

Building Consent No. BLD2822301

Form Fm 5 (2 pages)

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



Owner / Agent

Owners Name:

Martin Joseph Irwin
Penelope Elsie Simmonds

Address:

120 Roughan Rd
Te Tipua
R D 4
Gore 9700

Telephone No: 03 203 8990

Fax No: 03 203 8990

Cellphone No: 025 229 6150

Email Address: MJirwin@xtra.co.nz

Owners Agent: (If applicable)

Address:

Telephone No:

Fax No:

Cellphone No:

Email Address:

Building Location

Rapid No: 1512/120

Street Location:

120 Roughan Road, Te Tipua

Legal Description:

Section 15 Blk VIII Lindhurst HUN, Section 14 Blk
VIII Lindhurst HUN

Valuation No: 2943046400

Stage Details

Description of Work:

Replacement Aluminium Windows, Remove Existing
Open Fire, New Timber Patio

Intended Use:

Intended Life: >50 Years

Floor Area: square metres

Value of Stage: \$20000.00

Please Note:

- Inspections deemed necessary to determine building work is in accordance with the consent documents are specified in the attached "Consent Conditions".
- Further considerations in satisfying the provisions of the NZ Building Code are also specified in the attached "Consent Conditions".
- This building consent is deemed to have lapsed 12 months from issue date where no advice of the necessary inspections has been received unless approval to extend this period has been granted. This will require a written request to Council outlining reasons for the extension.
- Where the specified intended life of a building is less than 50 years, a building consent will be necessary to either extend its life or demolish the building at the end of that period.

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

Issued on behalf of the Southland District Council

Position: BUILDING CONTROL OFFICER

Signature: John Watson

Date: 16/05/2005

The building consent is issued subject to the following conditions

Require completion inspection. Please notify at least 24 hours prior to anticipated inspection date and time.

All footings shall bear upon solid bottom of undisturbed good ground, (as defined NZS3604:1999) at a minimum depth of 300 mm below cleared ground level.

Concrete grade 50 be 17.5 Mpa.

Framing and other timber to satisfy the acceptable solutions of the New Zealand Building Code for B1 (Structure) being NZS 3631 and B2 (Durability) being NZS 3602.

- H1.2 Treated timber necessary for exterior wall framing and parapets in all but low risk single storey masonry veneer buildings or as defined in section 110.2. This also excludes Un-Lined Buildings.
- Enclosed skillion roof and subfloor framing to be H1.2 treated timber.
- H3.1 treated timber for framing in enclosed situations for flat roofs, decks/balconies and clad balustrades.
- H3.2 treated timber for exposed decks, stairs and balustrades

Structural members including lintels, rafters, under purlins, ridge beams and veranda beams to be in accordance with appropriate snow loading tables of NZS 3604:1999 (attached).

This alteration/addition to existing, or new household unit is issued subject to building works including the installation of domestic type battery powered smoke alarms incorporating a minimum 60 second Hush feature in locations satisfying the following criteria.

- (a) In escape routes on all levels within the household unit.
- (b) On levels containing the sleeping spaces in either every space, or alternatively within 3.0 m of every spaces door

NOTE:

For more extensive alterations/additions and new household units it may be economic to consider the installation of an interconnected system hard wired back to the mains supply, thus avoiding battery replacement issues.

Glazing is to satisfy the acceptable solution of the New Zealand Building Code (Hazardous Building Materials) being NZS 4223.

Windows and doors to exterior to be flashed to ensure watertightness

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Project Information Memorandum (PIM) No. BLD2822301

Form C-Fm 5A (2 pages)

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

Owner / Agent	Project
Owners Name: Martin Joseph Irwin Penelope Elsie Simmonds Address: 120 Roughan Rd Te Tipua R D 4 Gore 9700 Telephone No: 03 203 8990 Fax No: 03 203 8990 Cellphone No: 025 229 6150 Email Address: MJirwin@xtra.co.nz Owners Agent: (If applicable) Address: Telephone No: Fax No: Cellphone No: Email Address:	Project Description: Replacement Aluminium Windows, Remove Existing Open Fire, New Timber Patio Intended Use: Intended Life: >50 Years Value of Stage: \$20000.00 Please Note: - Any considerations deemed appropriate as part of the issued PIM are included in the attach "PIM Endorsements" - Where the specified intended life of a proposed building is less than 50 years, a building consent will be necessary to either extend its life or demolish the building at the end of that period.
Building Location Rapid No: 1512/120 Street Location: 120 Roughan Road, Te Tipua Legal Description: Section 15 Blk VIII Lindhurst HUN, Section 14 Blk VIII Lindhurst HUN Valuation No: 2943046400	

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

Issued on behalf of the Southland District Council
Position: BUILDING CONTROL OFFICER

Signature: John Watson
Date: 16/05/2005

Project Information Memorandum (PIM) Endorsements

Public Buildings for which a building consent has been or should have been obtained for work cannot be legally occupied until the code compliance certificate has been issued at the completion of the works. Public Buildings are those intended to be open to the public, or being used by the public, whether for payment of charge or not.

Buildings falling within the following uses may require a Fire Evacuation Scheme approved by the NZ Fire Service. To confirm this please contact the Dunedin office of the NZ Fire Service.

- A 100 people or more can gather or assemble in a common venue.
- Facilities for employment are provided for more than 10 people.
- Accommodation is provided for more than 5 people.
- Hazardous substances are stored or processed.
- Early childcare facilities are provided.
- Specialist nursing, medical, disabled or geriatric care is provided.
- Where people are in lawful detention.

Residential Property Developments cannot be legally sold until the code compliance certificate has been issued at the completion of the works unless the developer and the purchaser enter into an agreement (Form Fm8) available from Council.

No Planning Memoranda apply at this stage

No Building Memoranda apply at this stage