE OF THIS BUILDING CONSENT DOES NOT:
 - (A) RELIEVE THE OWNER OF THE BUILDING, OR PROPOSED BUILDING, TO WHICH THE BUILDING CONSENT RELATES OF ANY DUTY OR RESPONSIBILITY UNDER ANY OTHER ACT RELATING TO OR AFFECTING THE BUILDING OR PROPOSED BUILDING; OR
 - (B) PERMIT THE CONSTRUCTION, ALTERATION, DEMOLITION OR REMOVAL OF THE BUILDING IF THAT CONSTRUCTION, ALTERATION, DEMOLITION OR REMOVAL WOULD BE IN BREACH OF ANY OTHER ACT.
2. INCLUDED WITH YOUR BUILDING CONSENT YOU WILL FIND A FORM HEADED "ADVICE OF COMPLETION OF BUILDING WORK". IT IS IMPORTANT THAT ON COMPLETION OF ALL WORK, THIS IS COMPLETED AND RETURNED.

FILE COPY

Project Information Memorandum
011130
Section 31, Building Act 1991
Application

 K J NORDSTROM
 19 TAUMUTU ROAD
 SOUTHBRIDGE

 Issue date 10/09/01
 Application date 3/09/01

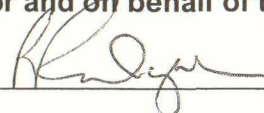
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Location	19 TAUMUTU ROAD, SOUTHBRIDGE
Legal Description	LOT 6 DP 53262 BLK I SOUTHBRIDGE SD
Valuation No.	2417003206

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

___ Information identifying relevant special features of the land concerned.

Signed for and on behalf of the Council:
Name:

Date: 10-9-01

BUILDING INFORMATION

For buildings designed in accordance with NZS 3604:1999 the following design loadings criteria are indicated as being acceptable on and around the proposed construction site.

Snow Load [Sg] :0.38 kPa
Earthquake Zone :C
Altitude :30m
Corrosion Zone :1
Site Wind Speed :37m/sec Medium

1]

This building project is sited within Corrosion Zone One, exposed structural timber fixings are required to be stainless steel or galvanised with extra protection as a means of complying with NZS 3604:1999.

2]

Thermal insulation complying with the NZ Building Code E.3. and H1 will be required for this project. The requirements for a dwelling means the minimum insulation requirements are:-

- a) Roof: R2.5
- b) Walls R1.9
- c) Floor R1.3

Insulation foil no longer achieves the required insulation rating for sub floor areas.

3]

All building work shall comply with the NZ Building Code notwithstanding any inconsistencies that may occur in the drawings and specifications.



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

10 September 2001

K J NORDSTROM
19 TAUMUTU ROAD
SOUTHBRIDGE

Dear Sir/ Madam

REINSPECTION IF REQUIRED FOR BUILDING CONSENT 011130

When you lodged your application for a Project Information Memorandum (PIM) and Building Consent, a deposit fee towards the cost of the consent was paid to Council, which was GST inclusive.

Your application is now being processed and once compliance with the Building Code has been confirmed your consent will be issued.

The quote given on the next page is for the work involved with the application including processing, inspections, travel, consultants' fees such as engineering, fire service, planning etc. (as required) and the issue of the Code Compliance Certificate (CCC) for finishing of the project. It is based on all information being made available with the application to allow processing and issue of the consent and the stated number of inspections for the work.

If all the necessary information is not provided, changes are made to the project, or the work fails to meet the required standard on site, and a reinspection is deemed necessary, extra cost will be incurred. These will be invoiced separately.

Reinspection work will be charged at \$69.00 per inspection (GST inclusive).

Total costs for this Building Consent are as per the attached invoice.

Your consent will be issued if all information and compliance with the Building Act and associated Regulations have been achieved and upon receipt of the amount stated.

Any enquiries regarding this quote please call Lance Faulkner on 3245-833 (direct dial).

Yours faithfully


L K Faulkner
TECHNICAL

OFFICER

BUILDING

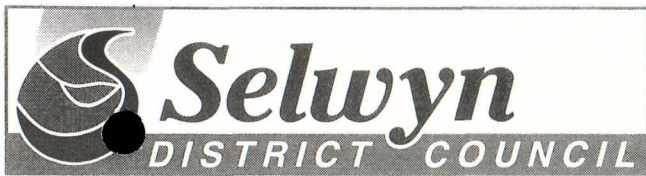
SERVICE
CENTRES:

LEESTON
HIGH STREET, LEESTON
PH: (03) 324-8080

DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8338

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3288

ROLLESTON COMMUNITY CENTRE
ROLLESTON DRIVE, ROLLESTON
PH: (03) 347-9669



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

10/09/01

K J NORDSTROM
19 TAUMUTU ROAD
SOUTHBRIDGE

Dear Sir/Madam

PROJECT INFORMATION MEMORANDUM - ref: 011130

Please find enclosed your Project Information Memorandum in respect of the proposed: CHANGE OF USE GARAGE TO BEDROOM/STORE at: 19 TAUMUTU ROAD, SOUTHBRIDGE.

Your application for a Building Consent in respect of the above proposal is being processed and will be issued when all relevant information has been received.

This Project Information Memorandum may reveal matters affecting compliance with the Building Act 1991. You are advised to check the attached memorandum thoroughly as this may affect the ability of your Project to be processed for a building consent.

In the event that you wish the processing of the Building Consent application to be cancelled or suspended, please notify the Council as soon as possible as you are charged for all processing and inspections carried out on a time and cost basis.

Additional fees that may be payable in respect of your application for the Project Information Memorandum and Building Consent ref: 011130 will be invoiced separately.

Please quote the above reference No. in all communication with the Council.

Yours faithfully

A handwritten signature in black ink, appearing to be 'J. Nordstrom', written over the 'Yours faithfully' text.

TECHNICAL OFFICER

*** NB: THIS IS NOT A BUILDING CONSENT ***

SERVICE
CENTRES:

LEESTON
HIGH STREET, LEESTON
PH: (03) 324-8080

DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8338

LINCOLN
GERALD STREET, LINCOLN
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PH: (03) 347-9669



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

TAX INVOICE ONLY

K J NORDSTROM
19 TAUMUTU ROAD
SOUTHBRIDGE

GST REG No. 53-113-451
Cust No. BC011130
10/09/01

Tax Invoice 62979

=====

011130 : 19 TAUMUTU ROAD, SOUTHBRIDGE
CHANGE OF USE GARAGE TO BEDROOM/STORE

Qty	Description	Rate	Amount
	ADMINISTRATION/PROCESSING/ISSUE FEE		121.70 *
	INSPECTIONS (INCL. TRAVEL)		114.60 *
(* Incl Gst	\$26.25)	Total	\$236.30
		Cash Received	100.00CR
		NET DUE	136.30
			=====

SERVICE CENTRES: LEESTON
HIGH STREET, LEESTON
PH: (03) 324-8080

DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8338

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3288

ROLLESTON COMMUNITY CENTRE
ROLLESTON DRIVE, ROLLESTON
PH: (03) 347-9669

PIM APPLICATION WORKSHEET

NAME: Nordstrom

CONSENT NO : BC 011130

BUILDING

EHO

PLANNING

ENGINEERS

date
required

04/09/01

completed
& date

5/9/01 J.R.

NOTES: _____

PLUMBING & DRAINAGE

NZBC AS1/ G12 & G13

NZBC AS1/ AS 3500

P01
P02
P03
P04
P05
P06
P07
P08

P09
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P41
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P43
P44
P45
P46
P47
P48

comments

More info

ENGINEERING

sewer
E00
E01
E02
E03
E04

stormwater
E05
E06
E07
E08
E09

hazards
E10
E11
E12
E13
E14

water
E15
E16
E17
E18
E19

entrances
E20
E21
E22
E23
E24

entrances
E25
E26
E27

comments

BUILDING

☒ NZS 3604:1999

☐ NZS 1900

☐ NZS 4203

☐ NZS 7421

EARTHQUAKE C SNOW -38 ALTITUDE 30 CORROSION 1 WIND M

SITE	
	PS01
	PS02
	PS03
	PS04
	PS05
	PS06
	PS07
FOUNDATIONS	
	PF01
	PF02
	PF03
	PF04

	PF05
	PF06
	PF07
	PF08
	PF09
	PF10
STRUCTURE	
	PT01
	PT02
	PT03
	PT04
	PT05

SHELL	
	PB01
	PB02
	PB03
	PB04
	PB05
	PB06
	PB07
	PB08
	PB09
	PB10
	PB11
	PB12
	PB13
	PB14

	PB15
	PB16
	PB17
	PB18
	PB19
	PB20
	PB21
	PB22
	PB23

RELOCATES	
	PR01
	PR02
	PR03
	PR04
SOLID FUEL	
	PH01
	PH02
	PH03
	PH04
	PH05
	PH06
	PH07

GENERAL	
	PG01
	PG02
	PG03
	PG04
	PG05
	PG06
	PG07
	PG08
	PG09
	PG10
	PG11
	PG12
	PG13
	PG14

	PG15
	PG16
	PG17
CERTIFIER	
	PC01
	PC02
	PC03
	PC04
	PC05
	PC06

comments _____

More info / to enable us to process your building consent when received: _____

Consent No. BC 01130

CODE COMPLIANCE ISSUE

\$ 35-00 (i)

ADMINISTRATION

Processing P.I.M.

4

Processing Consent

4+3

Administration total units

11

x 4.50 \$ 49.50 (ii)

BUILDING

Processing P.I.M.

A 3

Processing Consent

B 3

HEALTH

Processing P.I.M.

C

Processing Consent

D

total A+B+C+D

6

x 6.20 = \$ 37.20 (iii)

Extra Admin. etc.

\$ (iv)

Processing Total (i+ii+iii+iv) \$ 121.70

1	<u>C8,C9,C10</u>	<u>3</u>
2	<u>C39</u>	<u>4</u>
3		
4		
5		
6		
7		
8		
9		
Total E		<u>7</u>

Inspections x traveltime

2

x

4

= F

8

Total E+F =

15

= \$ 93.00 x 6.20

Inspections x distance

2

x

24

48

x .45

\$ 21.60

Inspection total \$ 114.60

CONSULTANTS

PLANNING

x 6.75

\$

ENGINEERING

\$

OTHERS

\$

Consultants total \$

Total \$

Less deposit paid \$ 100.00

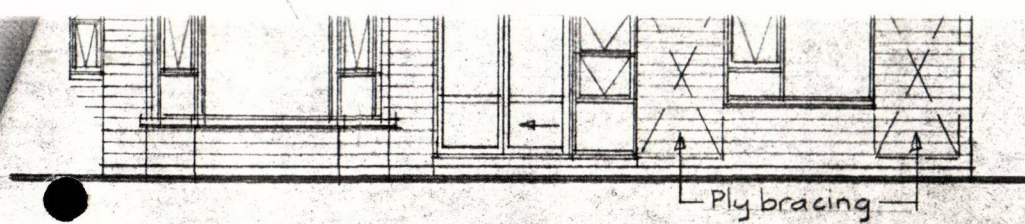
Quote \$

INFORMATION		COMMENT
Intended Use		
<i>habitable</i>		
<i>non-habitable</i>		
<i>definition required (schedule)</i>		
Site		
<i>flood zone</i>		
<i>ground bearing</i>		
<i>notifications other authorities</i>		
Fire Wall		
Floor Slab		
<i>mesh</i>		
<i>DPC</i>		
Foundation		
<i>reinforcing</i>		
<i>depth/width</i>		
<i>engineer certification</i>		
Piles		
<i>pile bracing</i>		
<i>pile fixings</i>		
Truss Design		
<i>wind speed</i>		
<i>snow load</i>		
<i>roof cladding</i>		
<i>heavy/light</i>		
Bracing		
<i>calculations</i>		
<i>layout plan</i>		
Garage Lintel		
<i>type</i>		
<i>P/Statement</i>		
Lintels/Beams		
<i>span</i>		
<i>cantilevered lintels</i>		
Producer Statement		
<i>assumptions</i>		
<i>work covered (specifically)</i>		
<i>drawings</i>		
Insulation		
Heating Type		
<i>specifications</i>		
<i>interior environment G5</i>		
Ventilation		
<i>window safety-glass</i>		
<i>natural lighting</i>		
<i>extract ventilation G4</i>		

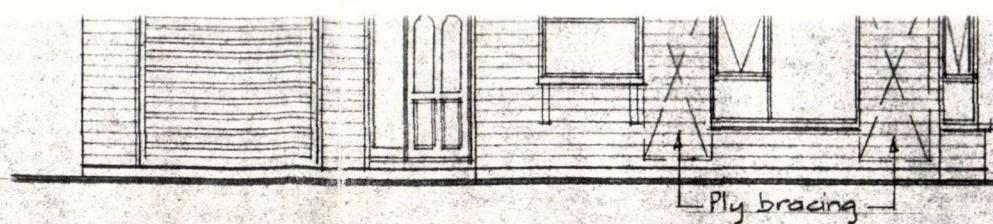
INFORMATION		COMMENT
Exterior cladding		
<i>masonry veneer</i>		
<i>70/100 series</i>		
<i>stucco/plaster</i>		
<i>fibre cement</i>		
<i>weatherboard</i>		
<i>other</i>		
2nd storey		
<i>joist length</i>		
<i>supporting beams</i>		
<i>roof bracing</i>		
<i>2nd storey bracing</i>		
<i>load bearing walls</i>		
<i>stud sizing, long studs</i>		
<i>stairs/handrails spacings</i>		
<i>balconies/stairs from</i>		
<i>safety from falling</i>		
Fire C1 – C4		
<i>means of escape</i>		
<i>structural stability</i>		
<i>access routes</i>		
Access & Facilities D1		
Compliance Schedule		
<i>lighting F6</i>		
<i>warning systems F7</i>		
<i>signs F8</i>		
Water		
<i>supply</i>		
<i>backflow</i>		
<i>plumbing</i>		
Sewer		
<i>drainage</i>		
<i>disposal effluent</i>		
Stormwater		
<i>need for consent</i>		
Food Preparation G3		
Gas G10 – G11		
Sound		
<i>tenancy separation G6</i>		
Demolition		
Services		
Swimming Pools		
<i>fencing</i>		
<i>hydrostatic valve</i>		
<i>non-slip surfaces</i>		
Farm Building		
<i>timber sizes</i>		
<i>pole hole depth/size</i>		
<i>bracing</i>		

Comments: _____

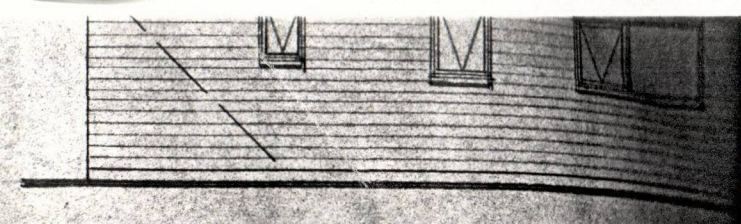
Consent No.: BC 011130



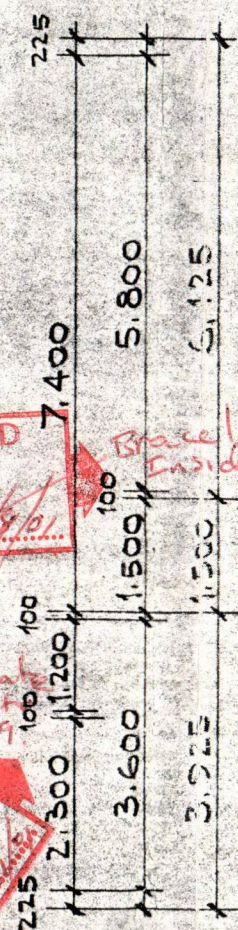
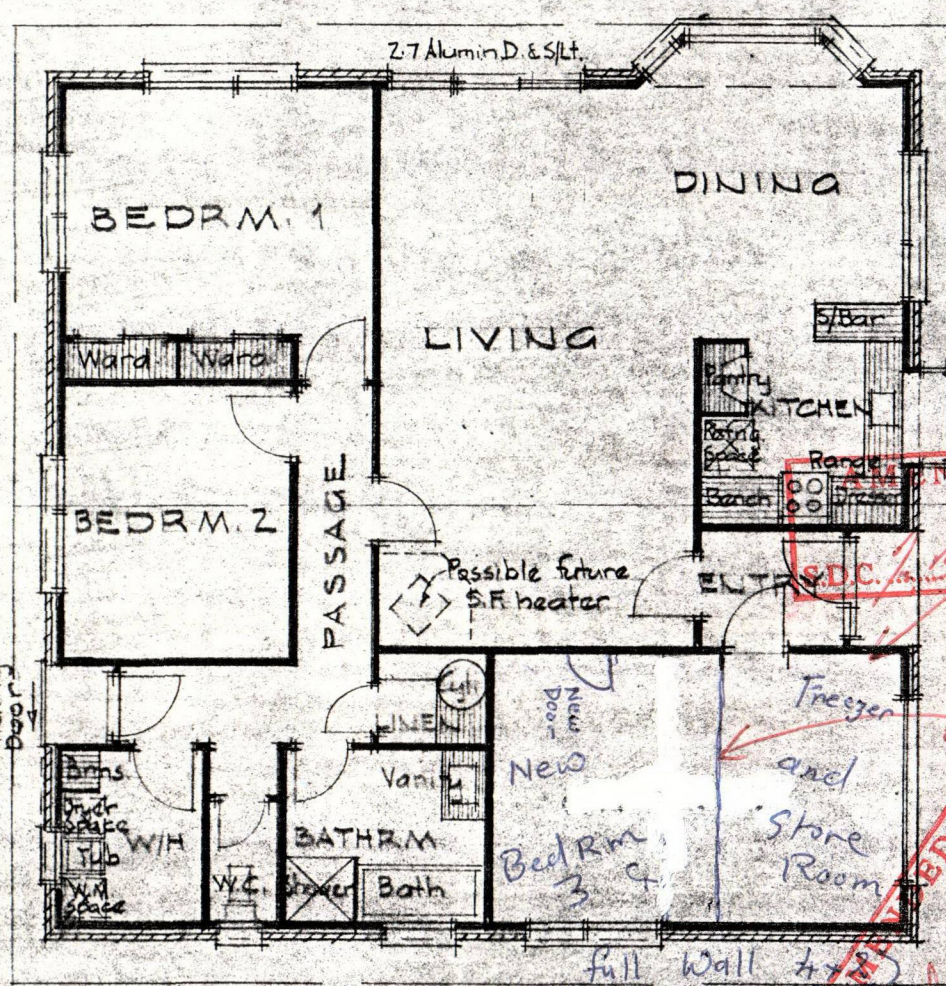
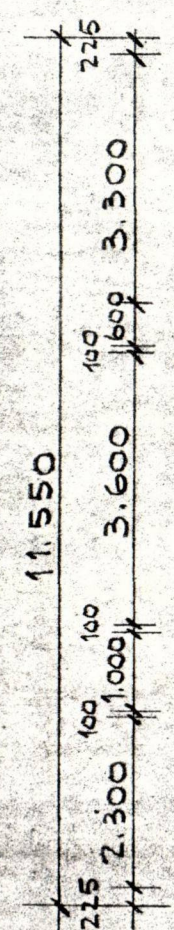
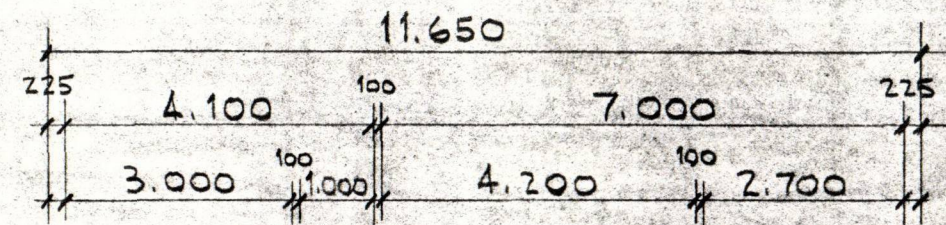
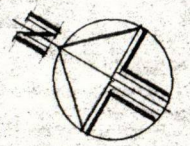
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



FLOOR PLAN Area: 130.3 m² (1403 sq. ft.) over plates, incl. Garage
SCALE = 1:100.

Color Steel coated G.C. Iron roofing, on building paper, on 75x50 purlins at 900 max. crs., on 'Pryda' SC trusses at 900mm max. centres

Trusses fixed to plates, etc. with 'Multi-grips' or similar approved anchors.

'Klass' or 'Taylor' fascia-gutter system 75x40 Hardiflex

Block veneer

Breather type bldg. paper

100x50 wall framing (Studs at 600 max. crs.)

Be 011103
FILE COPY

Open perpends

100mm fibre glass
75x40 ceiling

75mm fibre glass

100mm 17.5 MPa
Moistop or similar
Sand blind
Compacted

TYPICAL SECTION

DWELLING

- ☐ Site Plan
- ☐ Floor plans
- ☐ Details of any demolition work
- ☐ Elevations
- ☐ Cross sections
- ☐ On site sewage treatment and disposal
- ☐ Potable water details
- ☐ Provisions for disposing of stormwater
- ☐ Wall bracing layout and calculations
- ☐ Truss design
- ☐ Producer Statement for specific design.
- ☐ Written specifications

SOLID FUEL HEATER

- ☐ Floor plan indicating position of heater
- ☐ Fire installation instructions
- ☐ Indicate whether the fire is free standing or built into an existing chimney.
- ☐ If second hand— include approved heating engineer's report
- ☐ Include Craftsman Plumber's name if fire to be connected to a wetback.

SWIMMING POOLS

- ☐ Site plan indicating position of pool.
- ☐ Pool specifications, paving and fencing details
- ☐ Backflow prevention, filter backwash and pool water disposal
- ☐ Hydrostatic valve if in high water table area.

GARAGE

- ☐ Site Plan
- ☐ Floor plans
- ☐ Details of any demolition work
- ☐ Elevations
- ☐ Cross sections
- ☐ Provisions for disposing of stormwater
- ☐ Wall bracing layout and calculations
- ☐ Truss design
- ☐ Producer Statement for specific design.

FARM BUILDINGS

- ☐ Site Plan
- ☐ Floor plans
- ☐ Details of any demolition work
- ☐ Elevations
- ☐ Cross sections
- ☐ Producer Statements for specific design
- ☐ Producer Statements for buildings sited in an area exceeding 0.7kPa snow loading.

COMMERCIAL BUILDINGS

- ☐ as for dwelling plus:
- ☐ Producer statement design to cover specifically designed engineering work (often the entire building project)
- ☐ Fire report
- ☐ Disabled Facilities and Access
- ☐ Compliance Schedule details

Where producer statements have been referred to in the checklists, it is not compulsory to have a Producer Statement Design but it will reduce the cost of your consent and facilitate a quicker release. Alternatively Council can have your proposed design peer reviewed by an Engineer and the cost added to your consent.

BUILDING INFORMATION

Timing:

A building consent will be issued within a maximum allowable time of ten working days provided all the information required has been supplied. Where all information is provided a faster issue time may be achieved. Processing time for issue is stopped whenever further information is required and starts again when the information is received.

Fees:

A deposit payable of \$100.00 is required to begin processing your application. A quote for consent issue and inspection cost is provided with the Project Information Memorandum (PIM). Once the building consent has been approved, you will receive by mail notification of the balance of the fees payable.

INSPECTIONS

During the process of construction, inspections will be necessary to confirm all work complies with your Building Consent and the Building Code. The Council requires 24 hours notice prior to the Council's Building Official visit.

Inspections are generally required prior to covering up or closing in of any of the following:-

- Plumbing and drainage work
- Excavations for foundations
- Reinforcing steel for foundations
- Timber framing
- Insulation material
- Bracing elements
- Other building work noted as requiring inspection as a condition of a consent.
- Other inspections required by an engineer relating to a producer statement.

RESOURCE CONSENTS

When you apply for a Project Information Memorandum your application will be assessed by the Planning Department of Council to determine whether your application complies with the District Plans requirements.

Only if your application does not comply will a resource consent be required. You will be notified that a resource consent is required and it is recommended that you contact the Planning Department to determine the process from there. Telephone 324 8080.

CODE COMPLIANCE

A building consent is not completed until it has been issued with a full Code Compliance Certificate following the final satisfactory inspection.

Reasons and benefits of achieving Code Compliance Status

- Verify that the building and subcontractors have completed their work in accordance with the consent.
- Certify that the work complies with the NZ Building Code.
- Insurance—assists with claims, etc.
- Sale of property—a Land Information Memorandum (LIM) is normally requested prior to sale and the Solicitor acting for the purchaser will in the majority of cases require confirmation that Building Consents are issued with Code Compliance Certificates.