

Code Compliance Certificate

204929/1

Section 95, Building Act 2004

The Owner:

Name of Applicant:

John MacGregor & Edith Joyce MacGregor

Mailing address:

**5A Grant Street
GORE 9710**

Business Phone:

Mobile:

Home Phone:

Facsimile number:

Email address:

The Building:

Street address of building:

5C Grant Street GORE

Legal description of land where building is located:

Lot: 3 DP: 13334

Current, lawfully established, use: Detached Dwelling

Year Constructed: **2007**

Contact Details:

Contact name:

MacGregor John

Mailing address:

**5 C Grant St
GORE 9700**

Landline:

Mobile:

Daytime: **208 5440**

After hours:

Facsimile number:

Email address:

Building Work:

Building Work:

New Townhouse

Building consent number:

204929/1

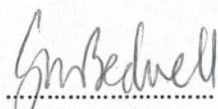
Issued by:

Gore District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

(a) the building work complies with the building consent.



Gillian Bedwell

Regulatory - Assets Administrator

On behalf of: **Gore District Council**

Durability Modification

Please note: Clause B2 Durability
NZ Building Code for this consent
commenced from 12/05/2010

Date: 18/02/2015

Limitations of this Code Compliance Certificate 204929/1

- This Code Compliance Certificate has been issued because the Gore District Council was satisfied, on reasonable grounds, that at the date of its issue, the building work was completed in accordance with the Building Code in force at the date of issuing the Building Consent, (and where applicable, any previously approved waiver or modification of the Building Code contained in the building consent for the work).
- Since the date the Building Consent was granted, the Building Code may have been amended. This certificate is not a representation that the building work meets the requirements of any amendments to the Building Code made since the Building Consent was issued.
- This Code Compliance Certificate is not a guarantee that the whole of the work has been completed in accordance with the Building Code or Building Consent, but that the Council was reasonably satisfied.
- The Code Compliance Certificate relates only to the state of the building work at the date of issue, and is not a statement that the building will remain sound throughout its life.
- Various types of building methods and materials do have specific requirements for ongoing inspection, cleaning & maintenance. The owner needs to be familiar with these standard practices, manufacturer's instructions, and warranty conditions which must be complied with in order to maintain the integrity of the building work. All materials and components will deteriorate over time.
- Regular Inspection and maintenance by the building owner is particularly important in the harsh environment and climate experienced in the Gore District. In some cases – complete replacement of building components will be a requirement where they have deteriorated, or have passed their manufacturer's warranty period – for example – sealants, waterproofing membranes, paint coatings.
- No representation is made as to the compliance of all items of building work on the specific site to which this Code Compliance Certificate pertains. This certificate relates solely to the building work specifically described in it. It does not relate to any other work. The Gore District Council cannot be held responsible for any other subsequent, or preceding building work, including maintenance, which has been done other than in accordance with an approved building consent.
- Nobody should rely solely upon this Code Compliance Certificate as representing that the building work is weather tight or otherwise sound, fit for its purpose and of acceptable quality. It is a snapshot only, which assesses the Building's compliance with the Building Consent, and Building Code on the date of issue. The soundness of the building will depend, among other things on its subsequent use and the ongoing maintenance performed.



29 Civic Avenue, Gore 9710

Southland, New Zealand

Phone: (03) 2090330

Fax: (03) 2090357

Email: info@goredc.govt.nz

Durability Modification

I John Macgregor acting as authorised
agent/owner of property at: (address) 59 Grant St

Request to amend Building Consent No: 204929 for a modification of
Clause B2 – Durability NZ Building Code, for building work as described: Exterior cladding, less carport.
Modify NZBC B2.3.1 'Limits on application, to commence at time of amended practical completion date.'

The practical date of completion was: 12/05/2010 (exterior cladding complete)
therefore I request the durability of the structure to commence from the
above date.

Signed: J. Macgregor Date: 2/2/15

Office Use Only

This request is approved with the following limitations and or exclusions:

- 1.
- 2.
- 3.
- 4.
- 5.

Signed: [Signature] Date: 17.02.15

Building Control Official

Gore District Council

FIELD/INSPECTION SHEET

BC No: **204929**

Date Applied: **11/21/2007**

Contractor:

Owner: **MacGregor John**

Project Description: **New Townhouse**

Project Address: **5 Grant St**

Officer Name: *T. Osborne*

Officer Signature: *[Signature]*

All building elements must be ticked (✓) either Yes, No, or N/A

General				Building Envelope			
Building Element	Yes	No	N/A	Building Element	Yes	No	N/A
Have all previous inspections passed?		✓		Wall cladding	✓		
Are there any outstanding requisitions?		✓		Wall flashing details	✓		
Have all energy certificates been received? <i>x (electrical)</i>	✓			Wall junction details			✓
Have all producer statements been received?	✓			Misc penetrations	✓		
Building Exterior				Roof covering	✓		
Gutters	✓			Roof flashing details	✓		
Down-pipes	✓			Misc penetrations	✓		
Surface water disposal	✓			Flat roofing systems			✓
Protection from flooding			✓	Building Interior			
Access routes	✓			Seismic Restraints	✓		
Barriers/Handrails			✓	Waste Traps	✓		
Gully Traps	✓			Wall and Ceiling Linings	✓		
Venting	✓			Joinery	✓		
Manholes	✓			Glazing	✓		
Silt-Traps				Slip Resistance	✓		
				Barriers/Handrails			✓
				Internal Moisture	✓		

Building Interior Continued

Building Element	Yes	No	N/A	Building Element	Yes	No	N/A
Warning Systems	✓			Food Preparation	✓		
Personal Hygiene	✓			Airborne and Impact Sound			✓
Laundrying	✓			Solid Fuel Heater			✓
Lighting	✓			Electricity	✓		
Gas			✓	Energy Efficiency	✓		
Ventilation	✓						

Inspection Notes / Comments		
Date:	Notes/Comments	Signature
26.1.09	Siting inspection Okay. Discussed height of west and North walls on boundary and need to keep inside 2.6 height recession plane as per G.D.C district plan with John MacGregor on site. OK to proceed	250
25.2.09	Found to house only perimeter dug to clay 300W 2x HD12 to bottom, HD10s @ 600 c/s to be added and rechecked	250
27.2.09	HD10s @ 600 c/s stirrups as discussed, Good covers timber supports will be removed during pour, vents being installed 1500 c/s, sleeves in for drainage, House found excluding 4x ^{sides} Garage found OK to Pour. Photos to E.F	
19.5.09	Garage founds 300W x 4-500d dug down to very solid clay bearing, 2x HD12 horizontal rods on temporary supports, HD12 stirrup/slab starters tied with good covers, 75-80 to ground, Spoke to John MacGregor re starters into slab (300 lap to mesh, 450 approx) Walls on boundary spaced 200 off fence, 2 rows of piles at North end of house excavated to solid 250x250x350d,	

OK to Issue CCC **Yes / No**

Signature of Technical Officer

Date

Consent No: 204929 5 Grant St John Macgregor

Inspection Notes / Comments		
Date:	Notes/Comments	Signature
19.5.09	concrete piles in cartons being poured, all ok	
continued	to proceed	
23.07.09	Bill Sheridan Plumber/Drainlayer - checked stormwater drains see its Built Drainage Plan OK	Lester
08.10.09	"DAVID" checked waste pipes PVC UNDER WOODEN FLOOR. Also DOWNPIPES - Soil Stack All OK	Lester
23.10.09	Sub floor, fixing and bearers/joist, all as consented vents extended through concrete terraces, discussed drainage of cavity to brick veneer on North, East end. To be looked at prior to bricklaying, 665 mesh to garage slabs on 0.25 DPC, Trusses and Frames on site by Preston Precasts, OK to continue	Two
26.02.10	PRE LWB PLUMBING - WATER PIPES POLYBUTYLENE AND FITTINGS - LAGGED - WATER TESTED - 50mm PVC VENT - WASTE PIPE ABOVE FLOOR PVC - ALL GLUED JOINTS - CLEANER USED ALL OK	Lester
22.4.10	Super course to Pounds, closes off wall cavity, from floor space, 1st two courses of Camarn stone laid, bolstered 100mm, Both bottom courses have screw fix ties to each course, length OK galu. Windows extremely well flashed with ^{Black paper wrap} synthetic DPC, good cavity ties @ 300c/c to unsupported openings. Bricky 'Bev' OK	Two
28.4.10	1/2 high to south wall, good clean 45-50 cavity, plenty of ties, galu, screw fix, reach past half way, sill angles will be > 150 OK to brick up to the top on this wall	Two
5.5.10	1/2 high to east wall, meter box and windows flashed okay, 45-50 clean cavity, galu screw fix ties, correct length and spacing, reach ^{past} halfway, extras at openings, all OK	Two

Consent No: 204929 5 Grant St John MacGregor

Inspection Notes / Comments		
Date:	Notes/Comments	Signature
6.5.10	10mm Gyreline gib nailed at 300cs to north wall of garage, green 'kraft' type building paper over. Nylon horizontal cavity battens (self draining and vermin proof) fixed at plates and dunnings, Hardies going over, 75mm galv fixings being used. OK	200
12.5.10	Remainder of 1/2 high to north side, ties screw fixed, good numbers of, every work @ doors edges, just long enough, cavity closed at bottom and top, good vents @ bottom, windows and doors very well plastered with super course. Top plate fixings @ garage doors OK	200
24.5.10	Gib Gyreline 10mm on west wall nailed @ 200 cs, Paper going on over, temporary cover up protecting. Perf green cavity battens on site. Discussed ventilation to top of Oamaru Stone.	200
2.6.10	Gib Gyreline wall on west side complete, 95% of cladding on, black paper, wall fixed horizontal green vented cavity strips, double at top, Hardies sheet over fixed over through to structure 75mm Rals, plenty of, very tidy, R2.6 Ultra wall batts being fitted to outside walls also very tidy, compliant. Noised yet	200
15.6.10	Pre line to boundary fire wall only, R2.6 NZ0 MSG8 90% @ 600 cs, M.C. < 19010, R2.6 Tasman ultra wall insulation very neatly fitted to cavities, OK to line	200
21.7.10	Pre line, building, MC to NZ0 MSG8 Framing 140% Air seals to windows and doors P.F. rod, okay to line	200
09.02.11	DEKSLAYER DAVID - BICK STEEDMAN. 100mm PVC FOUL DRAIN - 90mm PVC STORMWATER DRAIN. GOOD FACE FOUL DRAIN - SYPHON - SW. GOOD BRIDGES - RURAL GRAVEL - SOLVENT CEMENT JOINTS. - CERAMIC USED - SEE AS BUILT DRAINAGE PLAN ALL OK	Lester

Inspection Notes / Comments		
Date:	Notes/Comments	Signature
15.12.11	5 x Carport poles, 450x450x5000 down to firm clay, brackets being used, sited as consented, Slab proposed for drive will be reinforced so with assist up lift	200
24.05.12	Discussed minor change to carport roof with John Macgregor on site, will be flat, 1/2" flex sarked, and attached to structure in two places. minor amendment required prior to CCC (minor change with less risk as roof essentially separate from dwelling)	200
11.03.13	Visited site, spoke to John Macgregor Interior complete, still roof to go on carport, ridding on garage and flexibol to paint. Extension approved to 11.09.13	200
12.02.15	Ridding complete, roof painted, 90° bend fitted to dryer vent pointing downwards, carport completed ok, see E.F. photos. 6k Firewall signed, Electrical cert received from 6, Vanity sealed to wall, Smoke alarm all complete, see B2 mod T minor amendment OK for CCC	200

[illegible]

Electrical Certificate of Compliance

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. **3406990**No. of attachments **To be completed whether or not an inspection is required.****CUSTOMER INFORMATION - PLEASE PRINT CLEARLY**Name of customer **J McGregor** Phone: **(05) 205 5440**Address of installation **5A Grant St Gore**Postal address of customer (if not as above) **DECLARATION OF CONFORMITY** (Please tick (✓) appropriate boxes)

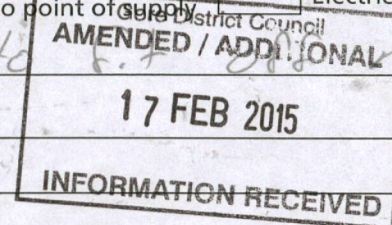
In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☐ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and
 (b) the supply system of the installation or part of the installation to which this certificate applies is
 230V/400 V MEN ☐ or attached other system ☐

WORK DETAILS

- ☐ No. of lighting outlets ☐ No. of ranges
☐ No. of socket outlets ☐ No. of water heaters
 Was any installation work carried out by the homeowner? ☐ Yes ☐ No
 Please tick (✓) as appropriate where work includes:
☐ Mains ☐ Main earthing system
☐ MEN Switchboard ☐ Electric lines
☐ closest to point of supply

Description of work carried out (If necessary attach any pages with work done)

installation**CERTIFICATION OF WORK** (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☐ has been installed in accordance with the design detailed in the Declaration of Conformity section above
☒ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
☐ is an earthing system that is correctly rated
☐ contains fittings which are safe to connect to a power supply
☐ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name **Harish Wilson** Registration No. **E 2544 00**
 Company **comp B Pty** Contact Ph No.
 Signature **Harish Wilson** Date

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

- ☒ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems) ☐ Attached other ☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name **Tom Sinclair** Registration No. **I 2112**
 Signature **Tom Sinclair** Date **31-3-11**
 Contact Ph No. **021 68566**

TO BE RETAINED BY THE WORKER RESPONSIBLE FOR CERTIFYING THE WORK

Application for Code Compliance Certificate 204929/1

Section 92, Building Act 2004

Building Consent No: **204929/1**
 Issued by: **Gore District Council**
 Location: **5C Grant Street GORE**
 Description of work: **New Townhouse**

Owners Name: MacGregor John & MacGregor Edith Joyce
Postal Address: 5 C Grant St
 GORE 9700

Landline:
Mobile:
Fax:

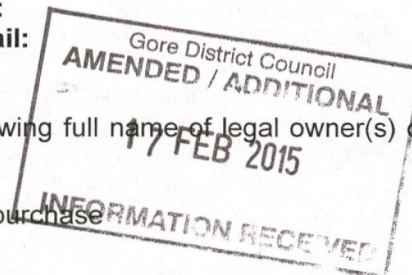
Contact Name: MacGregor John
Postal Address: 5 C Grant St
 GORE 9700

Landline:
Mobile:
Fax:
Email:

The following evidence of ownership is attached to this application showing full name of legal owner(s) of the building:

- ☐ copy of certificate of title
☐ Lease

- ☐ agreement for sale and purchase
☐ other (specify)



Agent: (only complete this section if the application is being made on behalf of the owner)

Name of Agent:

Contact Person:

Mailing Address:

Street Address:

Contact Phone: Cell Phone:

After Hours: Fax Number:

Email Address: Website:

Relationship to Owner:

First point of Contact:

The first point of contact with the Building Consent Authority (Gore District Council) regarding this consent is:

- ☐ Owner
☐ Agent detailed above; or
☐ Contact Person detailed above
☐ Other (specify)

Application:

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

The licensed building practitioner(s) (LBP's) who carried out or supervised the restricted building work is/are as follows:

Name	Licensing Class	Licensed building practitioner number (or registration number if treated as being licensed under Section 291 of Building Act 2004)	Particular work carried out or supervised

The personnel who carried out building work other than restricted building work are as follows:

.....
.....
.....

List names, address, phone numbers, and where relevant and if not provided above) licensed building practitioner numbers or Plumbers, Gasfitters, and Drainlayers Board registration numbers. Please continue on additional sheet if required.

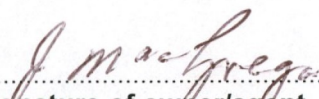
The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent: (List specified systems)

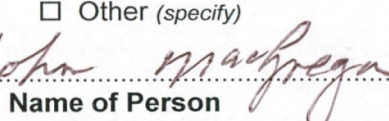
.....
.....
.....

Please continue on additional sheet if required.

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 detailed above; or
☐ Contact Person detailed above;
☐ Other (specify)


Signature of owner/agent
on behalf of and with the authority
of the owner (delete one)


Name of Person
Signing

Date
17/2/2015

Attachments

The following documents are attached to this application (please tick):

- ☐ Memoranda (records of building work) from licensed building practitioner(s) stating what restricted building work they carried out or supervised.
☐ Other documents from the personnel who carried out the work.
☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent.

Building Consent Minor Variation

GO RURAL
DISTRICT COUNCIL
RE CITY
LIVING

I John Macgregor acting as authorised
agent/owner of property at (address): 5a Grant St

Request a minor variation for the following items under Building Consent No:

204929

Items to be considered for minor variation are: deck top prepends to
oamaru stone floor, low wind zone, eaved, low
risk situation, in service history (near units)
30 years

Signed:

J Macgregor

Date:

Gore District Council
AMENDED / 2/12/15

Office use only

This request is approved with the following limitations and or exclusions:

1. very low E2 risk, low wind
2. zone. (3604:2011)
- 3.
- 4.
- 5.

Signed:

[Signature]
Building Control Officer

Date:

17-02-15

Gore District Council
AMENDED / ADDITIONAL
17 FEB 2015
INFORMATION RECEIVED

Fee:

Date:

Receipt No.



29 Civic Avenue, Gore 9710

Southland, New Zealand

Phone: (03) 2090330

Fax: (03) 2090357

Email: info@goredc.govt.nz

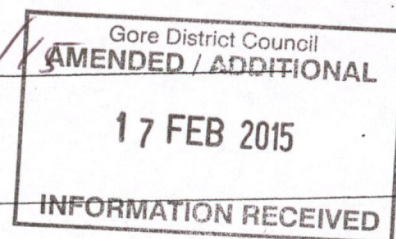
Durability Modification

I John Macgregor acting as authorised agent/owner of property at: (address) 59 Grant St

Request to amend Building Consent No: 204929 for a modification of Clause B2 – Durability NZ Building Code, for building work as described: Exterior cladding (less carpet). Modify NZBC B2.3.1 'Limits on application, to commence at time of amended practical completion date.'

The practical date of completion was: 12/05/2010 (exterior cladding complete) therefore I request the durability of the structure to commence from the above date.

Signed: J Macgregor Date: 2/2/15



Office Use Only

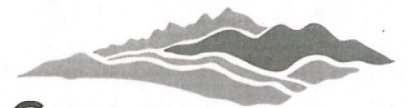
This request is approved with the following limitations and or exclusions:

- 1.
- 2.
- 3.
- 4.
- 5.

Signed: [Signature] Date: 17.02.15

Building Control Official

Gore District Council



Gore District Council

29 Civic Avenue, Gore 9710
PO Box 8, Gore 9740
Southland, New Zealand

Phone (03) 209 0330
Fax (03) 209 0357
Email info@goredc.govt.nz

8 August 2013

Mr J MacGregor
5A Grant Street
GORE 9710

Dear John,

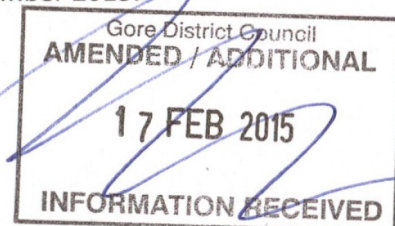
**BUILDING CONSENT NUMBER 204929/1
NEW TOWN HOUSE**

Your application for a Code of Compliance extension of time has been granted for
Consent number 204929/1. The new expiry date is the 12 December 2013.

Yours faithfully

Tony Osborne
BUILDING CONTROL OFFICER

DDI 2090356
Cell 0274320201



29 Civic Avenue, Gore 9710
PO Box 8, Gore 9740
Southland, New Zealand

Phone (03) 209 0330
Fax (03) 209 0357
Email info@goredc.govt.nz

6 March 2013

MacGregor John
MacGregor Edith Joyce
5 C Grant St
GORE 9700

FILE COPY

Dear Sir/Madam

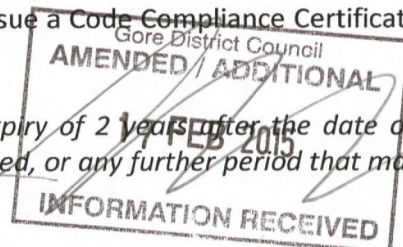
Building Consent No. 204929 / 1
New Townhouse
5 Grant St, GORE
Expiry date: 22 April 2010

A check of our records has revealed that you have not applied to have a Code Compliance Certificate (CCC) issued for the above project.

As the owner, you have an obligation under Section 92 of the Building Act 2004 to advise ourselves as the Building Consent Authority (BCA), when the building work has been completed.

The Building Consent Authority must decide whether to issue a Code Compliance Certificate for building work to which a building consent relates.

Section 93(2)(b) states "if no application is made, the expiry of 2 years after the date on which the building consent for the building work was granted, or any further period that may be agreed between the owner and the BCA".



If all the building work has been completed, you will need to arrange for a final inspection and complete an application for Code Compliance Certificate (Form 6) which was provided with your Building Consent documentation. If you are unable to locate the Form 6, please contact the Building Control Office who can arrange another copy.

If the work has not been completed you may request a further period of time to complete your building work. This must be approved by the BCA and could be conditional on the nature of work and how much of the work has been completed.

If the work has not commenced, Section 52 of the Building Act 2004 states "a building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months of the date of issue of the building consent, or any further period that the Building Consent Authority may allow".

I have enclosed with this letter a form which will need to be completed and returned to us within 10 days from the date of this letter.

If the Council does not receive the completed form before that time, a decision will be made not to issue the Code Compliance Certificate at this time.

If you have any queries regarding this letter, please feel free to contact the Building Control Department.

Yours faithfully

A handwritten signature in black ink, appearing to be 'A. J. Smith' or similar, written in a cursive style.

BUILDING ADMINISTRATION

Encl.

24 MONTH CCC DECISION

MacGregor John
MacGregor Edith Joyce
5 C Grant St
GORE 9700

Building Consent No. 204929 / 1
Building work: New Townhouse
Location of Building Work: 5 Grant St, GORE
Expiry Date: 22 April 2010

Please tick the box that indicates the current status of the building work:

The building work:

- ☐ **Did not proceed** – please lapse building consent
☒ **Is not yet completed** – please consider the following request for a further period of time to complete the building work as detailed below:

Work still to be completed: (please give details of work not completed)

carport cladding, G's stopping to fire line.
ridging over garage, smoke alarm, seal
sanity

How long do you want an extension for?
(Please tick relevant box)

- ☐ 3 months
☒ 6 months
☐ 9 months
☐ 12 months

Please note the extension, if approved, will take effect from the expiry date shown above.

Name & Signature: John MacGregor Date: 11-03-13
Signed for and on behalf of the owner

OFFICE USE ONLY

Extension approved: ☒ Yes ☐ No

New expiry date: 12/9/13

Reason for decision: NO weather tight issues of immediate
concern. 99% complete

Officers Signature: [Signature]

Date: 11-09-13

APPROVED

Producer Statement - PS1 - Design

Job Ref:

8903

NG1**	M1	FB4590	8/30x3.15d nails	4/30x3.15d nails
	M2	FB4590	8/30x3.15d nails	4/30x3.15d nails
	M3	FB4590	8/30x3.15d nails	4/30x3.15d nails
	MG1	FB45120	12/30x3.15d nails	5/30x3.15d nails
TSG1**	NG1**	2/NPPC8	6/12g-11x35 screws	6/12g-11x35 screws
	T2	FB4590	8/30x3.15d nails	4/30x3.15d nails
	TS1	FB4590	8/30x3.15d nails	4/30x3.15d nails
	TS2	FB4590	8/30x3.15d nails	4/30x3.15d nails

Notes:

- a) A fixing type shown 'Special' indicates that none of the standard Pryda connectors are suitable for this connection. A special connector is required.
- b) A girder truss marked ** signifies multiple laminates. The connection requires longer screws or a cluster of nails at each connector location. Refer to Pryda Hangers and Truss Boots Guide for detail information.

Secondary fixings (hip & gable ends, valleys):

All trusses are to be fixed at each wall or beam support with 2 / 90x3.15 dia Skew Nail

All additional connections are as follows:

Hip truss to truncated girder	3 face nails, bottom chords
Jack truss to truncated girder	3 skew nails or back face nails, bottom chords
Creeper truss to hip truss	3 face nails, top and bottom chords
Top chord extensions	2 skew nails
Valley trusses	1 skew nail
Outriggers	2 skew nails

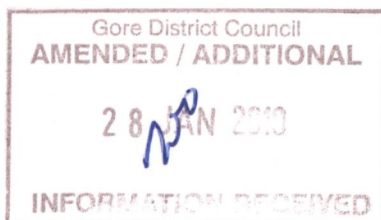
<i>Supporting Truss</i>	<i>Supported Truss</i>	<i>Top Chord</i>	<i>Bottom Chord</i>
(Various)	MV1	-	1/MGL
	MV2	-	1/MGL
	MV4	-	1/MGL
	J5	1/MGL	-
T4	J1	1/MGL	-
TSG2	J2	1/MGL	-
TSG3	J3	1/MGL	-
	J4	1/MGL	-

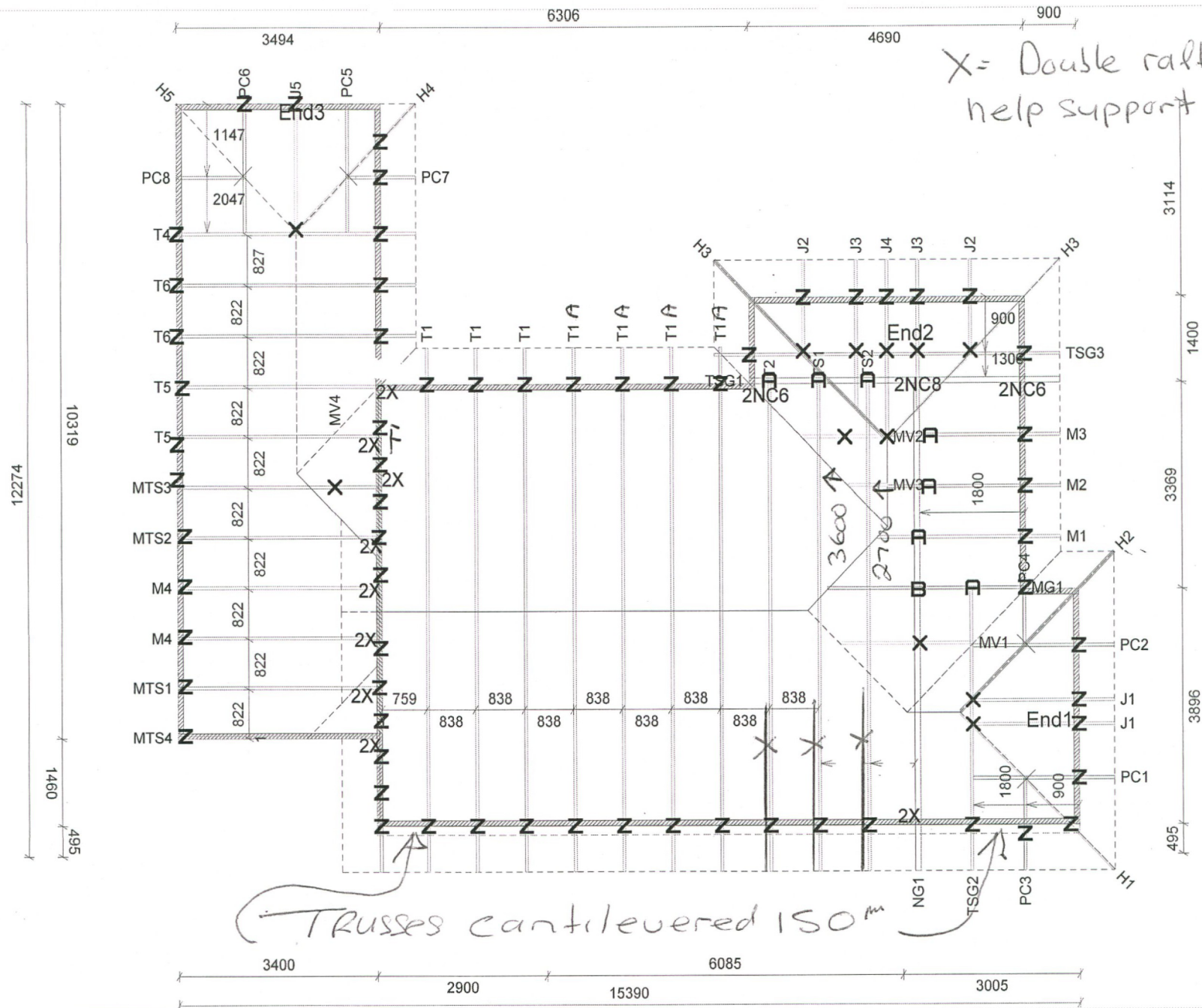
Notes:

- a) A fixing type shown 'Special' indicates that none of the standard Pryda connectors are suitable for this connection. A special connector is required.

Fixing Summary:

<i>Connector</i>	<i>Description</i>	<i>Total</i>	
FB45120	Joist hanger	1	17 nail(s) per fixing
FB4590	Joist hanger	7	12 nail(s) per fixing
MGL	Multigrip (long)	30	10 nail(s) per fixing
NPPC6	Purlin cleat	4	9 nail(s) per fixing
NPPC8	Purlin cleat	2	0 nail(s) per fixing
Z	Z nail	128	0 nail(s) per fixing





Producer Statement - PS1 - Design

Job Ref:

8903

Truss Design Criteria For Building Consent Application**CLIENT Name:** MACGREGOR**SITE Details:**Address : TOWN HOUSE
5 GRANT ST

City: GORE

Post Code: State:

Nominal Design Criteria:

Building importance: Residential

Roofing: Longrun

Ceiling: 13mm Gib-board

Top chord purlins: 900 mm

BC restraints: 1800 mm

Standard truss spacing: 900 mm

Standard roof pitch: 20.00 deg.

Ult. design wind speed: 44 m/s (wind classification = High)

Design roof snow load: 500 Pa

(incl. probability factor)

Ground snow load: 900 Pa

Location: Region N5 - Otago/Southland

Altitude above sea level: 150 m

Building exposure factor: Sheltered

Max. eaves height: 3 m

Max. ridge height: 8 m

Int pressure coeff. up: 0.2

Structural Fascia: Required

The truss designs for this job have been determined using computer software provided by Pryda New Zealand, using sound and widely accepted engineering principles. In particular, loadings and designs are performed in accordance with the Standards adopted by primary reference in the Compliance Document, B1 Structure, as called up in the New Zealand Building Code, NZBC 2008.

In addition, the following secondary referenced Australian Standard also applies:

AS 1649-2001

Timber - Methods of test for mechanical fasteners and connectors - Basic working loads and characteristic strengths

All trusses are to be manufactured in accordance with the fabrication specifications provided by Pryda, and installed, connected and braced in accordance with the recommendations given in - : AS4440:2004 "Installation of nailplated timber roof trusses" and any other supplementary details that may be provided.

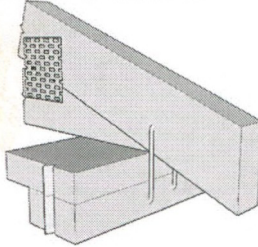
All truss designs and their connections have been designed using Pryda design software. Additional items such as roof/ceiling plane bracing, special notes, supplementary timber, etc., which may be shown on the plan drawings are the responsibility of others.

I/we confirm that the trusses for this project have been manufactured in accordance with the fabrication specifications provided by Pryda New Zealand

Name: Richard SimpsonPosition: DesignerSigned: [Signature]Date: 16/10/09

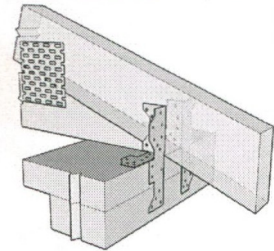
Buildable Layout

Z-NAIL TIE DOWN X2



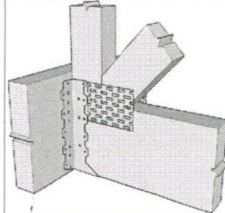
Consent Doc. Code Z
Product Code: ZR & ZL (left & right hand) Also sold as MPZR & MPZL
Durability: Suitable for all roof spaces that are closed. Stainless required in open soffits. Compliant with Table 4.1 of NZS3604:1999 Amendments 1 & 2
Application: Usually used in pairs when employed as a truss tie down
Note: The Z-nails should be anchored to the lower wall plate, and may not terminate in the ceiling plate.

MULTIGRIP (LONG) TIE DOWN x2 Consent Doc. Code X



Product Code: MGL
Durability: Suitable for all roof spaces that are closed. Stainless required in open soffits. MSG/S with single top plate. Compliant with Table 4.1 of NZS3604:1999 Amendments 1 & 2
Application: All holes filled with 30x3 15mm Pryda product nails.
Note: Multigrip (Short), MG or MG/S cannot be used in a double top plate situation.

FRAMING BRACKET TRUSS SUPPORT Consent Doc. Code A, B, C



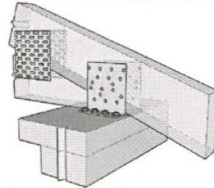
Product Code: FB4590*, FB45120*, FB45180* *Also sold as MPFB4590, MPFB45120 & MPFB45180
Durability: Suitable for all closed roof spaces. Stainless steel required in open roofs in Sea spray zone and Zone 1 in order to be compliant with Table 4.1 of NZS3604:1999 Amendments 1 & 2
Application: All holes filled with 30x3 15mm Pryda product nails or type 17 12g x 35mm hex head galv. screws.

Truss Connections

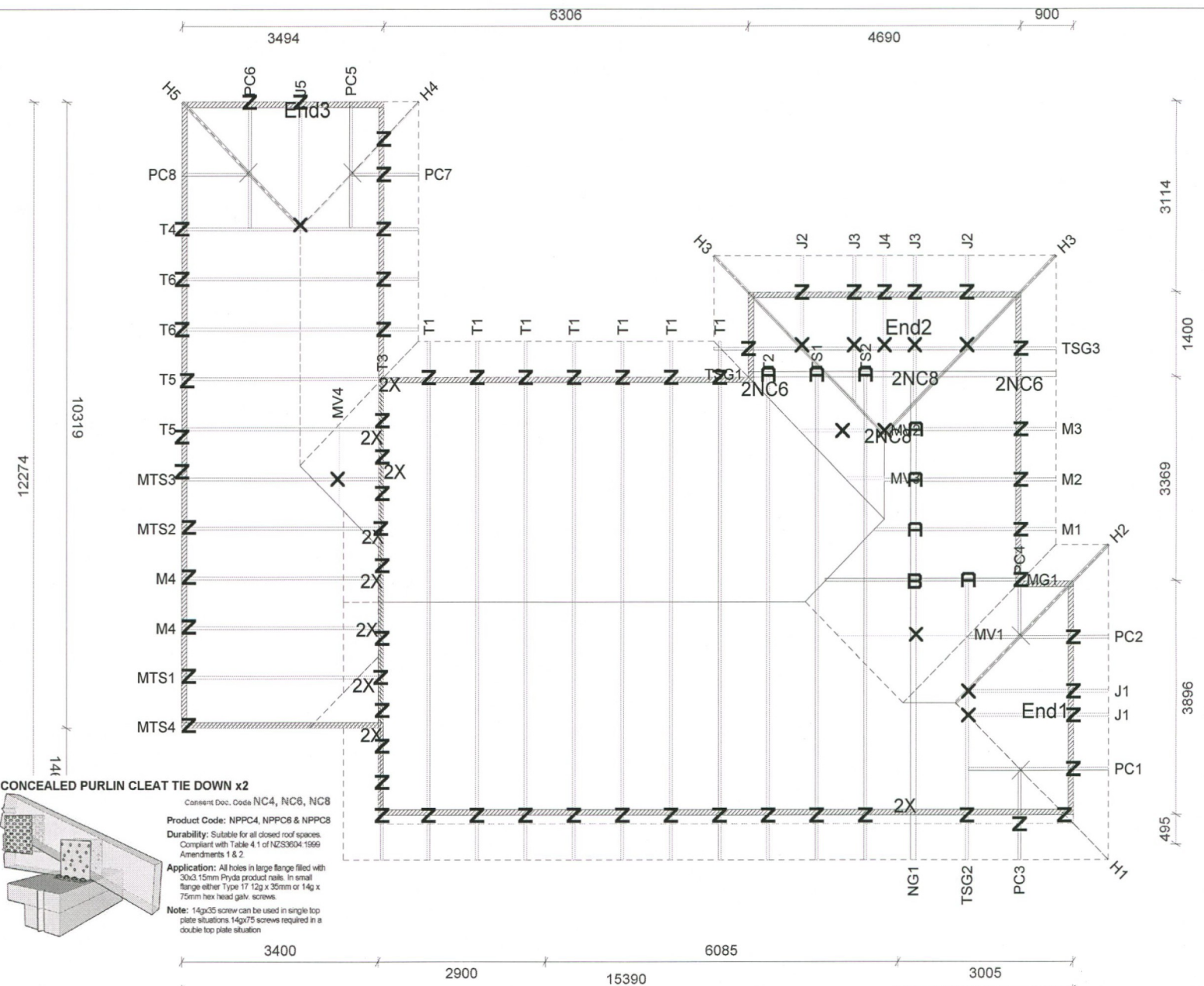
* All tie-downs use 2/90x3.15 dia Skew Nails unless otherwise noted.

- Z 64 x 2/Z Z nail
- 2X 9 x 2/MGL Multigrip (long)
- 2NC6 2 x 2/NPPC6 Purlin cleat
- X 12 x 1/MGL Multigrip (long)
- A 7 x 1/FB4590 Joist hanger
- B 1 x 1/FB45120 Joist hanger
- 2NC8 1 x 2/NPPC8 Purlin cleat

CONCEALED PURLIN CLEAT TIE DOWN x2



Consent Doc. Code NC4, NC6, NC8
Product Code: NPPC4, NPPC6 & NPPC8
Durability: Suitable for all closed roof spaces. Compliant with Table 4.1 of NZS3604:1999 Amendments 1 & 2
Application: All holes in large flange filled with 30x3 15mm Pryda product nails. In small flange either Type 17 12g x 35mm or 14g x 75mm hex head galv. screws.
Note: 14gx35 screw can be used in single top plate situations. 14gx75 screws required in a double top plate situation



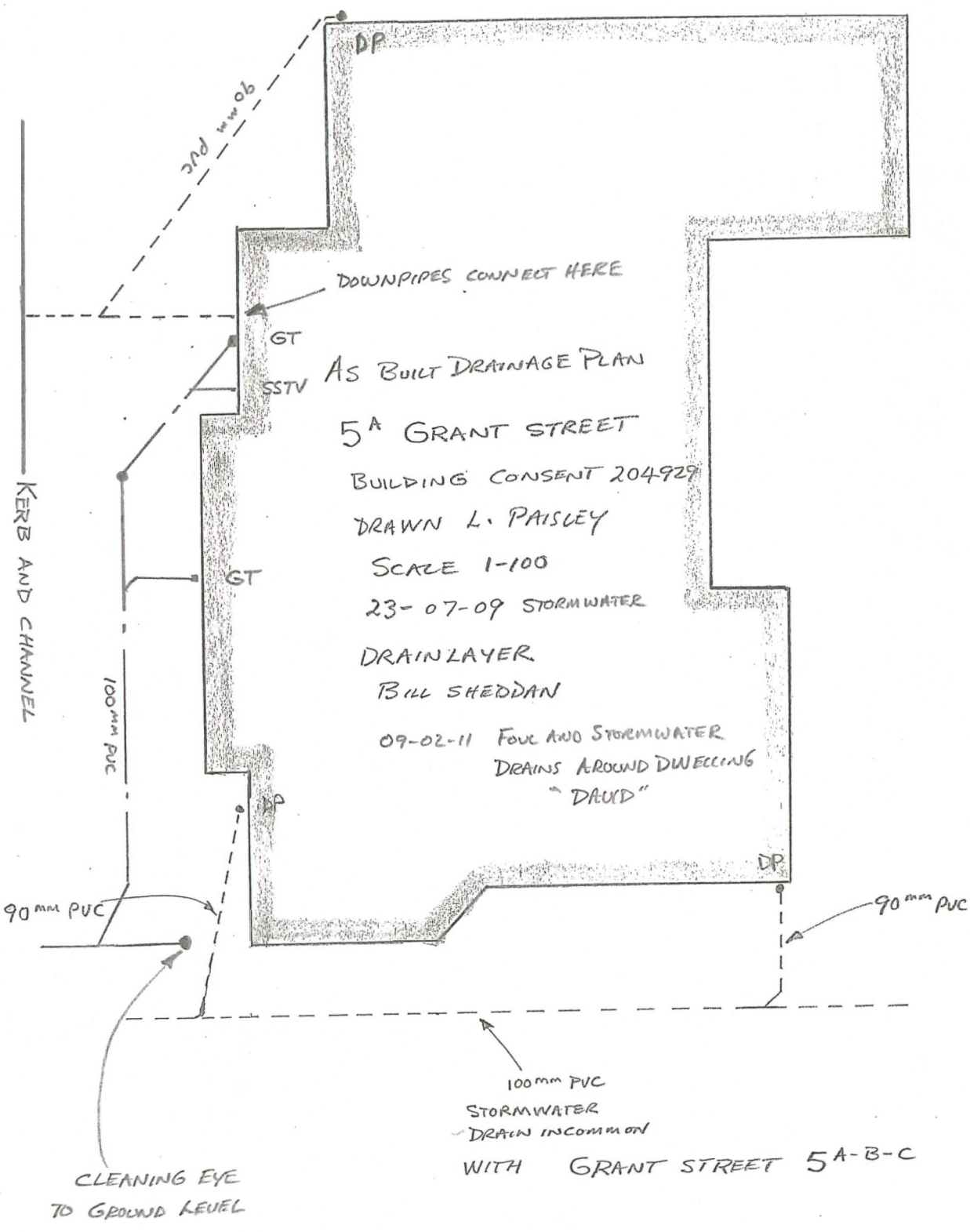
Customer: MACGREGOR
 Site Address: TOWN HOUSE
 5 GRANT ST

Roofing: Longrun
 Pitch: 20.00 Deg.
 Spacing: 900
 Design Wind Speed: 44.00 m/s (Ult.)

Job Ref: 8903
 Drawn By: <None>
 Scale:



GRANT STREET





more Photos on E.F. 



BUILDING CONSENT No. 204929 / 1

Section 51, Building Act 2004



29 Civic Avenue
P O Box 8
GORE
Phone (03) 209 0330
Fax (03) 209 0357

The Owner:

Name of Owner:

MacGregor John

MacGregor Edith Joyce

Mailing address:

5 C Grant St

GORE 9700

Phone numbers:

Landline: **208 5440**

Mobile: **027 4290609**

Daytime:

After hours:

Facsimile number:

Email address:

Contact Details:

Contact name:

MacGregor John

Mailing address:

5 C Grant St

GORE 9700

Phone numbers:

Landline: **208 5440**

Mobile: **027 4290609**

Daytime:

After hours:

Facsimile number:

Email address:

The Building:

Street address of building:

5 Grant St, GORE

Legal description of land where building is located:

**LOT 3 DP 13334 - WITH INT IN & SUBJ TO
ROW -**

Valuation No: 29800 / 30000

Building Work:

The following building work is authorised by this building consent:

New Townhouse

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following construction endorsements:

All hot water pipes to be insulated to NZBC H1 requirements.

All water pipe work in external walls and roof areas to be insulated to protect from frost.

All gully trap surrounds are to be 25mm above concrete paths and 100mm above unprotected ground to prevent stormwater infiltration.

Hot water cylinder relief drains from relief valves to be installed out through foundation wall to drain over gully trap.

Foul drainage to connect to the foul sewer in Grant Street.

Smoke alarms with hush facility to be installed in dwelling as per NZBC F7.

Hot water cylinder is to be secured in place with metal straps or similar restraints.

Stormwater and sealed areas to discharge to the kerb and channel in Grant Street.

Compliance Schedule:

A compliance schedule is **not** required for the building.



Frances Cowan

Issuing Officer

On behalf of: Gore District Council

Date: 22 April 2008

Advice Note:

1. Under sections 362A to 363C of the Building Act 2004, if all or part of this building is intended to be open to members of the public you must obtain prior to its use a Code Compliance Certificate or a Certificate for Public Use.
 2. Under section 364 of the Building Act 2004, if this building is a household unit and you are a residential property developer, you must not complete sale of the household unit or allow a purchaser to enter into possession of the household unit without first obtaining a Code Compliance Certificate.
- Please ensure that the signed and stamped documents are kept onsite during the construction process.

PROJECT INFORMATION MEMORANDUM No. 204929

Section 33, Building Act 2004



29 Civic Avenue
P O Box 8
GORE
Phone (03) 209 0330
Fax (03) 209 0357

The Owner:

Name of Owner:

MacGregor John

MacGregor Edith Joyce

Mailing address:

5 C Grant St

GORE 9700

Phone numbers:

Landline: **208 5440**

Mobile: **027 4290609**

Daytime:

After hours:

Facsimile number:

Email address:

Contact Details:

Contact name:

MacGregor John

Mailing address:

5 C Grant St

GORE 9700

Phone numbers:

Landline: **208 5440**

Mobile: **027 4290609**

Daytime:

After hours:

Facsimile number:

Email address:

The Building:

Street address of building:

5 Grant St, GORE

Legal description of land where building is located:

**LOT 3 DP 13334 - WITH INT IN & SUBJ TO
ROW -**

Valuation No: 29800 / 30000

Description of Building Work:

This PIM is issued for the following building work:

New Townhouse

This Project Information Memorandum is issued under Section 33 of the Building Act 2004 and includes all information known to this authority.

This Project Information Memorandum is subject to the following conditions.

Wind zone for this site is Medium.

Snow Zone : 5

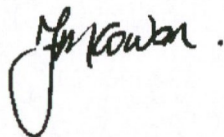
Snow Loading : 0.5 kPA

Mataura River Floodplain: prone to flooding subsequent to a stopbank breach or stopback overtopping

Residential Zone.

Attachments:

There are no attachments with this Project Information Memorandum

A handwritten signature in black ink, appearing to read 'Frances Cowan' with a stylized flourish at the end.

Frances Cowan

Issuing Officer

On behalf of: Gore District Council

Date: 22 April 2008



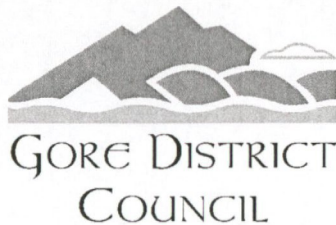
GORE DISTRICT COUNCIL
REGULATORY DEPARTMENT

INTERNAL MEMO

To: Russell Paterson
From: Keith Hovell
Date: 3 December 2007
Subject: 5A Grant Street

I have signed off the building permit sought for this site. I note however that the profile drawings indicate a door and window along the back of the house, on that part located on the boundary. That does not match the floor plan and amendment is likely to be required to ensure consistency.

Keith Hovell
Consultant Planner



FILE COPY

SITE INSPECTION RECORD

Building Consent No. 204929
Property Address: 5 Grant St
Owners Name: MacGregor John
Description of Work: New Townhouse

SA

This checklist and all the approved plans relating to this building consent **are to be kept on site** and available to the relevant Inspector, or approved Building Certifier, on request. Please note that the owner or their representative maybe required to be onsite for the inspection.

AT LEAST ONE WORKING DAYS NOTICE IS REQUIRED FOR EACH INSPECTION

Phone (03) 209 0330 between 8.30am and 5.00pm weekdays. Please note that work cannot proceed past each step until that step has been inspected and approved, and this form is signed by the relevant Inspector/Certifier. The attached "Advice of Completion of Building Work" must be returned to the Building Consent Department.

INSPECTION REQUIRED ARE INDICATED (but not limited to)

CONSTRUCTION		
Inspections	Signature	Date
<input checked="" type="checkbox"/> Siting		
<input checked="" type="checkbox"/> Foundation		
<input checked="" type="checkbox"/> Floor Slab		
<input type="checkbox"/> Sub floor framing		
<input type="checkbox"/> Blockwork		
<input checked="" type="checkbox"/> Cavity batten inspection		
<input checked="" type="checkbox"/> 1/2 height cavity inspection – brick veneer		
<input checked="" type="checkbox"/> Moisture content		
<input checked="" type="checkbox"/> Framing prelining		
<input checked="" type="checkbox"/> Insulation		
<input checked="" type="checkbox"/> Claddings		
<input type="checkbox"/> Disabled facilities		
<input checked="" type="checkbox"/> Fire ratings/alarms		
<input type="checkbox"/> Pole holes (sheds etc)		
<input type="checkbox"/> Heating appliance		
<input checked="" type="checkbox"/> FINAL		

PLUMBING / DRAINAGE		
Inspections	Signature	Date
<input type="checkbox"/> Underfloor		
<input checked="" type="checkbox"/> Prelining pipe		
<input checked="" type="checkbox"/> Waste and soil		
<input checked="" type="checkbox"/> Foul water		
<input checked="" type="checkbox"/> Stormwater		
<input checked="" type="checkbox"/> Driveway sump		
<input checked="" type="checkbox"/> Water Heater / Wetback		
<input checked="" type="checkbox"/> Tempering valve		
<input type="checkbox"/> Backflow preventor		
<input checked="" type="checkbox"/> Drainage plan		
<input type="checkbox"/> Effluent field		
<input type="checkbox"/> Street/Road opening		
<input checked="" type="checkbox"/> FINAL		

OTHER		

**PLEASE HAVE THIS FORM ONSITE FOR ALL
INSPECTIONS
(Ensure you call for a final inspection)**

BUILDING CONSENT PROCESSING CHECK SHEET

CONSENT No. 204929

APPLICANT: MacGregor John

LOCATION OF WORKS: 5 Grant St GORE

DESCRIPTION WORKS: New Townhouse

11/21/2007

All building elements must be commented on as complying with the Building Code.

PIM Information:	Comment
Wind Zone:	Medium (50) / High (51) / Very High (52) / SPECIFIC DESIGN
Inundation:	1 / 2 / 3 / 4 / 28 / 46
Snow Loading:	5 (53) / 0/5kPA (54) / 1kPA (55) / Specific Design (56)
Zoning:	Residential (62) / Commercial (63) / Industrial (64) / Rural (61)
Potential Contamination:	
Near and Mine or Quarry:	
Heritage Information:	
Drainage Information:	132 134 160 161 163. STORMWATER AND SEALED AREAS TO DISCHARGE TO THE KERB AND CHANNEL IN GRANT ST.
Evacuation Scheme required:	Yes / No FOUL DRAINAGE TO CONNECT TO THE FOUL SEWER IN GRANT STREET.
Vehicle Entrance:	
New Street / RAPID Number:	YES NEW NUMBER REQUIRED
B1 Structure:	Yes
B2 Durability:	Yes
C1 Outbreak of Fire:	Yes
C2 Means of Escape:	N/A.
C3 Spread of Fire:	N/A.
C4 Structural Stability:	Yes.
D1 Access Routes:	N/A.
D2 Mechanical Access:	N/A.
E1 Surface Water:	YES.
E2 External Moisture:	Yes
E3 Internal Moisture:	Yes.
F1 Hazardous Agents on Site:	N/A.
F2 Hazardous Building Materials:	Glass

F3 Hazardous Substances and Processes:	N/A
F4 Safety From Falling:	N/A
F5 Construction and Demolition Hazards:	N/A
F6 Lighting for an Emergency:	N/A
F7 Warning Systems:	Yes Smoke
F8 Signs:	N/A
G1 Personal Hygiene:	YES
G2 Laundering:	YES
G3 Food Preparation and Prevention of Contamination:	N/A
G4 Ventilation:	Yes.
G5 Interior Environment:	Yes.
G6 Airborne and Impact Sound:	Yes.
G7 Natural Light:	Yes.
G8 Artificial Light:	N/A
G9 Electricity:	Yes.
G10 Piped Services:	N/A
G11 Gas as an Energy Source:	N/A
G12 Water Supplies:	YES
G13 Foul Water:	YES.
G14 Industrial Liquid Waste:	N/A
G15 Solid Waste:	N/A
H1 Energy Efficiency:	Yes
Standard Conditions:	
Memo No. 5 / 6 / 48 / 60 / 57 / 58 / 59	

OFFICERS CONSENT CIRCULATED TO:

Date passed to:		Dated signed off	Initials
11/21/2007	Plumbing & Drainage	23-11-07	JP
	Building Control Officer	24-1-08	JP
	Planning Consultant		
	Roading Department		
	Essential Services / Assets		
	IT Department		
	Customer Services		

FURTHER INFORMATION REQUIRED:

Date requested:	Information requested:	Date received:	Initials
5-12-07	Letter re plans & specs	17-4-08	JP
17-4-08	Verbal fix errors in new specifications	21-4-08	JP

FURTHER CONDITIONS OF CONSENT:

#92 Smoke Alarm.

OK to approve building consent ☒ Yes / No

Signed: *JP*

Date: 21-4-08

Blank Page

Gore District Council

Rec'd 20/11/07

BUILDING CONSENT INFORMATION

When applying for a Building Consent, the following is required to accompany a fully completed application form.

- 1. **Three sets of site plans** detailing distances to all boundaries and adjacent buildings (to scale).
- 2. **Three sets of drawings** detailing proposed work including:
 - floor plans with dimensions
 - elevations of external walls
 - detailed cross sections, showing building heights, floor height above ground level, foundation sizes and reinforcement. Scale 1:50 / 1:100.
- 3. **Detailed specifications** including the type, size, span and spacing of all materials being used and the extent of work being undertaken.
- 4. Where applicable, **three copies of plumbing and drainage plans** showing positions of fixtures, gully traps, vents etc and septic tank if being used. Note: where known at consent stage specify the Plumber and Drainlayer along with registration number.

Failure to provide above information will result in the application being placed "on hold" with a notice issued requiring further information. **NOTE: NO BUILDING WORKS SHALL COMMENCE UNTIL CONSENT IS OBTAINED.**

DAMAGE TO COUNCIL PROPERTY

As applicant, I / We hereby agree to undertake any repairs considered necessary by Council to the footpath, kerb, road or any other assets which may have been damaged as a result of work carried out under this Building Consent.

I/we agree and acknowledge that:

- A Code Compliance Certificate will not be issued until all works are completed to the satisfaction of Council. Failure to complete with works within 1 month from requesting a Code Compliance Certificate will result in Council completing the necessary repairs at the expense of the owner.
- Unless advised otherwise in writing the condition of the footpath, kerb, road and any other assets will be deemed to be in an undamaged condition at the issuing of this Building Consent.
- The applicant shall adhere to the requirements of Council's Street Opening Policy and obtain all relevant and necessary permits associated with this Policy.

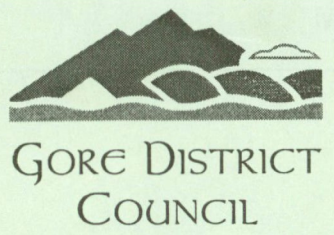
FOR OFFICE USE ONLY

	Checked By	Date:
Building	AP	21.4.08
Means of Egress		
Plumbing	AP	23.11.07
Drainage	AP	23.11.07
Roading		
Water / Utilities		
Hazardous Substances		
Health		
Planning	KW	04.12.07
Bulk & Location		

Comments

Approved for Issue:

[Signature] 21.4.08
Building Control Officer Date



APPLICATION FOR
PROJECT INFORMATION MEMORANDUM
and/or
BUILDING CONSENT

Section 33 or Section 45, Building Act 2004

OWNER (APPLICANT)

Name: *John and Edith Joye MacGregor*
Address: *5 C GRANT ST GORE*
Phone: *2085440*
Fax: *_____*
Cell Phone: *0274290609*
Email: *emacgregor@slingshot.CO.NZ*

CONTACT DETAILS

(Builder, Plumber, Architect or Agent details)

Contact Name: *John MacGregor*
Contact Address: *5 C GRANT STREET GORE*
Phone: *2085440*
Fax: *_____*
Cell Phone: *0274290609*
Email: *emacgregor@slingshot.CO.NZ*

FEES

Building Consent \$ *2160.90*
BRANZ Levy \$ *193.07*
DBH Levy \$ *380.21*
Street Asset Deposit \$ *_____*
Other \$ *_____*
Total Payable \$ *2734.18*
Receipt No: *270371*
Cash / Chq / Eftpos
3 sets of plans attached: *Y* *N*

I request that you issue a PIM / PIM and Building Consent for the building work described in this application.

[Signature]
Signed by or on behalf of the Applicant

PROPERTY INFORMATION

Street address of building: *5 GRANT ST GORE*
Building Name (if any): *_____*
Description of work: *New Townhouse*
Will there be a change of use: Y ☐ N ☒
If yes, what: *_____*
Floor area: *31.25*
Dwelling *88.8*m² Garage *31.25*m² Other *—*m²
Value of Works: \$ *193,077 Dollars*
(include plumbing, drainage, GST etc)

New Building ☒
Alteration / Addition / Heating Unit ☐
Demolition ☐
Plumbing & Drainage Only ☐
Relocated Building ☐

Legal Description

Valuation No: *29800-30002*
Lot: *1* DP: *13384*
Section: *_____* Block: *DVR No 7968*

Intended Life:

Indefinite ☒
Specified as *_____* Years

Vehicle Accesses:

Street Crossing New ☐ Existing ☒
Rural Access New ☐ Existing ☐

Utilities:

New Water Connection Yes ☒ No ☐
New Sewage Connection Yes ☒ No ☐
New Stormwater Connection Yes ☐ No ☒

CONSENT No:
204929

PROJECT INFORMATION MEMORANDUM

The project involves the following matters:
(Cross each applicable box, if any, and attach relevant information in triplicate)

☐ Subdivision

☐ Alterations to land contours

☒ New or altered connections to public utilities

☐ New or altered locations and/or external dimensions of buildings

☐ Building work over or adjacent to any road or public place

☒ New or altered vehicle access

☒ Disposal of stormwater and wastewater

☐ Building work over any existing drains or sewers or in close proximity to wells or water mains

☐ Other matters known to the applicant that may require authorizations from the territorial authority:
(specify):

BUILDING CONSENT

The following plans and specifications are attached to this application:
(List plans and specifications attached – use separate sheet if necessary)

The building work will comply with the building code as follows:

Clause <small>List relevant clause No. of Building Code</small>	Means of Compliance <small>Refer to relevant compliance documents or detail of alternative solution in plans / specifications</small>	Waiver/Modification required <small>State nature of waiver or modification of building code</small>

BUILDING PRACTITIONERS

Name & Address	Registration No.	Phone
Builder(s) <i>John MacGregor Builder</i>		
<i>5 GRANT ST GORE</i>		
Registered Drainlayer <i>Bill Shedd</i>	<i>3675</i>	<i>2085241</i>
<i>Plumbing Ltd.</i>	<i>3675</i>	<i>2085241</i>
Registered Plumber / Gasfitter		
Designer(s)		
Structural Engineer		

Please attach separate sheet with specialist subcontractors, including address and all contact details

COMPLIANCE SCHEDULE

The specified systems for the building are as follows:
(specified systems are defined in regulations)

The following specified systems are being altered, added to, or removed in the course of the building work:

There are no specified system in the building:

All sections of this form must be completed

SITE PLAN

Draw your site plan here
(For heater locations, farm buildings and small projects)

C

Gore District Council
GST Registration No:51-288-963
20/11/07 02:02 pm

REPRINT
Recpt # 270377

CS Counter Sales	2,160.90
CS Counter Sales	193.10
CS Counter Sales	380.20

No of Items: 3 Total \$ 2,734.20
Cheque \$ 2,500.00
Cash \$ 240.00
CHANGE \$ 5.80

Payment From:
SBS Bank Cheque
RECEIVED WITHIN 30 DAYS

HEATER DETAILS

New Heater

Second Hand Heater *

Free Standing Heater

Inbuilt Heater

Wetback *

☐

☐

☐

☐

YES ☐ NO ☐

* Note: All second hand units require a new stainless steel flue.
* Note: Wetbacks must be fitted by a registered plumber and have a tempering valve fitted.

Scale: _____

All sections of this form must be completed

Specification for Proposed Home Unit at 5 Grant St, Gore

The work consists of setting out and completing a timber framed, Oamaru Stone clad unit in accordance with the specification and plan. Brick maybe used as an alternative cladding.

By-Laws, Permits etc

The contractor shall give all usual notices to the local authority, arrange and pay for all building permits. All work to conform to local by-laws.

Fire Insurance

The main contractor shall insure the work to full insurable value at all times.

Employees Insurance

The sub-contractors shall satisfy the owners that all employees are insured against accidents at all times before work commences.

Maintenance

The period of maintenance shall be twelve weeks after practical completion when the employer shall have certified that all the works to be executed under the contract have been carried out to satisfaction. Any damage arising during this time shall be made good at the contractor's expenses.

Temporary Services

The builder shall arrange for all temporary services and shall pay all fees in connection therewith.

Materials and Workmanship

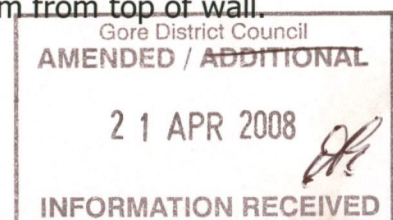
All materials shall be the best of their respective kinds, grades and qualities. All materials to comply with the Building Act 2004, Building Code and NZS 3604:1999 which is the correct document to refer to in timber framed buildings. Any materials which maybe rejected by the owner shall be immediately removed from the site. All workmanship shall be according to the best trade practice.

Excavating

Excavate for walls, plies and other foundations to good solid bearing minimum depth 300mm. Height of foundation to be generally 300mm.

Concrete

All concrete including garage floor to be composed of four parts shingle, 2 parts sand to one part of cement. Foundations to be 115 wide with 250mm wide footings carried down to solid clay. All foundations to have three rods of 12mm steel lapped 40 times dia. One rod approximately 75-100mm from top of wall.



All concrete to maintain the strength of 17.5.MPA.

Piles

Pile shall be 200mmx200mm on 300mmx300mm footings each. 4mm galvanized wire to be set in piles to secure joist bearers and securely stapled with 25mm galvanized staples. Piles to be in rows 1.830 apart and at 1.370c. Exterior Piles poured in with foundation wall.

Dampcourse

A layer of 2ply duroid dampcourse shall be layed between all timber which comes in contact with concrete.

Vegetation

All vegetation shall be removed from underneath the building. Lay a sheet of Agpac Polythene thickness .25 to the complete ground area cut neatly between piles and taped where necessary at joints held down with a layer of sand.

Sub-Contractors

This section is divided into trade sections for convenience and reference only. No claim will be admitted from contractors for work not specifically mentioned in their trade section but which is provided for elsewhere in this specification or shown on the plan or if it is necessary for completion of the works.

Block layer

Blocks for the unit shall be Oamaru Stone or approved bricks as the work proceeds. Block layer to plaster and splash coat foundations. Mortar shall consist of two parts cement, four parts sand, one part lime. Carry block work up at even heights. Properly bond all angles and intersections and keep at perpend true. Secure stone to walls with wall ties @ 915mmc every fourth course, and at all angle openings and end of walls stonework to be 50mm clear of wall framing, care being taken not to tear the building paper and keep all mortar droppings clear of ties, set in brick ties every 4th course if bricks are used.

Timber Schedule (Refer to Building Act 2004 Building Code and NZS 3604:1999)

Sleeper Plates 100x75 Tan H3

Floor Joists 125x50 Tan H3

Under floor sisalation – supply and lay perforated sisalation under joists to confirm to requirements.

Top and Bottom Plates – 100x50 BT gauged or NZ Oregon

Studs – 100x50 Boron gauged or NZ Oregon

Dwangs – 2 rows 100x50 BT gauged or NZ Oregon

Window Trimmers – 25mm per 300mm span

Rafters – all roofing timber to be trusses supplied by Preston Precuts and to conform to enclosed details by Preston Precuts Data

Purlins 75x50 BT R/S or NZ Oregon

Sarking – Heavy grade building paper supported on roofing string @ 400mmc

Ceiling Battens 50x40 BT gauged

Wall Bracing – Pryde angle bracing

Soffit Framing 100x25 B/T R/S

Fascia Bd 200x32 DAR grooved, preprimed

Flooring 3600x1800 TWP Particle Bd

Before particle board is layed, place double sided perforated building foil over joists drooping 100mm between joists staple in position

Exterior Joinery – Aluminum color of choice 30mm Red Pine Frames grooved

Aitken Joinery or other approved brand

Interior Doors

Sapele Mahogany or similar 30mm Grooved frames clean Red Pine or similar approved timber

Moldings – and skirtings clean Red Pine

Framing

Frame floors with 100x75 sleeper plates splay cut and fixed to piles with one 12mm bar in c of bearer and bent over 125x50 joists at 450mm c dwanged for Plyco-pine. Frame walls and partitions with plates full length with halved joints. Stud @ 600mm max c and two rows of dwangs. Frame Roof as detailed with Trusses from Preston Pre-cuts.

Schedule of Linings

Eaves 4.5mm hardiflex

Roof 6 Rib Color Steel or Zincalume

Floor TWP Particle Board

Garage Door 1 Dominator Tilt a Door

Internal Linings Gibraltar Board 9.5mm

Shower and Bathroom Lining

Formica Board or similar material, supply all necessary beads, glue etc.

Ceilings

Ceilings to be Gibraltar board 9.5mm

Scotia – Pinex PMC no7 or fibrous plaster scotia

Schedule of Joinery

All Aluminum Windows as per Aitken Joinery details

Internal doors 30mm grooved frames

Allow 7 internal door and frames

2 sets Bifold doors/wardrobes

1 bifold set of doors, super cupd

1 bifold set of doors, Linen cupd

All other joinery as per Turning Point Joinery Ltd, plans supplied.

Allow for dominator tilt a door

All windows shall be double glazed as now required by Building Code, all exterior doors toughened safety glass as shown on plans, Bathroom toilet obscure glass or safety glass in accordance with NZS:Part3:1999

Plumber

All work to be carried out in accordance with the drawings and specifications, local authority and public health regulations. All materials shall be the best of their respective kinds. Water pipes shall be set out in straight runs of even gradients. PVC or other approved types of plastic pipe may be used for both hot and cold water supply. Flash all pipes as necessary to render building water tight. Allow all necessary fittings to connect shower, W/C, bath, tub, kitchen sink to existing new sewer drain depth of drain 400mm, refer to site plan. Allow for all necessary spouting and down pipes and storm water drains.

Allow the following:

1 super tub

1 sink mixer

1 insinkerator

1 900mm vanity

1 shower enclosure 900x900

1 sliding shower mixer

1 shower rose and rail

1 easy clean trap

1 basin mixer

1 caroma W/C suite

1 180L MP HWC and associated valving

Successful contractor to supply a separate quote for a gas system as an alternative for hot water.

Electrician

All installation shall be made in a safe and workmanlike manner in accordance with the local authority. All switches and plugs shall be of the flush type and cables of an approved manufacture.

Allow for the following work:

Lounge – Wire and install 4 recessed down lights, 2 double plugs, wire for TV and computer table where directed. Allow for the supply and installation of a Daiken Heat Pump of approved size.

Dinette – Wire and allow for 2 recessed down lights, 2 double plugs

Kitchen – Wire and install 4 down lights, electric range, range hood, fridge, allow 2 double plugs, 2 single plugs

Hall way – Wire and install 2 recessed ceiling lights, allow for 1 double plug

Bed 1 – Wire and install 2 recessed ceiling lights, plus 2 bed lights, 2 double plugs

Bed 2 – same as above

Bathroom – wire for 12 recessed ceiling light plus shaver plug and towel rail

Laundry area – wire for 2 recessed ceiling lights, plus 2 double plugs

Toilet – wire for 1 recessed ceiling light

Garage – Allow to supply and install 4 ceiling lights, plus 2 double plugs

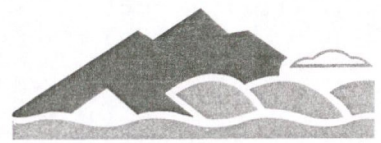
Exterior lights – Supply and install 2 exterior sensor lights allow for electric range and range hood. Allow for Daiken Heat Pump. Allow to supply all necessary wiring for the complete job. Supply and install outside meter box and internal switch.

Painter – All materials to be the best of their respective kinds and applied by skilled tradesmen. Protect all work against damage and adjacent surfaces. Colors to be selected by Owner. All kitchen joinery will be supplied, all pre-finished. All gib board ceilings to receive 2 coats water based ceiling paint. All internal timber to be sealed and 2 coats of semi-gloss poly-urethane applied. The whole of the unit is lined with Gibraltar board except shower. Stop up all Gibraltar board walls and leave ready for wallpapering.

The following PC sums apply, wall paper \$40 per roll. Finish all cupboards etc as for rooms. All outside woodwork to receive 2 coats undercoat and one finishing coat. Clean all windows on completion.

Insulation by Builder – Supply and install R 3.3mm Batts to all exterior walls.

Supply and install R 3.3mm ceiling batts to all ceiling areas for superior insulation.



GORE DISTRICT COUNCIL

29 CIVIC AVENUE
PO Box 8, GORE
NEW ZEALAND

TELEPHONE (03) 209-0330
FACSIMILE (03) 209-0357
Email info@goredc.govt.nz

5 December 2007

John MacGregor
5c Grant Street
GORE

Dear Sir

**BUILDING CONSENT APPLICATION No: 204929
ERECT NEW DWELLING
5A GRANT STREET, GORE**

Please be informed that the current application is suspended pending the following information being provided and approved for Building Consent issue.

1. Better quality plans with correct elevations. Plans dated 1996 and copied do not give good quality.
2. Insulation values changing 31-10-07 for ceiling, walls and glazing. A copy of the insulation guide is enclosed for your reference.
3. Window schedule fails to show double glazing as now required.
4. Specifications are to be updated to refer to the Building Act 2004, Building Code, and NZS3604 1999, which is the correct document to refer to in Timber Framed Buildings.
5. Concrete strength for the foundation, walls and piles, and garage floor slab.
6. 4mm wire and staples is the preferred fixing for concrete piles to joist bearer.
7. Ground cover polythene sheet now requires .25 thickness.

Please provide this information as soon as possible so that this application can be further processed. Should you have any queries I can be reached on 209 0353.

Yours faithfully

Colin Gray
BUILDING CONTROL OFFICER





Technical Bulletin		
Issue Date August 2006		
Consent No.		Page 1 of 2
Building	17-4-08	JP
Plumbing	23-1-08	LP
Drainage	23-1-08	LP
Planning	14-12-07	KH
Roading		
Utilities		
Reserves		
Licensing		
Marking	Date	Initials

GIB® Residential Garage Boundary Walls: Supplement to 'GIB® Fire Rated Systems'

Scope of Use

The construction offered in this bulletin is intended for use when NZBC Acceptable Solution C/AS1 requires a Fire Resistance Rating (FRR) for a single storey residential garage boundary wall within 1m from a property boundary. The garage or carport must have a Fire Hazard Category not more than 1 as defined in table 2.1 of C/AS1. This includes a standard single household garage for use by the household occupants only (SH purpose group).

For boundary walls outside this scope the designer must ensure that structural stability is maintained for the specified time of fire resistance. The solution will require project specific considerations and could involve fire rated return walls, a fire rated ceiling or a detail similar to the one presented in this Bulletin.

Compliance with the NZBC

- Under normal conditions of dry internal use GIB® Fire Rated Systems have a serviceable life in excess of 50 years and satisfy the requirements of NZBC Clause B2 — Durability.
- GIB® Fire Rated Systems provide passive fire protection in accordance with the requirements of NZBC Clause C3 — Spread of Fire.
- GIB® Residential Garage Boundary Walls satisfy the requirements of NZBC Clause C4 — Structural Stability during Fire and have been designed to fall inwards and away from the adjacent property boundary when collapse conditions are reached during a fire.

Selecting the FRR

If the garage meets the following conditions, the FRR of the boundary walls can be assessed from this Technical Bulletin. For situations outside these conditions Part 5 and 7 of NZBC Acceptable Solution C/AS1 must be followed with respect to establishing the required FRR and distance to the boundary.

- For attached and detached garages less than 1m from the boundary, a 30/30/30 2-way FRR is required
- For garages 1m or more from the boundary no FRR is required
- A carport can have 100% unprotected walls and roof if 2 perimeter sides are open, and:
 - the roof plan is less than 40m² and no part of the roof is closer than 0.3m to the boundary
 - the roof plan is greater than 40m² and no part of the roof is closer than 1m to the boundary

If these conditions are not met, comply with the requirements of C/AS1 clause 7.8.10.

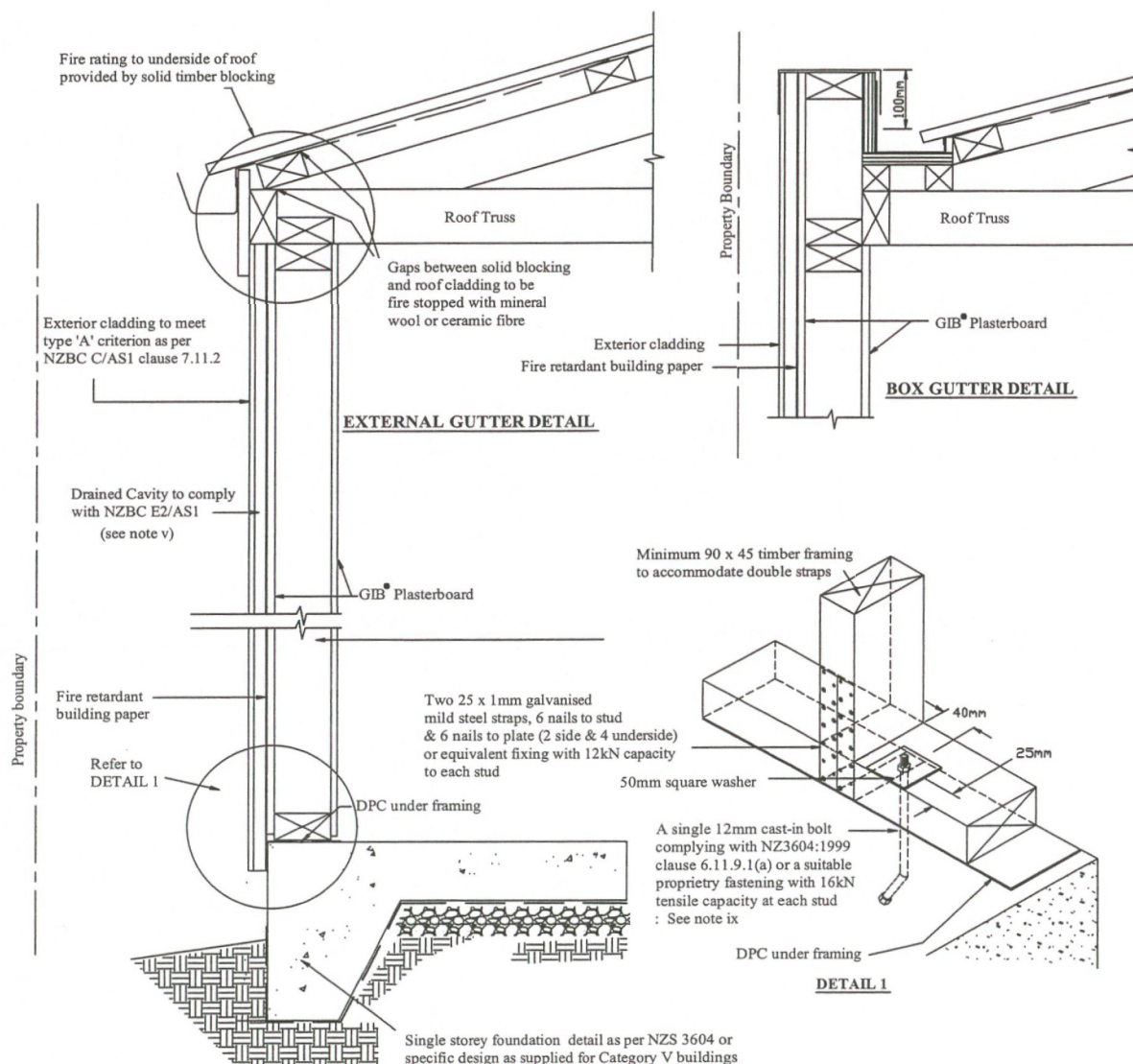
A garage or carport can be connected to a house without the need for a FRR (between the garage and house) provided that the house is under the same ownership as the garage/carport and solely for the use of the occupants of the household.

For further information please contact the GIB® Helpline on 0800 100 442.

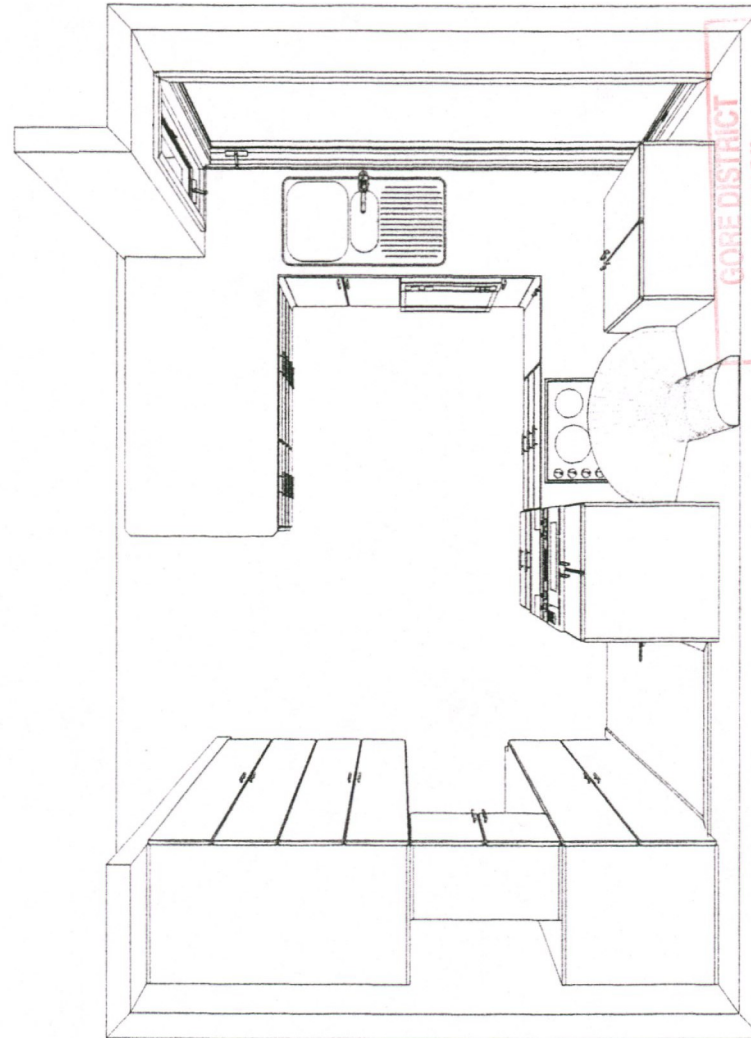
¹ Reference: MacDonald Barnett Partners, Consulting Civil and Structural Engineers, Report No 5109 CRB, dated 13 October 1993, Producer Statement dated 1 March 1994, and letters/faxes dated 12/6/02, 28/6/02, 2/12/02 & 17/12/02.

Notes

- i. A wall less than 1m from the boundary requires a 2-way FRR. Select the appropriate system and construct in accordance with 'GIB® Fire Rated Systems, 2006'.
- ii. When less than 0.2m from the boundary, end return walls at 90° to the boundary must be fire rated within this 0.2m. The FRR is the same as for the boundary wall. Alternatively a fire rated wing wall complying with table 7.3 of NZBC C/AS1 could be constructed.
- iii. Timber grade and treatment must be in accordance with NZS3604:1999 and NZS3602:2003.
- iv. Sheet joints in GIB® plasterboard under external claddings do not require taping and stopping.
- v. Cladding materials must be separated from GIB® plasterboard by means of a fire retardant building paper over the GIB® plasterboard and vertical timber battens with a nominal depth of 20mm. Follow the requirements of NZBC E2/AS1.
- vi. Cladding materials must comply with NZBC C/AS1 clause 7.11.2. This requires a 'Type A' cladding when the wall is within 1m of the property boundary. 'Non-combustible' claddings, such as concrete, brick and steel, meet the Type A criterion. Cellulose fibre-cement with a coating less than 1mm is also classed Type A. Products such as plywood and timber or PVC weatherboards do not meet the Type A requirement and cannot be used within 1m of the boundary.
- vii. The drawings below assume a standard wall height up to 2.4m and a stud spacing of 600mm. Walls from 2.4 to 2.8m require stud spacing at 450mm and walls from 2.8 to 3m require studs at 400mm.
- viii. Construct finished floor levels and foundation edge in accordance with NZS3604 clause 7.5.2. Generally requirements are relaxed for Category V buildings. Contact your local Building Consent Authority.
- ix. Suitable proprietary 16kN bottom plate fastenings include:
 - A single M12 CHEMSET fastener set 90mm into concrete
 - A single HSB12/150 Screw Bolt
 - 2 wedge anchors with 8kN capacity (one each side of the stud)
 (Contact the fastener supplier for verification of performance)



² The cladding is tested to AS/NZS3837 at an irradiance of 50kW/m² for a duration of 15 minutes and also is required to meet the requirements of C9.1 of the NZBC Acceptable Solution C/AS1.



GORE DISTRICT COUNCIL

Consent No.	17403	17403	17403
Building	23-11-07	23-11-07	23-11-07
Plumbing			
Drainage			
Planning			
Roading			
Utilities			
Reserves			
Licensing			
Parking			
Date			

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

John MacGregor

The Turning Point
Joinery Ltd

Designed: 3/7/2007
Printed: 3/7/2007



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

John MacGregor

The Turning Point
Joinery Ltd

Designed: 3/7/2007
Printed: 3/7/2007

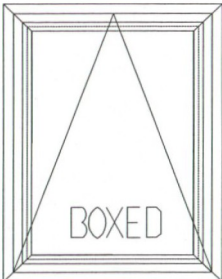
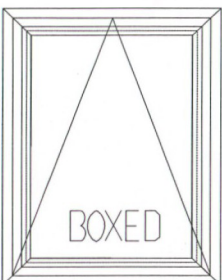
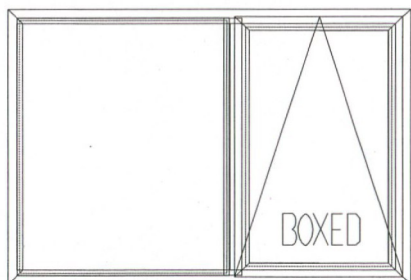


Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

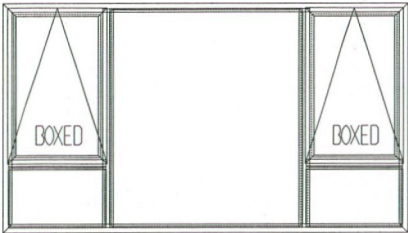

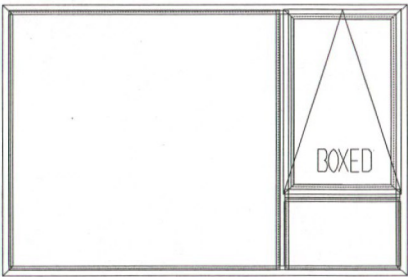
John MacGregor

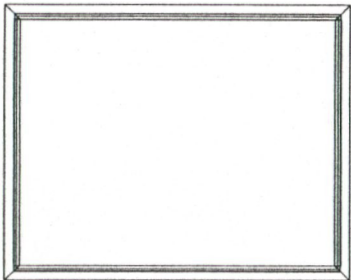
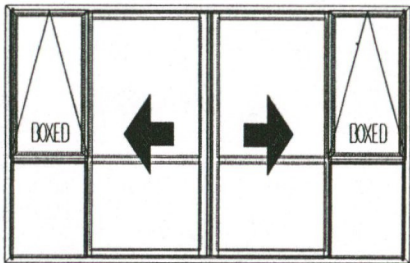
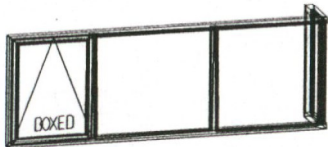
The Turning Point
Joinery Ltd

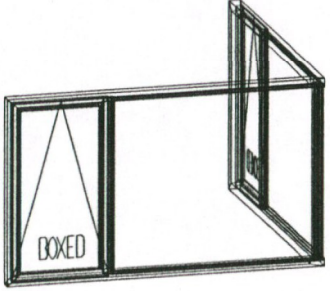
Designed: 3/7/2007
Printed: 3/7/2007

Item 1: W1		Quantity	Level
	Trim Size: 799 x 600	1	
	Finish: POWDER COAT ONE Reveal: PACIFIC RIMU 30mm MITRED Quote Option: STANDARD HARDWARE Wind Loading: High Wind Zone Flashing: NO FLASHING Glass: 4mm Clear/4mm Clear Hardware: STYLEINE 2 DOUBLE TOUNGUE RH, WEDGE ADHESIVE 3MM BLACK	Special Comments	
Item 2: W2		Quantity	Level
	Trim Size: 799 x 600	1	
	Finish: POWDER COAT ONE Reveal: PACIFIC RIMU 30mm MITRED Quote Option: STANDARD HARDWARE Wind Loading: High Wind Zone Flashing: NO FLASHING Glass: 4mm Clear/4mm Clear Hardware: STYLEINE 2 DOUBLE TOUNGUE RH, WEDGE ADHESIVE 3MM BLACK	Special Comments	
Item 3: W3		Quantity	Level
	Trim Size: 999 x 1400	1	
	Finish: POWDER COAT ONE Reveal: PACIFIC RIMU 30mm MITRED Quote Option: STANDARD HARDWARE Wind Loading: High Wind Zone Flashing: NO FLASHING Glass: 4mm Tuf White Spotswood/4mm Tuf Clear Hardware: STYLEINE 2 DOUBLE TOUNGUE RH, WEDGE ADHESIVE 3MM BLACK	Special Comments	

GORE DISTRICT COUNCIL	
Consent No.	
Building	17.11.07 <i>SK</i>
Plumbing	23.11.07 <i>AP</i>
Drainage	23.11.07 <i>AP</i>
Planning	04.12.07 <i>SK</i>
Roading	
Utilities	
Reserves	
Licensing	
Parking	
Date	Initials

Item 4: W6		Quantity	Level
	Trim Size: 1399 x 2400 Finish: POWDER COAT ONE Reveal: PACIFIC RIMU 30mm MITRED Quote Option: STANDARD HARDWARE Wind Loading: High Wind Zone Flashing: NO FLASHING Glass: 4mm Clear/4mm Clear Hardware: STYLEINE 2 DOUBLE TOUNGUE RH, WEDGE ADHESIVE 3MM BLACK	1	
		Special Comments	
Item 5: W8		Quantity	Level
	Trim Size: 1799 x 900 Finish: POWDER COAT ONE Reveal: PACIFIC RIMU 30mm MITRED Quote Option: STANDARD HARDWARE Wind Loading: High Wind Zone Flashing: NO FLASHING Glass: 5mm Tuf Clear/5mm Tuf Clear Hardware: STYLEINE 2 DOUBLE TOUNGUE LH, STYLEINE 2 DOUBLE TOUNGUE RH, WEDGE ADHESIVE 3MM BLACK	1	
		Special Comments	
Item 6: W9 & 10		Quantity	Level
	Trim Size: 1399 x 2000 Finish: POWDER COAT ONE Reveal: PACIFIC RIMU 30mm MITRED Quote Option: STANDARD HARDWARE Wind Loading: High Wind Zone Flashing: NO FLASHING Glass: 4mm Clear/4mm Clear 5mm Clear/5mm Clear Hardware: STYLEINE 2 DOUBLE TOUNGUE RH, WEDGE ADHESIVE 3MM BLACK	2	
		Special Comments	

Item 7: W11		Quantity	Level
	Trim Size: 999 x 1200 Finish: POWDER COAT ONE Reveal: PACIFIC RIMU 30mm MITRED Quote Option: STANDARD HARDWARE Wind Loading: High Wind Zone Flashing: NO FLASHING Glass: 4mm Clear/4mm Clear Hardware:	1	
		Special Comments	
Item 8: W7		Quantity	Level
	Trim Size: 1979 x 3000 Finish: POWDER COAT ONE Reveal: PACIFIC RIMU 30mm MITRED Quote Option: STANDARD HARDWARE Wind Loading: High Wind Zone Flashing: NO FLASHING Glass: 5mm Clear/5mm Clear Hardware: ALB S/FACE D/LK S/P+SCREW B, ALBANY S/FACE LK BLACK, STYLEINE 2 DOUBLE TOUNGUE RH, WEDGE ADHESIVE 3MM BLACK	1	
		Special Comments	
Item 9: W4		Quantity	Level
Depth : 400 	Trim Size: 989 x 2600 x 400 Finish: POWDER COAT ONE Reveal: PACIFIC RIMU 30mm MITRED Quote Option: STANDARD HARDWARE Wind Loading: High Wind Zone Flashing: NO FLASHING Glass: 5mm Clear/5mm Clear Hardware: STYLEINE 2 DOUBLE TOUNGUE RH, WEDGE ADHESIVE 3MM BLACK	1	
		Special Comments	

Item 10: W5		Quantity	Level
Depth : 1900  ✓		1	
Trim Size: 1189 x 1900 x 1900 Finish: POWDER COAT ONE Reveal: PACIFIC RIMU 30mm MITRED Quote Option: STANDARD HARDWARE Wind Loading: High Wind Zone Flashing: NO FLASHING Glass: 4mm Tuf Clear/4mm Tuf Clear Hardware: STYLEINE 2 DOUBLE TOUNGUE RH, WEDGE ADHESIVE 3MM BLACK		Special Comments	

Nett	\$9,908.38
G.S.T.	\$1,238.55
Total	\$11,146.93

PRODUCER STATEMENT

TRUSS DESIGN CRITERIA

Customer name : MACGREGOR
5 GRANT ST GORE

Site address : TOWN HOUSE
5 GRANT ST GORE

DESIGN CRITERIA

Roofing - Corrugated Iron
Ceiling - Gib Board (9.5mm)
Top chord purlins - 900 mm
Bottom chord restraints - 1800 mm
Standard truss spacing - 900 mm
Standard roof pitch - 18.00 deg

Design wind speed - 44 m/s (ultimate)
Classification - N3
Internal pressure coefficient up - 0.3
Snow Load (U.L.S.) - 435 Pa

The truss designs for this job have been determined using computer software provided by the Technical Division within Pryda Truss Systems. These designs are in accordance with sound and widely accepted engineering principles and comply with the following New Zealand Standards:-

NZ4203 : 1992 General Structural Design and Design Loadings for Buildings
NZ3603 : 1993 Timber Design
AS1649 : 1974 Determination of Basic Working Loads for Metal Fasteners for Timber

All trusses shall be manufactured in accordance with the fabrication specifications provided by Pryda, and installed, connected and braced in accordance with the recommendations given in - :

4440:2004 "Installation of nailplated timber roof trusses"
and any other supplementary details that may be provided.

Name : Richard Simon

Position: Truss Designer / Estimator

Signed : [Signature]

Date : 28/04/07

COUNCIL		
Building	17-408	SP
Plumbing	23-11-07	SP
Drainage	23-11-07	SP
Planning		
Roading		
Utilities		
Reserves		
Licensing		
Parking		
Date		Initials

TRUSS REACTIONS REPORT

Job Ref: 8903

Client Details
MACGREGOR
5 GRANT ST GORE

Site Address
TOWN HOUSE
5 GRANT ST GORE

O/N : Date Reqd:

Truss Mark	Support at Joint	(1.4G) (kN)	Max.Reaction (1.2G+1.6Q2) (kN)	Uplift (0.9G+WuUp1) (kN)	Uplift fixing	Special bearing requirement
T4	9	1.5	3.2	-4.1	2/MG	
T4	5	1.4	3.0	-3.8	2/MG	
T5	1	1.6	3.5	-4.6	2/MG	
T5	5	1.6	3.5	-4.6	2/MG	
T6	9	1.6	3.4	-4.4	2/MG	
T6	5	1.7	3.7	-4.9	2/MG	
T7	9	1.8	3.6	-4.3	2/MG	
T7	5	1.7	3.7	-4.9	2/MG	
T3	1	0.5	2.4	-1.8	2/Z NAILS	
T3	11	0.2	1.6	-0.7	2/Z NAILS	
TS2	11	1.6	3.3	-4.3	2/MG	
TS2	6	1.5	3.1	-4.0	2/MG	
TSG4	14	4.4	8.8	-8.4	2/WS6	
TSG4	7	4.3	9.0	-8.9	2/WS6	
T1	1	0.5	1.8	-0.6	2/Z NAILS	
T1	5	0.5	1.9	-0.7	2/Z NAILS	
TS1	1	0.8	2.1	-2.1	2/Z NAILS	
TS1	4	1.0	2.3	-2.6	2/Z NAILS	
TSG3	1	1.8	5.0	-4.1	2/MG	
TSG3	5	2.1	5.4	-4.9	2/MG	
TSG1	1	2.7	5.5	-7.3	1/WS6	
TSG1	7	2.8	6.0	-6.5	2/MG	
TSG2	1	4.6	8.2	-9.2	2/WS6	
TSG2	7	6.3	12.1	-13.8	2/WS6	
TG1	1	3.3	6.8	-6.7	2/MG	
TG1	8	1.7	3.7	-3.2	2/Z NAILS	
T3	1	0.4	2.5	-1.7	2/Z NAILS	
T3	11	0.1	1.7	-0.4	2/Z NAILS	
T2	1	0.8	2.2	-2.5	2/Z NAILS	
T2	7	0.6	2.1	-1.9	2/Z NAILS	
H5	1	0.1	1.5	-1.2	2/Z NAILS	
H5	2	0.0	-1.7	-1.7	2/Z NAILS	
H5	3	0.0	1.4	-0.2	2/Z NAILS	
H2	1	0.3	2.3	-0.6	2/Z NAILS	
H2	2	0.0	1.4	-0.6	2/Z NAILS	
H2	3	0.0	1.4	-0.3	2/Z NAILS	
H1	6	0.0	1.6	-0.1	2/Z NAILS	
H1	2	0.0	1.4	-0.7	2/Z NAILS	
H1	3	0.0	1.4	-0.3	2/Z NAILS	
H1	3	0.0	1.4	-0.3	2/Z NAILS	
H3	1	0.3	2.8	-0.6	2/Z NAILS	
H3	2	0.0	1.4	-0.3	2/Z NAILS	
H3	3	0.0	1.4	-0.2	2/Z NAILS	
H4	1	0.3	3.0	-0.7	2/Z NAILS	
H4	2	0.0	1.4	-0.3	2/Z NAILS	
H4	3	0.0	1.4	-0.2	2/Z NAILS	

TRUSS REACTIONS REPORT

Client Details
MACGREGOR
5 GRANT ST GORE

Site Address
TOWN HOUSE
5 GRANT ST GORE

O/N : Date Reqd:

Note 1 :

All supports for bearing have been checked for 90mm JD4
and are satisfactory unless the bearing width and/or joint group
have been changed, or there is a reference to Note 2.

TRUSS REACTIONS REPORT

Job Ref: 8903

Client Details
MACGREGOR
5 GRANT ST GORE

Site Address
TOWN HOUSE
5 GRANT ST GORE

O/N : Date Reqd:

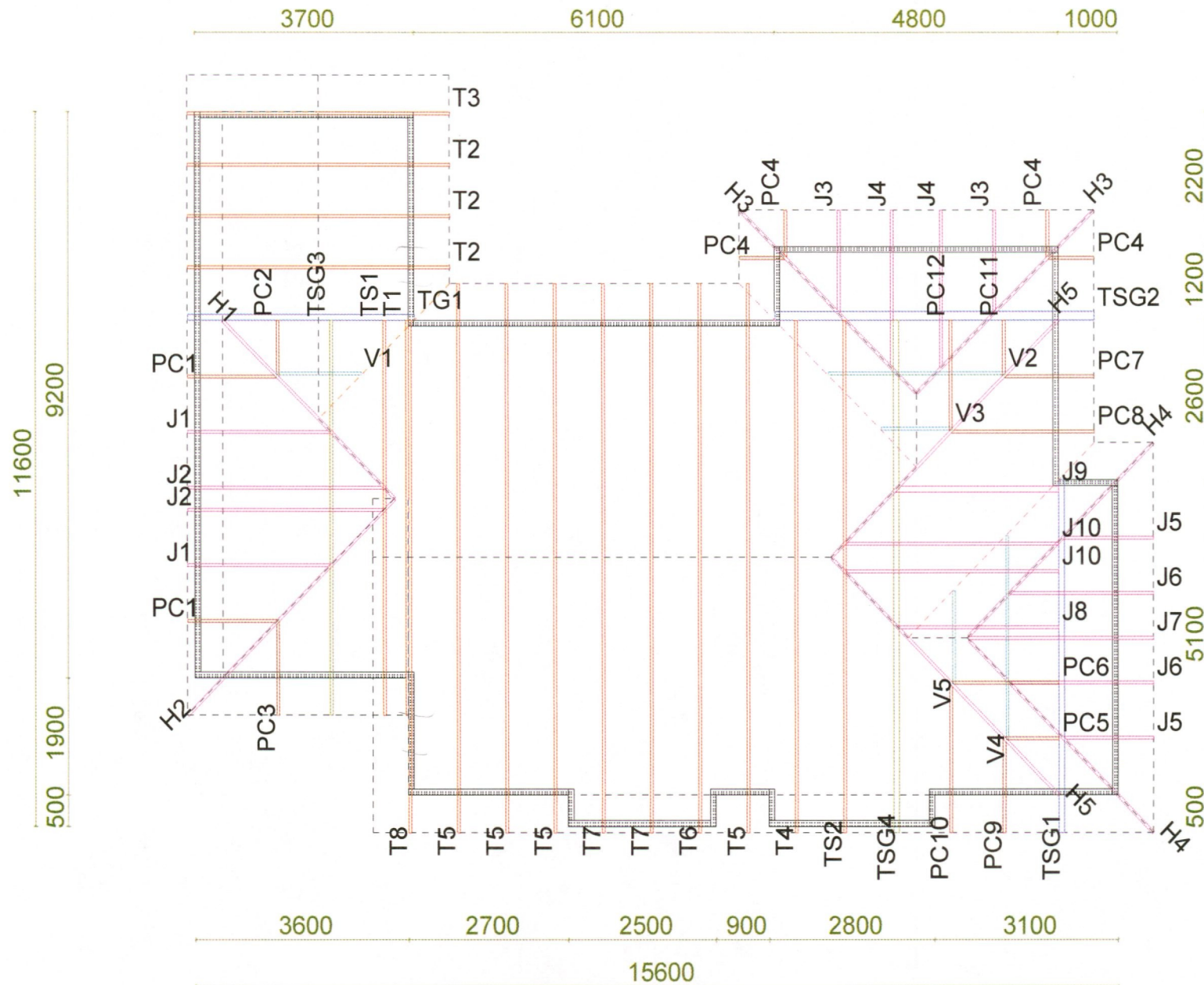
Fixing Summary :

All trusses not listed require a minimum of 2 Skew Nails

Z NAILS	/ 80	: Each side of truss
MG	/ 44	: 10 nails per fixing
WS6	/ 1	: 4 nails per leg
WS6	/ 8	: 4 nails per leg

Legend :

2/Z NAILS	Double Z-nails
2/MG	Double Multigrip
1/WS6	Single Wind Strap 600mm long
2/WS6	Double Wind Strap 600mm long



Level 1



Customer : MACGREGOR
 Site Address: TOWN HOUSE
 : 5 GRANT ST GORE

Roofing: Corrugated Iron
 Pitch : 18.00 deg
 Spacing: 900 mm
 Design Wind Velocity: 44.00 m/s (Ult.)
 Detailer: RICHARD SIMONKA

Job Ref: 8903
 Scale 1:100
 (on: A4)
 Page 1 of 1

Wall Bracing Calculation Sheet A

Job Details

box 1

Name JOHN MCGREGOR

Street and Number 5A GRANT STREET

Lot and DP Number _____

City/Town/District GORE

Location of Storey: single/upper of two/lower of two

Building height to apex 4.3 m Roof weight light/heavy

Roof height above eaves 1.7 m Cladding weight light/heavy

Stud height 2.4 m Room in roof space no

Average roof pitch

Building length BL = 15.7 m Gross Building

Building width BW = 9.6 m Plan Area, GPA = 123 m²

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.

Note: For heavy roofs use the roof plan at eaves level to determine GPA.

Wind Zone

box 2

Region: R1 0 _____ Terrain: Inland 0 ☒ Exposure: Sheltered 0 ☒ Topography: Gentle 0 ☒

R2 1 ☒ Coastal 1 _____ Exposed 1 _____ Moderate 1 _____

Extreme 3 _____

Total points 1

Wind zone: _____ Low (0) _____ Very high (3)

1 Medium (1) _____ Specific Design (4)

_____ High (2)

Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: A B C

BU's required Wind

box 4

From Table W1A/W1B

W along = 44 BU's/m

W across = 37 BU's/m

Total wind load,

W ALONG:

W along x BW = 422 BU's

W ACROSS

W across x BL = 581 BU's

BU's required Earthquake

box 5

From Table EQ1

E = 2.3 BU's/m²

Note: For a room in the roof space use E+1

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BU's = 283 BU's

GORE DISTRICT COUNCIL

Consent for Building 17.02.07 OK

Planning 23.11.07 4

Drainage 23.11.07 4

Planning

Roading

Utilities

Reserves

Licensing

Marketing

Date _____ Initials _____

Please Photocopy

Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A	160	1	6mm ply	1.2	67	80	67	80
		2	ply	.9	67	60	67	60
		3	ply	.9	67	60	67	60
		4	ply	.9	67	60	67	60
B	160	1	qib2	2	75	150	60	120
		2	qib2	2	75	150	60	120
C	160	1	ply	.9	67	60	67	60
		2	ply	.9	67	60	67	60
		3	ply	.9	67	60	67	60
D								
E								

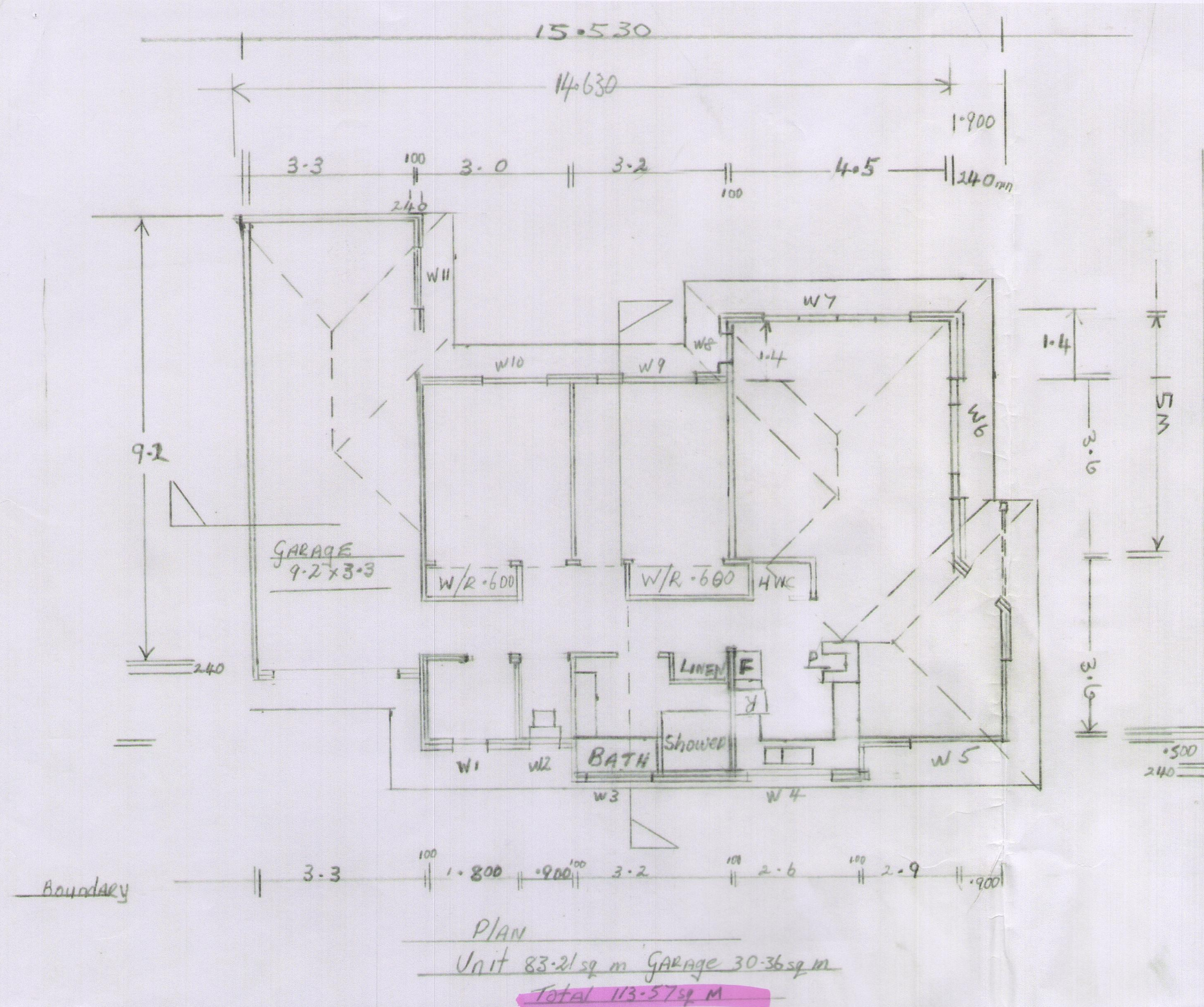
Totals Achieved		W	740	E	680
From Sheet A	Totals Required	W	422	E	283
Wreq/Ereq =		*			

*If Wreq/Ereq is 1 or less complete E column only
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M	100	1	qib2	3.6	75	270	60	216
N	90	1	qib2	3.6	75	270	60	216
		2	qib2	1.8	75	135	60	108
O	90	1	qib2	3.6	75	270	60	216
		2	qib2	1.8	75	135	60	108
P	100	1	ply	1.2	67	80	67	80
		2	ply	.9	67	60	67	60
		3	ply	.9	67	60	67	60
Q								

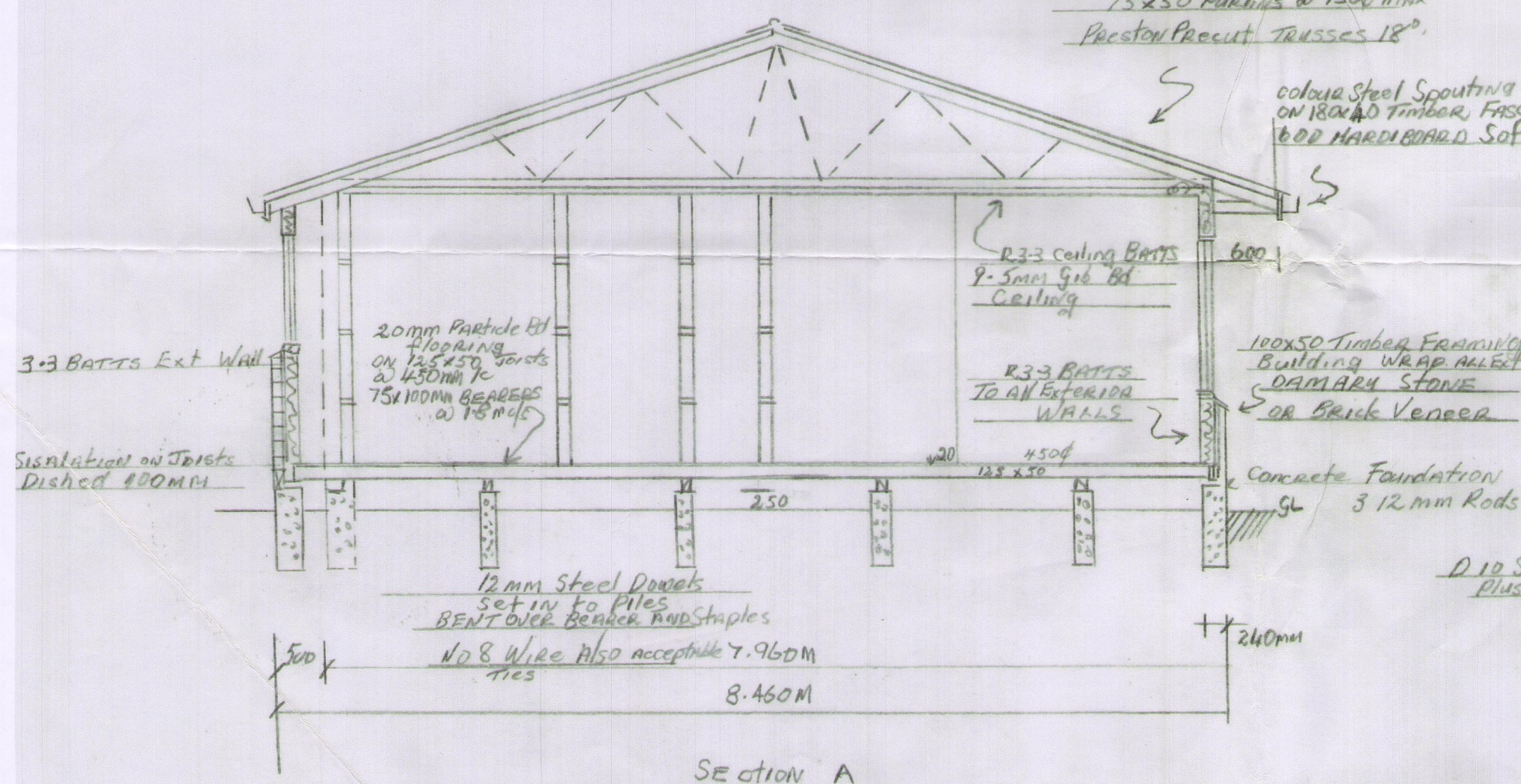
Totals Achieved		W	1280	E	1064
From Sheet A	Totals Required	W	581	E	283
Wreq/Ereq =		*			



proposed 4m x 3.3m
carport supported
by 100x100 Posts
100mm of Boundary

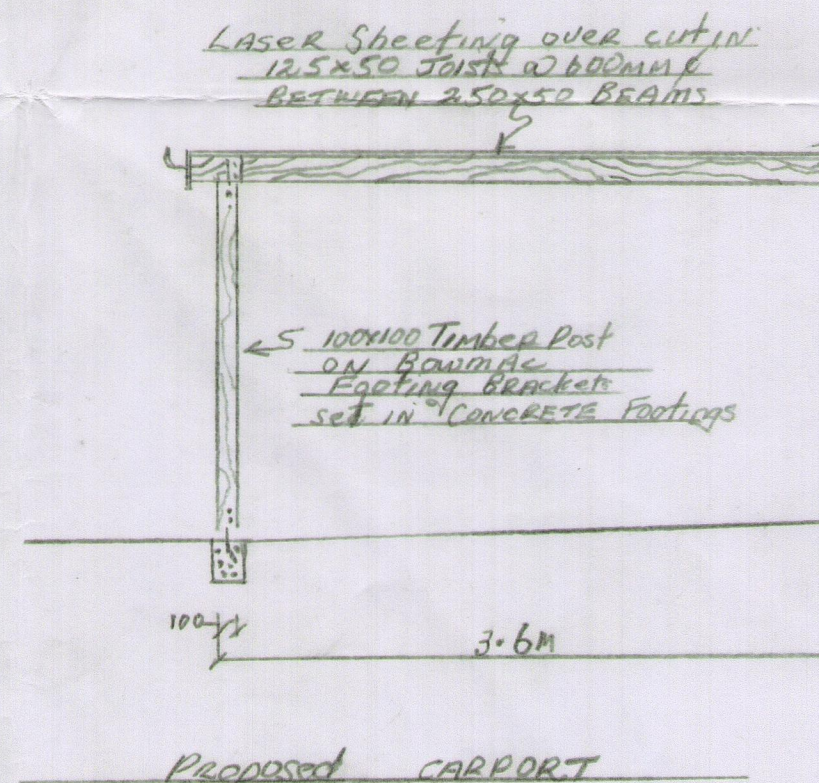
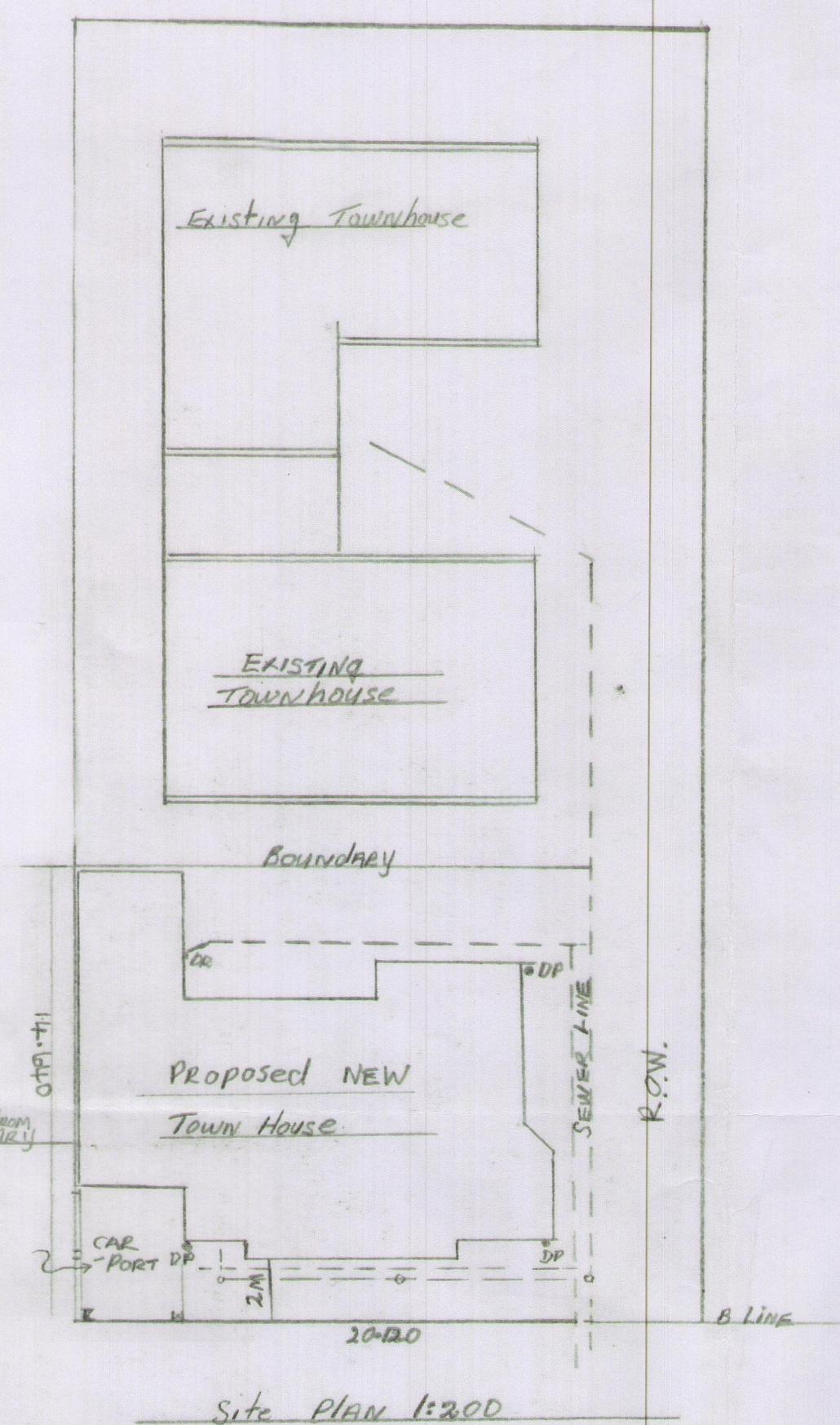
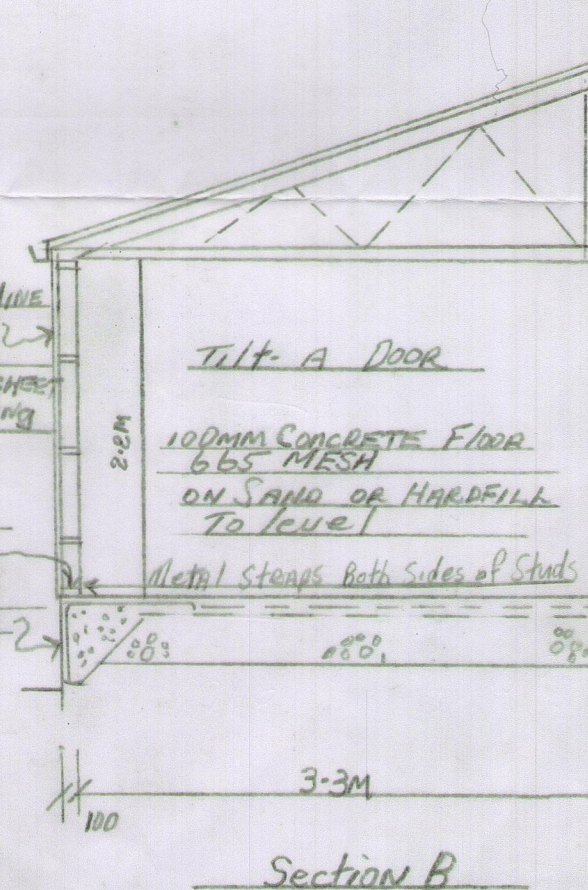
Long Run Colour steel or Zinc/Alume
Building Paper
75x50 Purlins @ 750mm max
Preston Precut TRUSSES 18°

colour steel Spouting
on 180x40 timber, fascia
600 HARDIBOARD Soffit



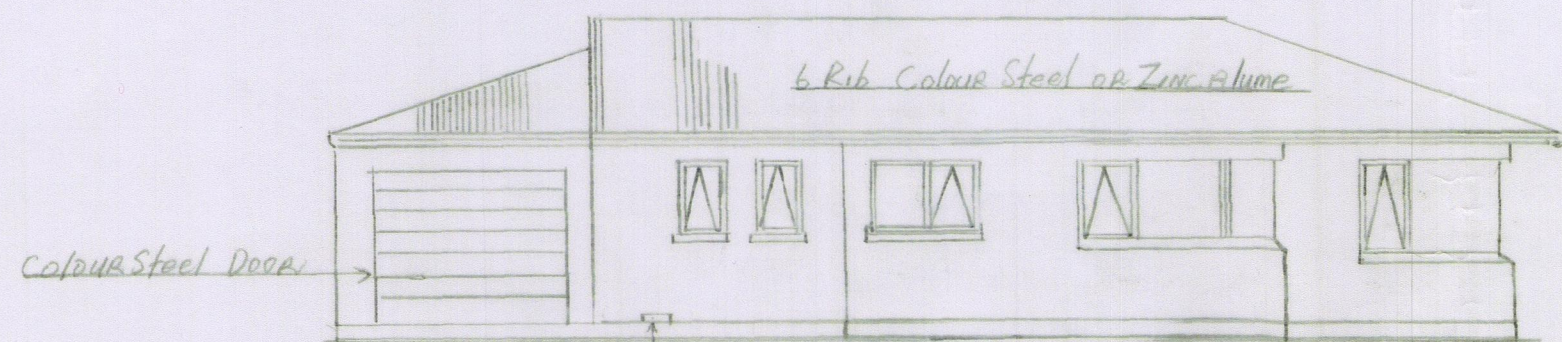
9.5mm GIB FACING
to both sides
of FRAMING
4.5mm HARDISHEET
toward cladding

DYNABOLTS
@ 600mm
D10 STIRRUPS 600D
PLUS 3 12MM RODS



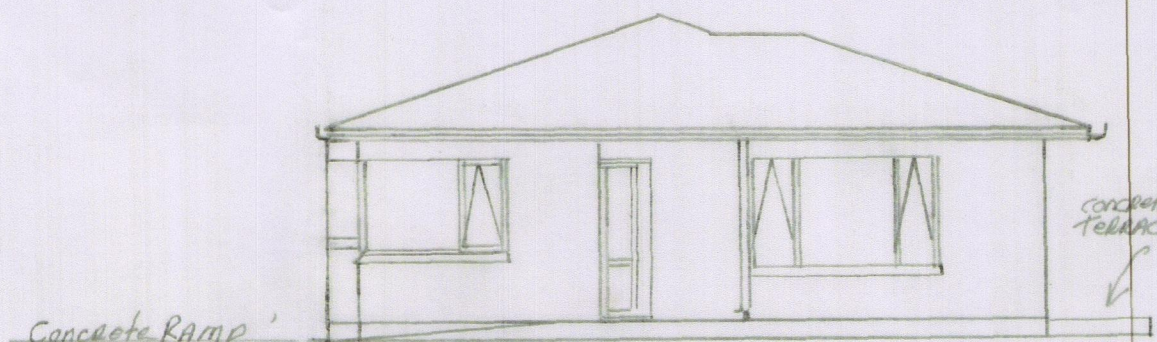
GORE DISTRICT COUNCIL		
Consent No.		
Building	17405	8/11
Plumbing	23407	LP
Drainage	23407	LP
Planning	1412-07	Wt
Roading		
Utilities		
Reserves		
Licensing		
Parking		
Date		Initials

8/11

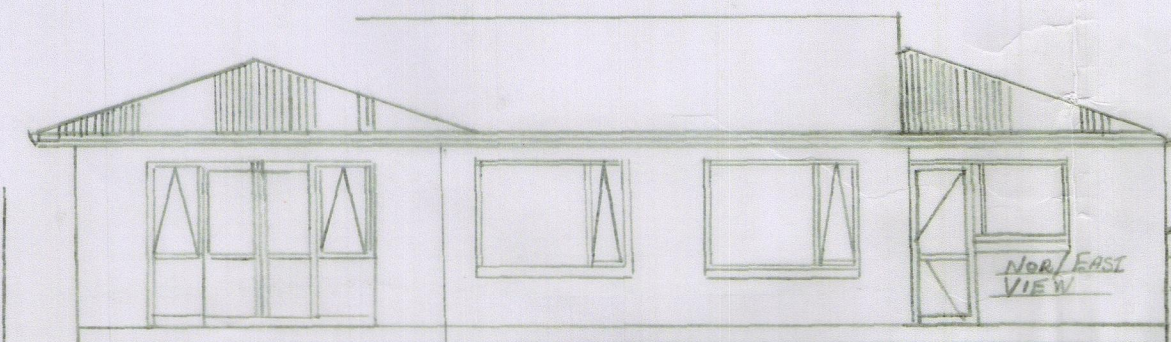


Air Vents 2118 in First Course
of Brick or Oamaru Stone Exterior

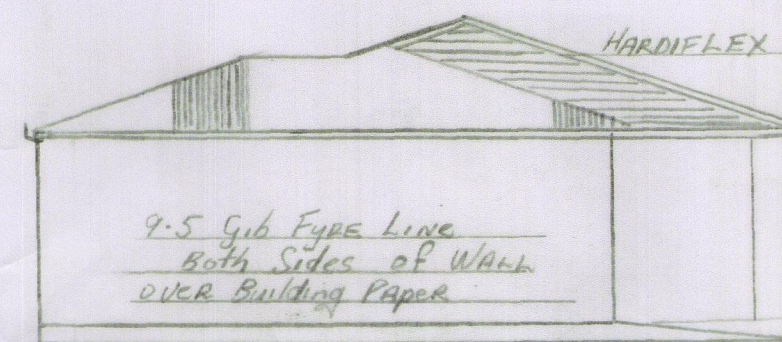
South Elevation



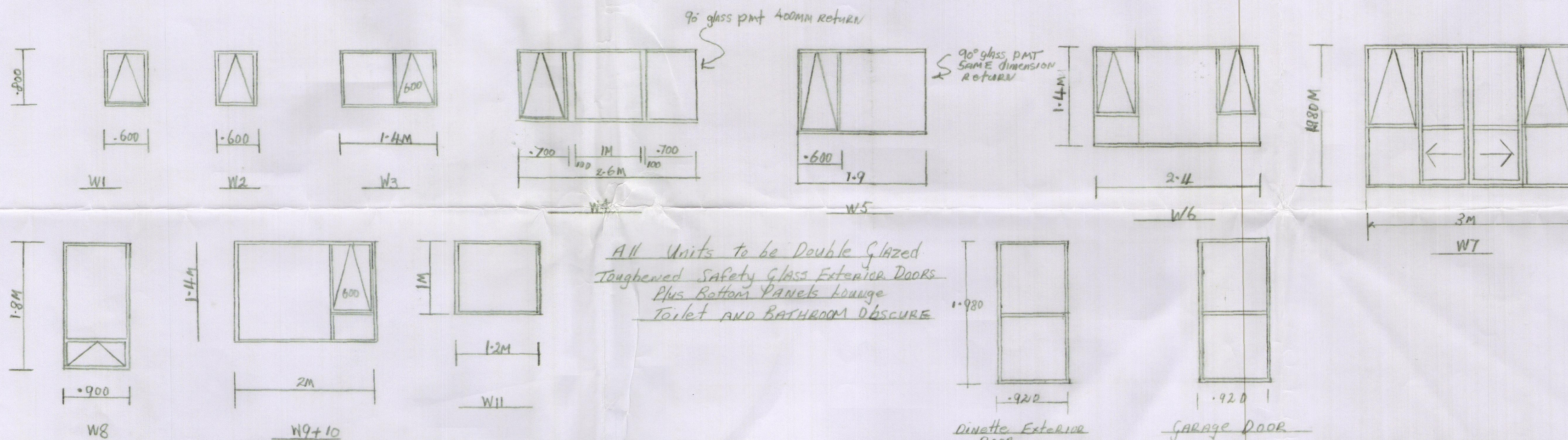
East Elevation



North Elevation



West Elevation



All Units to be Double Glazed
Toughened Safety Glass Exterior Doors
Plus Bottom Panels Lounge
Toilet and Bathroom Obscure

Proposed Townhouse for Mr J and Mrs EJ MacGregor 5A Grant Street Gore

SCALES 1:100 1:50
DATE 7-4-08