



People First

Southland District Council

Te Rohe Pōtae O Murihiku

Building Consent No. BLD/2010/44739/1

Form Fm 5 (2 pages)

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

FILE COPY

Owner / Agent

Owner's Name:

Leslie Joseph Naughton

Address:

9 Meadow Street
Lumsden 9730

Telephone No:

Fax No:

Email Address:

Owner's Agent:

(If applicable)

Versatile Buildings Limited

Address:

340 Dee Street
Avenal
Invercargill 9810

Telephone No: 03 218 6377

Fax No: 03 214 0676

Email Address: andrew.h@ihug.co.nz

Building Location

FileNo: 3111/9

Street Location:

9 Meadow Street, Lumsden

Legal Description:

Lot 1 Blk VIII DP 98A

Stage Details

Description of Work:

Construction of Versatile Garage/Sleepout

Intended Use:

Sleeping Residential

Intended Life:

>50

Floor Area:

65

Value of Stage:

\$25000

Please Note:

- Inspections deemed necessary to determine building work is in accordance with the consent documents are specified in the attached "Inspection Endorsement - Construction Prompts".
- Further considerations in satisfying the provisions of the NZ Building Code are also specified in the attached "Inspection Endorsements - Construction Prompts".
- 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

Officer:

Peter Meikle

Position:

Building Control Senior Officer

Signature:

Date: 10 March 2010



PO Box 903
15 Forth Street
Invercargill 9840
New Zealand

Tel 0800 732 732
Fax 0800 732 329
Email sdcc@southlanddc.govt.nz
Internet www.southlanddc.govt.nz



Building consent issued subject to the following inspection endorsements - construction prompts

- Please provide minimum 24 hours notification for a foundation/floor and preline inspections. When all works are completed please return the attached Fm6 "Application for Code Compliance Certificate". Where there has been plumbing and/or drainage work involved in the project, Fm6 will need to be signed by the Craftsmen Plumber/Registered Drainlayer having responsibility for the work before returning.
- All footings shall bear on solid bottom of undisturbed good ground (as defined in NZS 3604 1999) at a minimum depth of 200 mm below cleared ground level. Cleared ground level is typically after the first 75 - 100 mm topsoil containing organic matter is removed.
- Minimum concrete grade to be 17.5 Mpa.
- Framing and other timber to satisfy the acceptable solutions of the NZ 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 excludes un-lined buildings.
 - H1.2 Treated timber for enclosed skillion = / > 10 degrees pitch and subfloor.
 - H3.1 Treated timber for enclosed flat roofs < 10 degrees pitch, framed chimneys, enclosed deck/balconies and clad balustrades.
 - H3.2 Treated timber for exposed decks, stairs and balustrades.
- D.P.C. bituminous damp-proof course or other suitable impervious material shall be used to separate and over lap timber by at least 6 mm in preventing direct contact with concrete or masonry.
- Areas subject to high moisture or where free water is likely to be present are to have impervious materials and finishes used to floors, walls and any other finishing that may be affected in accordance section 3.0 of E3 "Internal Moisture" of the NZ Building Code.
- This building is to be constructed to exclude the penetration of external moisture with the installation of all necessary back-up flashing and drainage systems as appropriate in the acceptable solution to E2 "External Moisture".
- Stormwater to be connected to Councils stormwater network where services are available to the site. Where network services are not available an appropriate stormwater soak hole is to be provided within the property boundary.
- Alteration to existing and new residential building work must include the installation of smoke alarms (which incorporate a hush feature) in the following locations:
 - a) In escape routes
 - b) In each bedroom or alternatively in hallway within 3.0m of bedroom doors. In major alterations or new work it may be economic to consider a mains supply interconnected system
- Glazing associated with the building work is to satisfy the acceptable solution of the NZ Building Code relating to F2 Hazardous Building Materials being NZS 4223.



Project Information Memorandum (PIM) No. BLD/2010/44739/1

Form C-Fm 5A (2 pages)

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

Owner / Agent

Owner's Name:

Leslie Joseph Naughton

Address:

9 Meadow Street
Lumsden 9730

Telephone No:

Fax No:

Email Address:

Owner's Agent:

(If applicable)

Versatile Buildings Limited

Address:

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Project

Project Description:

Construction of Versatile Garage/Sleepout

Intended Use:

Sleeping Residential

Intended Life:

>50

Value of Stage:

\$25000

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.

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

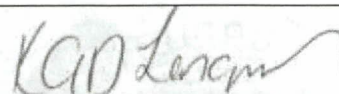
Officer:

Peter Meikle

Position:

Building Control Senior Officer

Signature:



Date: 10 March 2010



Project Information Memorandum (PIM) Endorsements

- **Public Buildings** for which a building consent has been or should have been obtained cannot be legally occupied until the Code Compliance Certificate or alternatively a Certificate of Public Use has been issued. 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 New Zealand Fire Service. To confirm this please contact the New Zealand Fire Service at michael.cahill@fire.org.nz or telephone (03) 214 3763.
 - 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 five people (excluding three or less household units).
 - 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 work or alternatively the developer and the purchaser have entered into an agreement using (Form Fm8) available from Council.
- **Landowner/Developers** have responsibility for ensuring building separations from overhead electric lines and their support structures are maintained in accordance with NZECP 34 2001. Compliance information on minimum separation distances is available on the Energy Safety Service website at www.ess.govt.nz. Alternatively contact PowerNet for local network lines on (03) 211 1899 for TransPower for national grid lines on (04) 495 7000.
- No Engineering memorandum applicable at this stage.
- 0.5 kPa: Up to 150m above sea level.
 1.0 kPa: 150m to 450m above sea level.
 Design required: Specific design relates to construction above 405m sea level.

 The designated earthquake zone is used in calculating bracing demand necessary under the acceptable solution NZS 3604. Areas are designate in terms of risk (A: High / B: Medium / C: Low)
- Indicated wind zone: High with a wind speed of 44 m/s

