

Te Kāhui
Whaihangā
New Zealand
Institute of
Architects



Building Code Clause(s) **B1**

PRODUCER STATEMENT – PS1 – DESIGN

ISSUED BY: Wilton Joubert Ltd.
(Design Firm)

TO: G.J Gardner Homes Nelson (LSK Builders 2011 Ltd)
(Owner/Developer)

TO BE SUPPLIED TO: Tasman District Council
(Building Consent Authority)

IN RESPECT OF: structural design services
(Description of Building Work)

AT: 18 Kahikatea Way
(Address)

Town/City: Richmond LOT 366 DP SO
(Address)

We have been engaged by the owner/developer referred to above to provide:
structural beams, wing wall frame, wall bracing (rev01)

(Extent of Engagement)

services in respect of the requirements of Clause(s) **B1** of the Building Code for:

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

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

☒ Compliance Documents issued by the Ministry of Business, Innovation & Employment **B1/VM1, VM4** or
(verification method/acceptable solution)

☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled:

12 Kahikatea Way, Richmond and numbered SD0, SD1, sheet A04, A05, A06, A07, A19
together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions
- (ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ as per agreement with owner/developer (Architectural)

I, **David Lau** am: ☒ CPEng 221906 # ☐ Reg Arch #
(Name of Design Professional)

I am a member of: ☐ Engineering New Zealand ☐ NZIA and hold the following qualifications: BE(Hons), PhD, CMEngNZ, CPEng, IntPE

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Design Firm is a member of ACENZ: ☐

SIGNED BY: David Lau (Signature) 
(Name of Design Professional)

ON BEHALF OF: Wilton Joubert Ltd. Date: 25/01/2022
(Design Firm)

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

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.
THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA

Recommended Site Inspections / Construction Review

WJ Job #: 110906 rev01

Site Address: 18 Kahikatea Way

Important Notes:

- Check building consent conditions for any inspections that are required by the Building Consent Authority.

Ultimately, it is up to the building consent authority to determine which step of the construction process requires an engineer's review. Please check your eventual building consent conditions thoroughly for these. In support of your application for building consent, the following inspections / construction reviews are suggested:

- Beams and wing wall frame connections
-
-
-
-
-
-
-
-
-

Site address: 18 Kahikatea Way

Re: B2 (Durability) Compliance

To whom it may concern,

We have provided a Producer Statement for Design (PS1) for clause B1 of the Building Act - Structure. Our PS1 does not cover clause B2 of the Building Act – Durability because there is no effective means of compliance for structural durability in the Building Code. However, we can confirm that the structural elements shown in our documentation have been treated as noted below:

Timber

The timber has been specified in accordance with NZS3640:2003. The quality of timber treatment is dependent on the QA systems of manufacturers, suppliers and the onsite contractors and sub-contractors. Refer to the contractor's PS3 and QA records where available.

Concrete

Compliance with cover and concrete quality requirements for B2/AS1 are in accordance with NZS3101:2006 Section 3.

Reinforced Concrete Masonry

Compliance with cover and concrete quality requirements for B2/AS1 are in accordance with NZS4230:2004 Section 4.

Mild Steel

Protective coatings as specified in building consent documentation (may be by others) in accordance with AS/NZS 2312:2014 and SNZ TS 3404:2018 on a life to first major maintenance basis.

The quality of mild steel protective coatings is dependent on:

- Steel preparation
- Quality and production consistency of the coating products
- QA of the application and curing
- QA of the handling, protection and repair

Refer to:

- Contractor's and sub-contractor's PS3s and QA records where available
- Third-party inspection and test results

On-going maintenance plan (attached)

Yours faithfully



David Lau, Wilton Joubert Ltd.

Dated: 25/01/2022

STRUCTURAL MAINTENANCE SCHEDULE

This schedule of ongoing inspection and maintenance of structural elements shall be included with the O&M manuals and provided to the Owner/Body Corporate and building managers.

Inspection/Maintenance timeframe and item	
(a) Half-yearly	Wash down all exposed steelwork that is not in a fully interior environment including: • Veranda steelwork • Steel carpark structure (beams, columns, braces etc) • Deck and balcony steelwork • Exposed façade steelwork, both primary and secondary structure • Sub-ground floor mild-steel structures such as beams.
(b) 5-yearly	Inspect and repair sealant that encloses structural mild-steel components and/or timber with mild-steel fixings.
(c) 10-yearly	Check exposed timber fixings for corrosion, repair as required.
	Inspect/replace sealant that encloses structural mild-steel components and/or timber with mild-steel fixings. This will typically include sealants around the perimeter of precast panels. Note that 10 years is the expected useful life for many sealants.
	Check all exposed steelwork that is not in a fully interior environment for signs of corrosion. Repair protective coatings as required.
(d) 25-yearly	Inspect samples of structural steel that is hidden from view but not enclosed within a vapour barrier, and repair protective coatings as necessary. A typical example is a veranda with built-in steelwork (Such steelwork should typically have duplex protective coatings). Inspection may typically require removal of claddings and/or the drilling of holes for borescope access. Repair as required.
	Inspect all exposed, external timber. Repair as required.
	Inspect all exposed, external reinforced concrete for signs of spalling. Repair as required.
Following seismic shaking > SLS1 event	Inspections and repair as per b), c) and d) above.

PRODUCER STATEMENTS – Advisory Note

Producer Statements shall be submitted to territorial authorities or building consent authority in order for Code of Compliance Certificates to be issued. The requirement for consultants to issue the related Producer Statements may appear as a condition under the building consent documents or as a separate letter from the territorial authority or building certifier. **It is the owner's (or consent applicant) responsibility to check the building consent documentation and notify Wilton Joubert Ltd. in relation to the requirement for construction inspections required (and the subsequent PS4: Producer Statement for Construction Review) as stated on the consent documents. Please note, we cannot issue PS4 if we did not carry out the inspection.**

In order to secure our inspection services, it is strongly recommended that Wilton Joubert Ltd. be given at least 48 hours notice prior to time of inspection. Our inspections are limited to items that have been designed and detailed by us. We are also unable to inspect non-consented or unauthorised work. Building consented, stamped plans with consent numbers (or legible copy of the same) including amendments where applicable shall be made available on site during inspections.

In some cases due to the distance of the job from our offices, it may be more practical and cost effective to contact a local professional engineer to carry out the inspection, who may contact us with any questions that may arise. The engineer who carried out the inspection would subsequently be responsible for the issue of the producer statement for construction review.

The costs associated with site inspections and issuing of Producer Statements are separate from any previous work that we have been engaged for, such as engineering design of works. The costs for carrying out the inspections and related work are based on time spent travelling to site, time on site and other associated costs. Please contact us for an estimate of costs. Our assumptions are that the person(s) who arranged the inspection is responsible for payment of the fees, unless otherwise stated at time of engagement.

CERTIFICATE OF DESIGN WORK

MEMORANDUM FROM LICENSED BUILDING PRACTITIONER

Section 30C and Section 45, Building Act 2004

The Building	
Street address	18 Kahikatea Way
Suburb	Town/city Richmond
Postcode	Building consent no.
The Owner	
Name(s)	G.J Gardner Homes Nelson (LSK Builders 2011 Ltd)
Email	nelson@gjgardner.co.nz Phone 03 543 9502
Address	195 Queen Street, RICHMOND 7020

Basis for providing this memorandum

I am providing this memorandum in my role as the **specialist** designer who carried out or supervised specific Primary structure elements of restricted building work (RBW) design work as described in this memorandum. Other designers will provide memoranda covering the remaining RBW design work. Refer also to the attached PSI.

Identification of restricted building work (RBW) design work

I, David Lau carried out or supervised the following RBW design work:

Primary structure: B1

Design work that is RBW	Description (as required) and reference to plans and specifications	Carried out or supervised
Foundations and subfloor framing ☒		
Retaining walls ☒		
Beams ☒	SED Beams and Wing Wall Frame as per SD0, SD1, sheet A04, A05, A06, A19	Supervised
Portal ☒		
Bracing ☒	SED Wall bracing as per sheet A07	Supervised
Other (primary) ☒		

Note: SED = Elements subject to Specific Engineering Design outside of the scope of NZS3604:2011, unless otherwise noted.

Initial



Date

25/01/2022

Waivers and modifications

Are waivers or modifications of the Building Code required?

No

If yes, please provide details of the waivers or modifications:

Building Code clause	Waiver/modification required
----------------------	------------------------------

N/A	N/A
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Issued by

Name	David Lau	Design entity/company	Wilton Joubert Ltd.
Chartered status	CPEng	Chartered no.	221906
Email	david@wjl.co.nz	Website	www.wiltonjoubert.co.nz
Phone (daytime)	09 527 0196	Phone (after hours)	
Mobile			
Postal address	PO Box 11381 Ellerslie, Auckland 1542		
Physical address	108 Lunn Avenue, Mt. Wellington, Auckland 1072		

Declaration

I, David Lau, LBP state that I have applied the skills and care reasonably required of a competent design professional in carrying out or supervising the RBW described in this memorandum and that based on this, I certify that the RBW described in this memorandum:

- complies with the Building Code; or
- ~~• complies with the Building Code subject to any waiver or modification of the Building Code described in this memorandum.~~

Signature



Date 25/01/2022



Northland: 021 401388
 Auckland: 09 5791114
 Canterbury: 021 801984
 Southern Lakes: 021 494586

www.wiltonjoubert.co.nz
 email: jobs@wjl.co.nz

Project Name: Lot 366, 18 Kahikatea Way

Job Number: 110906 rev01

Wind zone: High
 Earthquake zone: 2
 Soil class: D & E

Section 1 Dwelling - two storeys on concrete slab:

Building height to apex:	7.5 m	Roof weight:	light
Roof height above eaves:	2.4 m	Cladding weights:	
Stud height:	m	upper	light
upper	2.4 m	lower	light
lower	2.4 m		
Upper building length:	7.2 m	Lower building length:	7.2 m
Upper building width:	6.1 m	Lower building width:	7.2 m
Upper building area:	44.0 m ²	Lower building area:	44.0 m ²
Roof pitch:	35.0 degrees		

BUs required for Wind (From NZS3604:2011)

upper storey across	50 BUs/m
upper storey along	52 BUs/m
lower storey across	107.5 BUs/m
lower storey along	106 BUs/m

BUs required for EQ (From NZS3604:2011)

upper storey E =	7.2 BUs/m ²
lower storey E =	12.8 BUs/m ²

Section 2 dwelling - single storey on concrete slab:

Building height to apex:	3.8 m	Roof weight:	light
Roof height above eaves:	0.0 m	Cladding weights:	light
Stud height:	2.4 m		
Building length:	13.2 m		
Building width:	2.0 m		
Building area:	91.0 m ²		
Roof pitch:	8.0 degrees		

BUs required for Wind (From NZS3604:2011)

single storey across	43.0 BUs/m
single storey along	43.0 BUs/m

BUs required for EQ (From NZS3604:2011)

single storey E =	4.8 BUs/m ²
-------------------	------------------------

Direction: Across

7.2 43.92

Upper Floor:
Direction: Along

Bracing Line	Bracing Required								Bracing Provided							Comments			
	Earthquake				Wind		BU's req. (Wind)	BU's req. (EQ)	Length	Height	Block? (y/n)	Wind BU's/m	EQ BU's/m	Wind BU's prov.	EQ BU's prov.				
	Length	Width	Area	BU's /m2	Width	BU's /m													
D	7.2	1.5	10.8	7.2	1.5	52	78	78	0.8	2.4	n	50	55	40	44	GS1-N			
									0.8	2.4	n	50	55	40	44	GS1-N			
									0.8	2.4	n	50	55	40	44	GS1-N			
							Subtotal	78	78						120	132	OK		
E	7.2	3.1	22.32	7.2	3.1	52	161	161	2	2.4	n	70	60	140	120	GS1-N			
									1.2	2.4	n	70	60	84	72	GS1-N			
							Subtotal	161	161						224	192	OK		
F	7.2	1.5	10.8	7.2	1.5	52	78	78	1	2.4	n	90	100	90	100	BL1-H			
							Subtotal	78	78						90	100	OK		
	0																		
	Subtotal								0	0	0							0	OK
	0																		
	Subtotal								0	0	0							0	OK
	0																		
	Subtotal								0	0	0							0	OK

Lower Floor:

Direction: Across

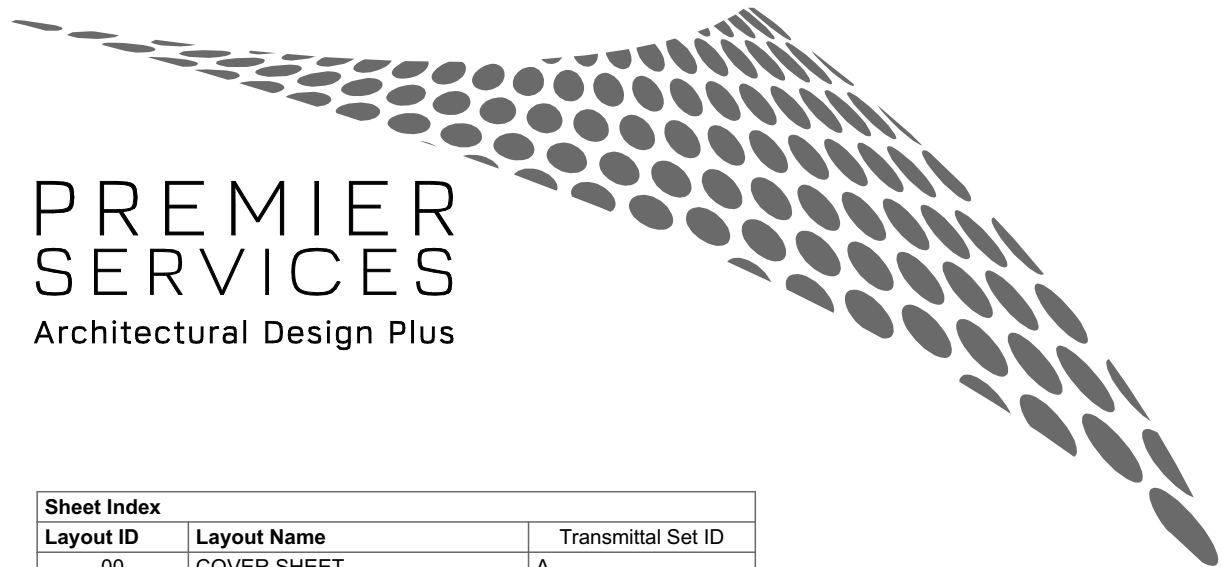
Bracing Line	Bracing Required								Bracing Provided							Comments
	Earthquake				Wind		BU's req. (Wind)	BU's req. (EQ)	Length	Height	Block? (y/n)	Wind BU's/m	EQ BU's/m	Wind BU's prov.	EQ BU's prov.	
	Length	Width	Area	BU's /m2	Width	BU's /m										
P	4.2	2.2	9.24	4.8	2.2	43	95	44	1	2.4	n	135	135	135	135	BLP-H
	Subtotal							95	44	135						135
Q	6	4.5	27	4.8	4.5	43	194	130	1.1	2.4	n	90	100	99	110	BL1-H
																BLG-H
																BLP-H
	Subtotal							194	130	197						210
R	8.2	1	8.2	4.8	1	43	43	39	0.4	2.4	n	110	115	44	46	BLG-H
	Subtotal							43	39	44						46
S	7.4	2.1	15.54	12.8	2.1	107.5	226	199	1.9	2.4	n	125	105	238	200	BL1-H
	Subtotal							226	199	238						200
T	7.2	4.3	30.96	12.8	4.3	107.5	462	396	1.9	2.4	n	125	105	238	200	BL1-H
																GS1-N
	Subtotal							462	396	476						404
U	7.9	3.8	30.02	12.8	3.8	107.5	409	384	0.4	2.4	n	90	100	36	40	BL1-H
																BL1-H
																BL1-H
																BLP-H
	Subtotal							409	384	420						394
V	5.7	2.5	14.1375	4.8	2.5	43	108	68	0.6	2.4	n	90	100	54	60	BL1-H
																BL1-H
	Subtotal							108	68	108						120

20.4 135.1

Lower Floor:

Direction: Along

Bracing Line	Bracing Required								Bracing Provided							Comments
	Earthquake				Wind		BU's req. (Wind)	BU's req. (EQ)	Length	Height	Block? (y/n)	Wind BU's/m	EQ BU's/m	Wind BU's prov.	EQ BU's prov.	
	Length	Width	Area	BU's /m2	Width	BU's /m										
W	18.5	2	37	4.8	2	43	86	178	1	2.4	n	50	55	50	55	GS1-N GS1-N GS1-N OK
									2.2	2.4	n	70	60	154	132	
									2.4	2.4	n	70	60	168	144	
	Subtotal						86	178	372331							
X	7.2	1.9	13.68	12.8	1.9	106	201	175	4.8	2.4	n	70	60	336	288	GS1-N OK
	9.8	1.9	18.62	4.8			0	89								
	Subtotal						201	264	336288							
Y	7.2	2.8	20.16	12.8	2.8	106	297	258	1	2.4	n	50	55	50	55	GS1-N GS1-N GS1-N OK
	9.8	2.8	27.44	4.8			0	132	3	2.4	n	70	60	210	180	
									3.6	2.4	n	70	60	252	216	
	Subtotal						297	390	512451							
Z	7.2	1.5	10.8	12.8	1.5	106	159	138	2.1	2.4	n	70	60	147	126	GS1-N GS1-N OK
	4.9	1.5	7.2975	4.8			0	35	1.4	2.4	n	70	60	98	84	
	Subtotal						159	173	245210							
	0															OK
	Subtotal						0	0	00							
	0															OK
	Subtotal						0	0	00							



BUILDING CONSENT DRAWINGS

KAHIKATEA TOWNHOUSE FOR DAVID & SUSAN FORD.
AT 18 KAHIKATEA WAY, RICHMOND

Sheet Index		
Layout ID	Layout Name	Transmittal Set ID
00	COVER SHEET	A
A01	DRAINAGE PLAN	A
A02	PLUMBING ISOMETRIC	A
A03	SLAB PLAN	A
A04	GROUND FLOOR PLAN	A
A05	MID-FLOOR PLAN	A
A06	FIRST FLOOR PLAN	A
A07	BRACING PLANS	A
A08	ROOF PLAN	A
A09	ELEVATIONS	A
A10	ELEVATIONS	A
A11	CROSS SECTION A-A	A
A12	CROSS SECTION B-B	A
A13	CROSS SECTION C-C	A
A14	CROSS SECTION D-D	A
A15	DETAILS	A
A16	DETAILS	A
A17	DETAILS	A
A18	DETAILS	A
A19	DETAILS	A
A20	DETAILS	A
A21	DETAILS	A
A22	JUNCTION DETAILS	A
A23	JUNCTION DETAILS	A
A24	JUNCTION DETAILS	A
A25	OPENING DETAILS	A
A26	OPENING DETAILS	A
A27	OPENING DETAILS	A
A28	SHOWER DETAILS	A
A29	SHOWER DETAILS	A
A30	BATH DETAILS	A
A31	FIXTURE LAYOUT PLAN	A

GENERAL NOTES

DIMENSIONS NOTED ON THESE DRAWINGS ARE FROM STRUCTURAL SURFACES UNLESS OTHERWISE INDICATED. ALL DIMENSIONS ARE GIVEN IN MILLIMETERS.

The Contractor is responsible for the correct setting out of the building on site. Boundary pegs are to be located, and setting out points are to be verified on site against information provided prior. All levels/dimensions are to be confirmed onsite before commencing any work and any discrepancies are to be brought to the attention of the Premier Services Limited.

Where available, Engineering drawings are to be read in conjunction with this documentation, any discrepancies to be reported to Premier Services Limited.

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NOTES

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

TIMBER FRAMING

GROUND FLOOR LOAD-BEARING WALLS UP TO 2.4m IN HEIGHT TO BE FRAMED WITH 90x45mm SG8 STUDS @ 400mm CRS. FIRST FLOOR LOAD-BEARING WALLS UP TO 2.4m IN HEIGHT TO BE FRAMED WITH 90x45mm SG8 STUDS @ 600mm CRS. ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED "H1.2" WITH "H1.2" BOTTOM PLATES. DWANGS @ 800mm MAX. CRS THROUGHOUT.

UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8.

LINTELS

ALL LINTELS & BEAMS TO BE SG8 OR GREATER. FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS.

WET AREAS WALL LININGS

WET AREAS WALLS TO BE LINED WITH 10mm GIB AQUALINE FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (f).

RECESSED DOWNLIGHTS

ALL RECESSED LUMINAIRES TO BE I.C. RATED.

FAN VENTILATION

MANROSE SF150 89l/s INLINE FANS CONNECTED TO LIGHT SWITCH IN ALL BATHROOMS, ENSUITE AND WCs. DUCTED TO SOFFIT INSTALLED AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. KITCHEN BY RANGEHOOD EXTRACTOR 50l/s.

ARTIFICIAL LIGHT

ALL AREAS WITHIN THE HOUSE WHICH, WHEN ACTIVATED IN THE ABSENCE OF SUFFICIENT NATURAL LIGHT, WILL BE PROVIDED WITH ARTIFICIAL LIGHT THAT HAS AN ILLUMINANCE AT FLOOR LEVEL OF NO LESS THAN 20 LUX TO ENABLE SAFE MOVEMENT & TO COMPLY WITH NZBC G8:ARTIFICIAL LIGHT.

VENTILATION

MECHANICAL VENTILATION TO BE INSTALLED IN ALL HABITABLE SPACES AS PER THE SPECIFICATIONS AND THE CONSENT NOTICES.

PUMP CHAMBER CONTROL PANEL

POWER SUPPLY AND CONTROL PANEL FOR SEWER PRESSURIZED PUMP TO BE LOCATED ON EXTERIOR WALL ON DWELLING ADJACENT TO GARAGE.

HOUSE BRACING REQUIREMENTS

REFER TO WILTON JOUBERT CONSULTING ENGINEERS DOCUMENTS FOR FURTHER GUIDANCE ON WALL BRACING REQUIREMENTS.

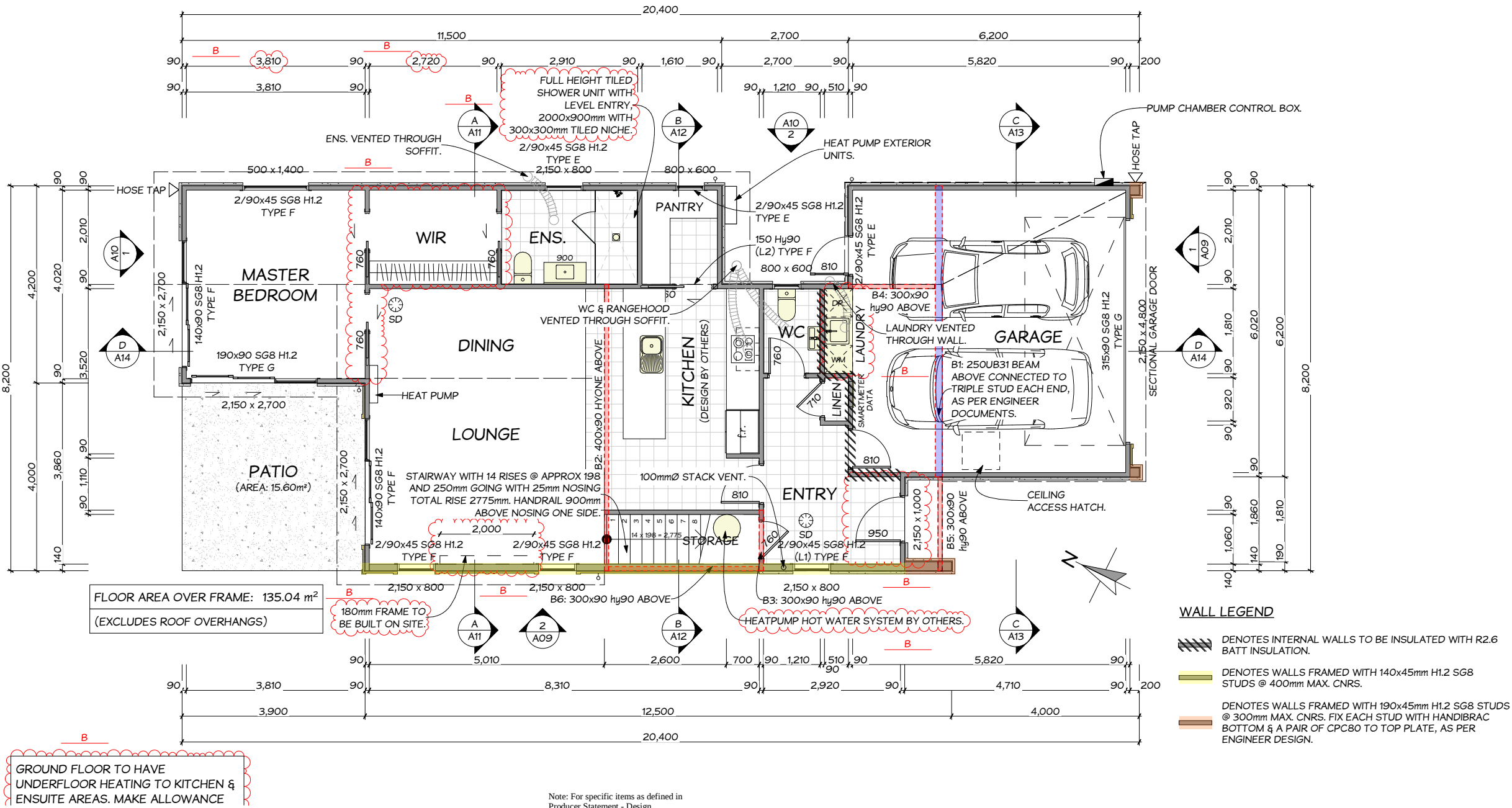
LEGEND

SD DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217, ULC-S531, AS3786 OR BS5446 - PART 1

TYPE F = LINTEL FIXING TYPE
190x90L = LINTEL SIZE
2150x800 = OPENING SIZE (H x W)

All levels/dimensions are to be confirmed onsite before commencing any work, this applies to all trades. Do not scale off drawings.

TOWNHOUSE AS CONSENTED BY SH180022V2
APPROVED PLANS (APPENDIX A)



Note: For specific items as defined in Producer Statement - Design

signed by: David B.N. Lau
B.E. (Hons), Ph.D., MIPENZ, CPEng
WILTON JOUBERT
Consulting Engineers

DAVID & SUSAN FORD.

KAHIKATEA TOWNHOUSE

18 KAHIKATEA WAY,
RICHMOND

GROUND FLOOR PLAN



All work is to be carried out in full accordance with the NZBC and Territorial Authority requirements as they apply. Any queries and discrepancies must be confirmed with the Designer before beginning any work

A04

BUILDING CONSENT

19/01/2022

1:100

JM, CW

SHEET :
original A3

REVISION :

DATE :

SCALE :

DRAWN :

Revid	Rev. Name	Change Name	Date
A	Building Consent	Building Consent	19/11/2021
B	Building Consent	Building Consent	Work in Progress

PREMIER SERVICES LIMITED Address | 6 Champion Road, Richmond 7020 Phone | 03 544 1829 Email | info@premierservices.co.nz Website | www.premierservices.co.nz

CLIENT :

PROJECT :

LOCATION :

DRAWING :

Job No. 21109

DRAWING :