



Tasman District Council

189 Queen Street, Richmond 7020

building.support@tasman.govt.nz

03 543 8400

EX191458

Alpha ID: 191458

Application Type: Building Consent Exemption

Site Address: 2280 Moutere Highway

Project Description: Construct new shed

Project Status: Exemption Issued

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Date Submitted: Thursday, 21 November 2019



Application for exemption from the need for building consent

The building

Street address of building:	2280 Moutere Highway Tasman 7175
Legal description of land where building is located:	Lot 1 DP 20204
Building name:	Main Building
Location of building within site/block number:	2280 Moutere Highway Tasman 7175
Number of levels:	No information provided
Level/unit number:	No information provided
Area:	Total: 126.00 m2, Change: 126.00 m2
Current, lawfully established, use:	Level 1: 7.0.1 Outbuildings has 0 occupants
Year first constructed:	2019

The owner

Name of owner:	Totalspan Nelson
Contact person:	Gillian Evans
Mailing address:	23 Stratford Street Tasman 7020
Street address/registered office:	No information provided
Phone number:	Landline: 035410607 Mobile: N/A
Daytime:	Landline: 035410607 Mobile: N/A
After hours:	Landline: 035410607 Mobile: N/A
Facsimile number:	No information provided
Email address:	admin@tspanbuildings.co.nz
Website:	No information provided

The following evidence of ownership is attached to this application:

1. CT_-_NL13B_1150.pdf (320.81K)

Agent

Name of agent: Imogen O'Neill
 Mailing address: 23 Stratford Street
 Tasman
 7020
 Street address/registered office: 23 Stratford Street
 Tasman
 Phone number: Landline: 035410607 Mobile: 035410607
 Daytime: Landline: 035410607 Mobile: 035410607
 After hours: Landline: 035410607 Mobile: 035410607
 Facsimile number: No information provided
 Email address: admin@tspanbuildings.co.nz
 Website: No information provided
 Relationship to owner: Application made on owners behalf
 First point of contact for communications with the council/building consent authority:
 Full name: Imogen O'Neill
 Mailing address: 23 Stratford Street
 Tasman
 Richmond 7020
 Phone number(s): 035410607
 Facsimile number(s): N/A
 Email address(es): admin@tspanbuildings.co.nz

Application

I request that you issue an exemption from the need for building consent for the building work described in this application.

Signature of agent on behalf of and with the authority of the owner:

GILLIAN EVANS

Date: 21 Nov 2019

space for council use

Application Type: Exemption from the need for Building Consent
 Reference Key: 37885120HY
 Name: Imogen O'Neill
 Application Role: Agent

The project

Description of the building work:

Construct a new Totalspan Building, 14m x 9m x 3.3m height for storage of Farm equipment.

Will the building work result in a change of use of the building? No

Intended life of the building if less than 50 years: 50 years

List building consents previously issued for this project (if any): No information provided

Estimated value of the building work on which the building
levy will be calculated (including goods and services tax): \$65,388

Restricted building work

Will the building work include any restricted building work? No

Building consent

The following plans and specifications are attached to this application:

1. Site_Plan.pdf (543.69K)
2. 157861_Ackroyd_-_PS1_SWM.pdf (12.03M)

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

Main Building

B1 - Structure	AS1
B2 - Durability	AS1
E1 - Surface Water	AS1
E2 - External Moisture	AS1
Waiver / Modification Required:	N/A

Compliance schedule

There are no specified systems associated with this project.

Attachments

The following documents are attached to this application:

Plans and specifications

1. Site_Plan.pdf (543.69K)
2. 157861_Ackroyd_-_PS1_SWM.pdf (12.03M)

Record of title

1. CT_-_NL13B_1150.pdf (320.81K)

Supporting documents

1. Client_Authorisation_Form_for_BC80.pdf (116.05K)
2. TDC_Quality_Assurance_Information_for_BC80_applications.pdf (43.98K)

FORM PLG 1

National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health

For assistance in answering these questions please refer to (PLG 1A)

Please note that any inaccuracies may result in the applicant being in breach of the Resource Management Act 1991 and/or exposed to liability if the site is subsequently found to be contaminated, including being liable for remedial works.

Is the building work and all associated activities:

Changing the use of the land?

NO

(Please note that "changing the use of the land" includes erecting a dwelling on an area of land which previously had no dwelling erected upon it.)

Disturbing soil?

NO

*(more than 25m³ per 500m² of land) or removing soil? (more than 5m³ per 500m² of land)
 (e.g.: foundations, on-site effluent treatment and disposal systems, wells or bores)*

For more information on this process please contact the Duty Planner on (03) 543 8400 or go the Ministry for the Environment website: <http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>

**Signature**

The name below as AGENT has the authority for the application to proceed to processing and accept the associated charges.

Signed By:

Gillian Evans

21 Nov 2019

The Agent will be the first point of contact for communications with the Council/Building Consent authority regarding this application / building work and will receive all correspondence including all invoices.



21 January 2020

Totalspan Nelson
23 Stratford Street
Richmond 7020

Dear Totalspan Nelson

APPLICATION FOR DISCRETIONARY EXEMPTION OF A BUILDING CONSENT

REFERENCE: EX191458

LOCATION: 2280 Moutere Highway

PROJECT: Construct new shed

Please be advised that the application for a discretionary exemption to obtain a building consent, under schedule 1(2) of the Building Act 2004 has been granted.

This exemption has been granted based on the following considerations:

- That the work is constructed in accordance with the drawings submitted (a stamped copy of these is enclosed for your use).
- While the work has been exempted from the requirement to obtain a building consent, all building work is still required to comply with the New Zealand building code. It is important to note that it is the responsibility of the owner to ensure that the building work complies with the building code, and for this reason it is recommended that only appropriately skilled and/or qualified personnel are engaged to carry out the building work.

Yours sincerely

Bevan Barker

Building Inspector Compliance
On behalf of Tasman District Council

21 January 2020

Totalspan Nelson
23 Stratford Street
Richmond 7020

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Yours sincerely

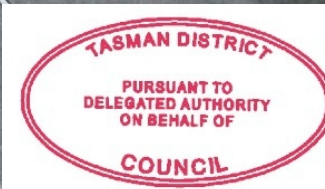
Bevan Barker

Building Inspector Compliance
On behalf of Tasman District Council

2280 Moutere Highway

Discretionary Exemption Schedule 1(2)

EX 191458



STORMWATER: 2 x 80mm Ø
PVC DOWNPIPES TO BE RUN
2m CLEAR OF FOOTINGS

Storm water not to be directed
towards NE boundary

337

Distance: 8.7 m

NEW PROPOSED
TOTALSPAN
SHED

Distance: 90.8 m



Top Of The South Maps

SITE DETAILS

LOT: 1
DP: 20 204
CT: NL 111/162
Site m² = 9.6H
Existing Building m² = N/A
Proposed Building m² = N/A
% of Building Coverage = N/A



Who Can? TOTALSPAN!

PHONE: 0800 TOTALSPAN
0800 868 857

BUILDING PROPOSED FOR:

Paul Ackroyd

2280 MOUTERE HIGHWAY

DRAWING TITLE:

SITE PLAN

SCALE: 1: N/A
DATE: FILE:
DRAWN:

SHEET: 1
OF:

NOTES:
Copyright: These drawings must not be
reproduced without express permission of
Totalspan Buildings Ltd.



TS12000 PORTAL BUILDING
Producer Statement and Structural Details
(IL1, Non-habitable, Unlined, Enclosed)

CLIENT:

Mr Paul Ackroyd
2280 Moutere Highway
Upper Moutere
Nelson
7175
New Zealand
-41.198451, 173.000794

BUILDING:

Project Reference: 157861
Wind Speed: $V_{des\theta} = 42.62\text{m/s}$
Ground Snow Load: $S_g = 0.00\text{kPa}$
Span: 9.000m
Length: 14.000m
Knee Height: 3.300m
Bay Size: 3.500m, 3.500m, 3.500m, 3.500m
Roof Pitch: 15
Area: 126.000m²

NOTES

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Producer Statement
Manufacturers Statement: Durability
Specifications: Building Table, Sheeting Properties and Notes
Specifications: Section Properties
Site Plan
Foundation Plan and Details
Roof Framing Plan
Portal Frame Cross Sections
Bracing Details
Roof and Wall Bracing Layout
Details: Building
Details: Flashings

Attached:
Building Plan and Elevations

**CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE AT TIME OF CONSTRUCTION**

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2280 Moutere Highway

Discretionary Exemption Schedule 1(2)

EX 191458



[NB: B2 aspects to be covered
by Totalspan's Manufacturers
Durability Statement, page 3]

Building Code Clause(s)..... **B1**

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on page 2)

ISSUED BY: **Transparency Consulting Ltd**
(Design Firm)

TO: **Mr Paul Ackroyd**
(Owner/Developer)

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

IN RESPECT OF: **12m Span Portal Building and under (IL = 1, DL = 50yrs, Sg = 0.00kPa, Vdes Θ = 42.62m/s)**
(Description of Building Work)

AT: **2280 Moutere Highway, Upper Moutere, Nelson, 7175, New Zealand**
(Address)

LOT: DP: SO:

We have been engaged by the owner/developer referred to above to provide **Structural Design**
services in respect of the requirements of
(Extent of Engagement)

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, AS/NZS 1170**
NZS 3101, AS/NZS 4600
(verification method / acceptable solution) OR

☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled **Portal Building**
and numbered **1-2, 4-5, 7-16**;
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 **225kPa Geotechnical Ultimate Bearing Capacity**
non-liquefiable, non-organic, non-expansive clay soil

(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, **Andrew James Horton** am: ☒ CPEng **181283** #
(Name of Design Professional)
☐ Reg Arch #

I am a Member of : ☒ IPENZ ☐ NZIA and hold the following qualifications: **BE (Hons)**
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 **Andrew James Horton** ON BEHALF OF **Transparency Consulting Ltd**
(Design Firm)

Date: **14/November/2019** (signature)

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, IPENZ AND NZIA



MANUFACTURERS STATEMENT - DURABILITY

Cladding

To satisfy the requirements of Clause B2: "Durability" of the NZBC and to ensure the cladding material meets a **15-year durability** and a 50 year intended working life (design life), the following provisions must apply:

Cladding Range of Product and Use

- Coating Type: Zinc/Aluminium & Painted (Coloured Steel).
- Steel thickness range: 0.35mm - 0.55mm BMT
- Steel grade range: G300 - G550
- Application: Standard Totalspan Roof and Wall Cladding
- Profile: Totalspan 7 Rib, Totalspan 6 Rib, Totalspan Corrugate

Requirements, Limitations and Exclusions

- Fixing and installation of the cladding must be done exactly in accordance with Totalspan Buildings instructions and specifications.
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance

- **Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3**
- **Corrosion Zones B and C.. (*Reference NZS 3604:2011 Corrosion Zone Figure 4.2)**
Rain-washing only required on **exposed** (open to airborne salts and rain wetting) material. **Sheltered** (open to airborne salts, but not rain washed) or protected areas such as under spouting, top-cladding sheets and tops of doors require washing every 3 months.
- **Sea Spray Zone D (Includes all off-shore islands, the area within 500m of the coastline of New Zealand, and those areas shown in white - *Reference NZS 3604:2011 Figure 4.2) and areas of Geothermal Activity (*Reference NZS 3604:2011 4.2.4 (c)).**
Rain-washing only required on **exposed** (open to airborne salts and rain wetting) areas. **Sheltered** (open to airborne salts, but not rain washed) and protected areas such as under spouting, top cladding and tops of doors require washing down every month and whenever corrosive salts are present.

Extended Maintenance, Painting or Repainting

Extended Durability

Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufacturers recommendations are to be followed for surface preparation and paint type to be used.

Evident Corrosion

- Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required.
- Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.
If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

Steel Framing

To satisfy the requirements of Clause B2: "Durability" of the NZBC and to ensure the structural framing material meets a **50-year durability** life the following provisions must apply:

Steel Framing Range of Product and Use

- Coating Type: Galvanised
- Steel thickness range: 0.75mm – 2.4mm BMT
- Steel grade range: G450 – G550
- Application: Standard Totalspan Purlins, Girts, Portal Frames, Door Jambs, Wall Uprights, Bridging
- Profile: C Sections – 80x40, 150x64, 220x64, 250x85
Z Sections – 100x53, 150x65
Tophat Sections – 100x163, 120x170, 150x183

Awnings/Garaports attached to Base Buildings

- Where sections are exposed to or located in salt marine, corrosive industrial or unusually high corrosive environments **the below Regular Maintenance must be adhered to**. Please contact the manufacturer for specialist advice if unsure of requirements.
This also applies to all Steelwork that is exposed to the wind but is protected from the rain located in an open sided structure such as carports, awnings or structures closed in on one side only.
Maintenance is necessary when the Galvanised coating ceases to provide sacrificial protection to the steel base, or where the appearance is no longer aesthetically acceptable. Rust staining or the growth of rust spots usually indicates the breakdown of Galvanised coating. At the first sign of breakdown, the surface should be treated with an appropriate maintenance coating system. All maintenance should be carried out in accordance with AS/NZS 2312:2002 (Incorporating Amendment No. 1) [c] and New Zealand Steelwork Corrosion Coatings Guide (HERA Report R4-133) [d].

Regular inspections of the steel work and maintenance at the first signs of a problem will extend the durability of the sections. If any of the structure components show signs of corrosion during normal maintenance these are also easily accessible and simple to replace.

Regular Maintenance

- **Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3 Corrosion Zones B and C. (*Reference NZS 3604:2011 Corrosion Zone Figure 4.2)**
Rain-washing only required on **exposed** (open to airborne salts and rain wetting) material. **Sheltered** (open to airborne salts, but not rain washed) or protected areas such as under spouting, top-cladding sheets and tops of doors require washing every 3 months.
- **Sea Spray Zone D (Includes all off-shore islands, the area within 500m of the coastline of New Zealand, and those areas shown in white - *Reference NZS 3604:2011 Figure 4.2) and areas of Geothermal Activity (*Reference NZS 3604:2011 4.2.4 (c)).**
Rain-washing only required on **exposed** (open to airborne salts and rain wetting) areas. **Sheltered** (open to airborne salts, but not rain washed) and protected areas such as under spouting, top cladding and tops of doors require washing down every month and whenever corrosive salts are present.

References

1. NZBC – Compliance Document – Clause B2 - Durability
2. NZS 3604, Clause 4, Durability*

* - Totalspan Buildings acknowledges and understands that NZS Totalspan Buildings has used NZS 3604 as a reference only to identify areas of Geothermal activity.

standard.
/ Zones and

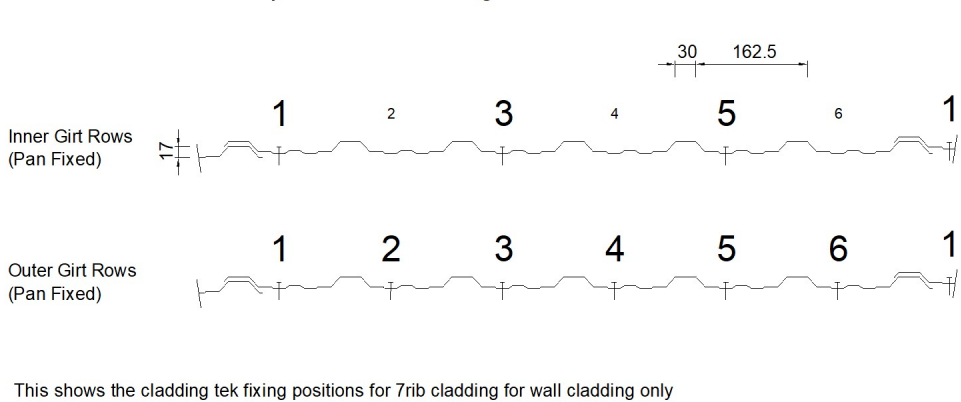


Totalspan Buildings
112 Waterloo Rd
Sockburn
CHRISTCHURCH

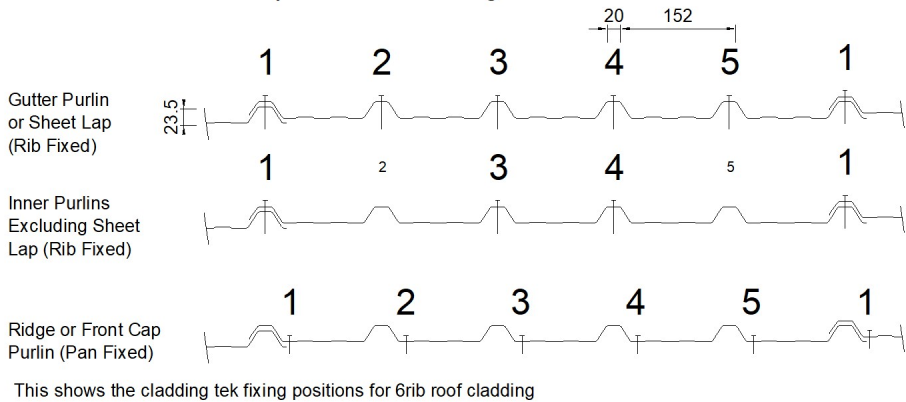
Building Tables

Span:	9.0m
Knee Height:	3.3m
Bay Size:	3.5m
Internal Portal Frame:	C22019
End Wall Portal Frame	C22019
End Wall Post On Edge:	C15015 Center / C15012 Intermediate
Lintel:	N/A
End Entry Jamb(s):	N/A
Side Entry Jamb(s):	B15010
Under Lintel Jamb(s):	N/A
Inner Purlins:	B80x40x0.75(1)
Ridge & Gutter Purlins:	C80x40x0.75
Purlin Rows:	12 (940 max crs)
Side Wall Girts:	B80x40x0.75(1)
End Wall Girts:	C80x40x0.75 (See Page 12)
Side Wall Girt Rows:	4 (1100 max crs)
(incl. gutter purlin)	

7 Rib Wall Sheet Properties and Fixings



6 Rib Roof Sheet Properties and Fixings



GENERAL

- 1 - All work shall conform to the New Zealand Building Code.
- 2 - Check diagonals to ensure building is square.

LOADINGS

- 1 - Buildings are designed to AS/NZS 1170 for:
 - wind speed, Vdes,θ = 42.62m/s
 - roof live load, Qroof, = 0.25kPa

- 2 - Roof is not designed for point loads of 0.9KN.

FOUNDATIONS

- 1 - Support ground to have at least a 225kPa geotechnical ultimate bearing capacity
- 2 - Screwbolts to be:
 - M10 x 75 Excalibur HSB (Galv.)
 - M12 x 150 Excalibur HSB (Galv.)

CONCRETE SLAB

- 1 - Remove vegetation, top soil and loose material from the site of the building, backfill with compacted hardfill and lay a blinding of sand to the underside of the concrete slab and edge thickening. Ensure the surface of the slab will be at least 100mm above the highest level of cleared ground around the slab.
- 2 - Concrete shall have a maximum aggregate size of 20mm, slump of 80mm maximum and a 20MPa compression strength at 28 days.

non-liquefiable,
non-organic,
non-expansive clay soil
~~non-liquefiable soil~~

STEELWORK

- 1 - All structural framing members shall be:
 - G550 (0.75mm or 0.95mm BMT), G500 (1.15mm or 1.45mm BMT) or G450 (1.85mm or 2.41 BMT) grade steel galvanised to Z275.
- 2 - All plates and angle brackets to be G250, G300 and G450, Z275.
- 3 - Boxed members to be flange fixed with Tek screws as detailed on Section Properties page.
- 4 - Screws to be #10 x 16 or #12 x 32 Tek screws Class 3 zinc plated, fixed at a minimum edge distance of 10mm and to a 15mm minimum pitch.
- 5 - 80 x 40 tabbed channels to be connected with 2-#10 x 16 or 2-#12 x 32 Tek screws per tab.
- 6 - Knee braces and apex ties to be 150 x 55 x 1.55 BMT (G300) angles.
- 7 - Frame personnel doors and windows with single or boxed 80 x 40 x (0.75 or 0.95) BMT lipped channels.
- 8 - Steelwork shall conform to:
 - AS/NZS 4600 Cold Formed Steel Structures Code
 - AS 1397:2011
 - AS 1562 Design and Installation of Metal Roofing
 - AS 1111/1112 Hex Commercial Bolts and Screws

CLADDING

- 1 - Wall and roof sheeting shall be G550 grade steel zincalumed to Z275 and rolled to profile as either 7 rib 0.35 BMT, 6 rib 0.35 BMT, 6 rib 0.40 BMT or corrugate 0.40 BMT.
- 2 - Roof sheets shall be fixed to ridge and eaves purlins with a Tek screw at every rib and at non-ridge and non-eave purlin locations to alternative ribs. Roof Tek's shall be complete with neoprene washers tightened firmly but not to form depressions in the roof cladding. Ensure all roof fixings are waterproof.
- 3 - Ridges, gables and all penetrations to be flashed with similar sheet steel.
- 4 - Guttering to be fixed with Tek screws and joint sealed with silicone. Fit downpipes to guttering to discharge to an approved stormwater drainage system.



TOTALSPAN
A Division of Spanbild New Zealand Ltd

112 Waterloo Road, Hornby,
P.O.Box 11-013, Christchurch

For: Mr Paul Ackroyd
2280 Moutere Highway
Upper Moutere
Nelson
7175
New Zealand

PORTAL BUILDING
SPECIFICATIONS

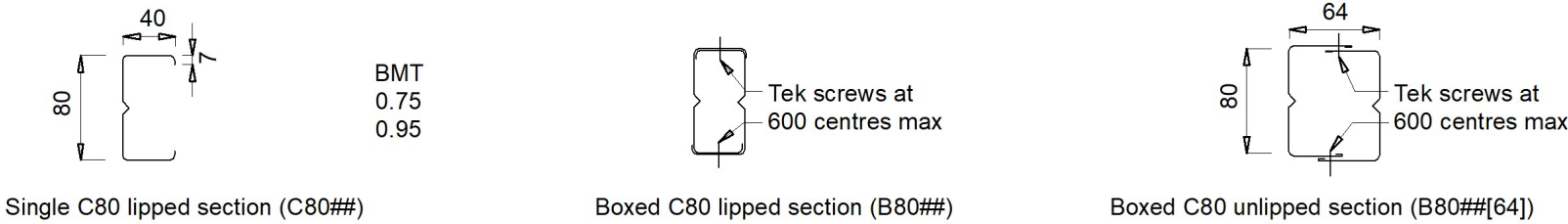
SPECIFICATIONS

ABBREVIATION KEYS

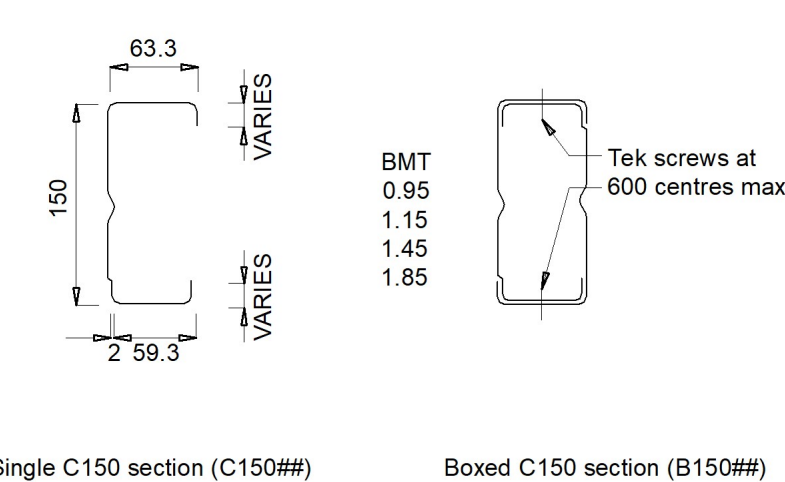
Section Sizes & B.M.T.		
Key	Description	Boxing Tek
C80-75 / B80-75	Single / Boxed - 80x40 0.75mm	#10x16
B80x60-75	Boxed - Unlipped 80x60 0.75mm	#10x16
C150-10 / B150-10	Single / Boxed - 150x64 0.95mm	#10x16
C150-12 / B150-12	Single / Boxed - 150x64 1.15mm	#10x16
C150-15 / B150-15	Single / Boxed - 150x64 1.45mm	#10x16
C150-19 / B150-19	Single / Boxed - 150x64 1.85mm	#12x32
C220-10 / B220-10	Single / Boxed - 220x64 0.95mm	#10x16
C220-12 / B220-12	Single / Boxed - 220x64 1.15mm	#10x16
C220-15 / B220-15	Single / Boxed - 220x64 1.45mm	#10x16
C220-19 / B220-19	Single / Boxed - 220x64 1.85mm	#12x32
C250-15 / B250-15	Single / Boxed - 250x85 1.45mm	#10x16
C250-19 / B250-19	Single / Boxed - 250x85 1.85mm	#12x32
C250-24 / B250-24	Single / Boxed - 250x85 2.35mm	#12x32
C300-15 / B300-15	Single / Boxed - 300x100 1.45mm	#10x16
C300-19 / B300-19	Single / Boxed - 300x100 1.85mm	#12x32
C300-24 / B300-24	Single / Boxed - 300x100 2.35mm	#12x32

Denotes B.M.T. Abbreviation

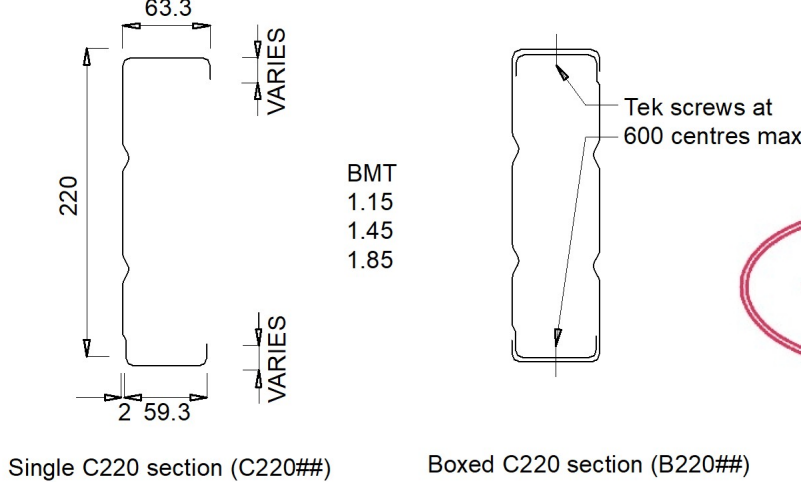
C80 Section Properties



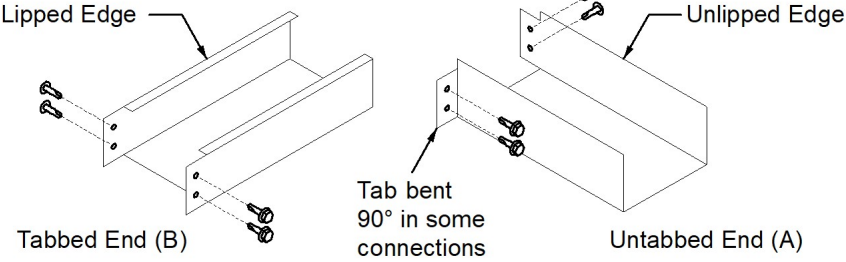
C150 Section Properties



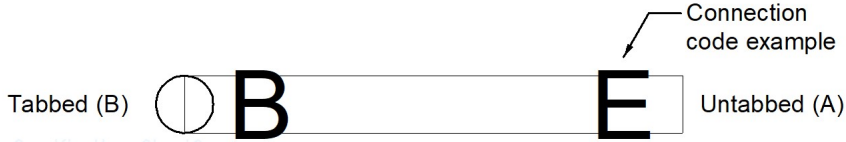
C220 Section Properties



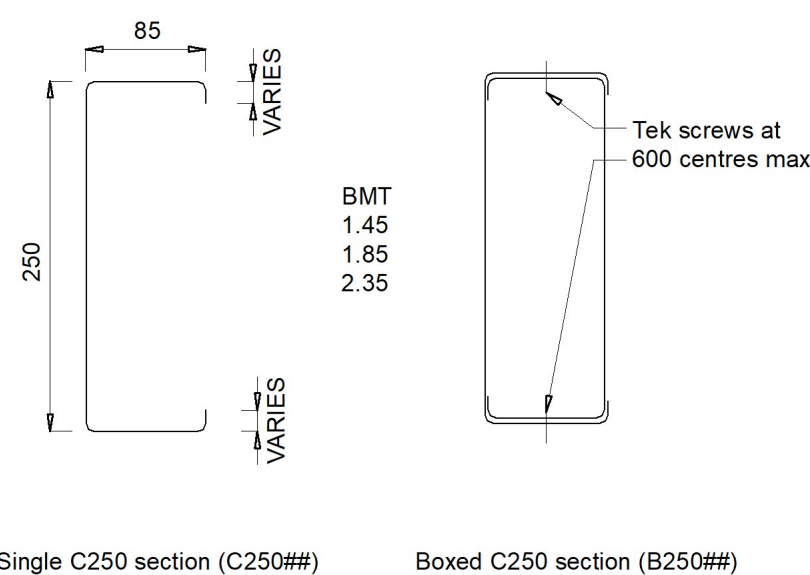
80x40 Section Properties



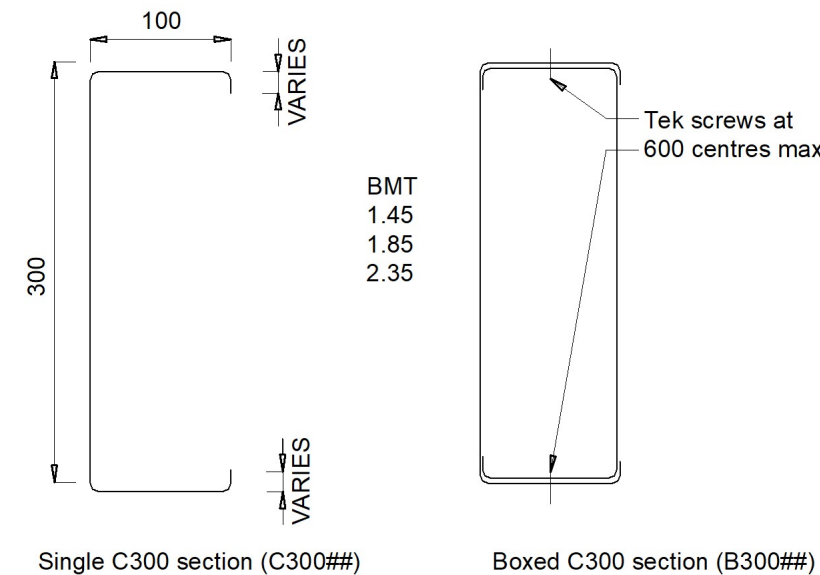
Cross Section Tab & Connection Indicators



C250 Section Properties



C300 Section Properties



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112 Waterloo Road, Hornby,
P.O.Box 11-013, Christchurch

For: Mr Paul Ackroyd
2280 Moutere Highway
Upper Moutere
Nelson
7175
New Zealand

PORTAL BUILDING
SPECIFICATIONS

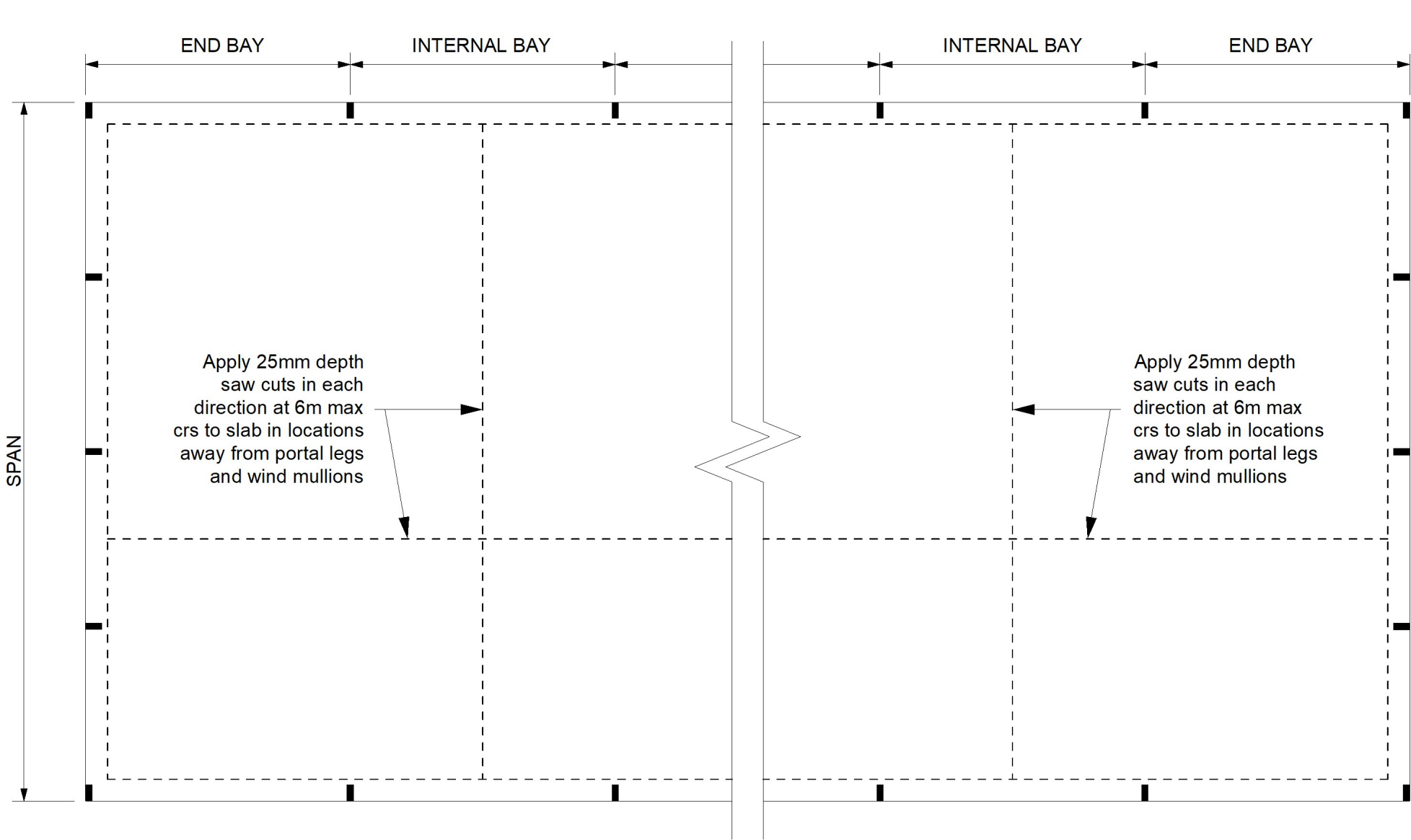


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P.O.Box 11-013, Christchurch
PH: (03) 349 1267 FAX: (03) 349 1283

For: Mr Paul Ackroyd
2280 Moutere Highway
Upper Moutere
Nelson
7175
New Zealand

PORTAL BUILDING
Site Plan
Page 6 of 17



TYPICAL CONCRETE SLAB PLAN

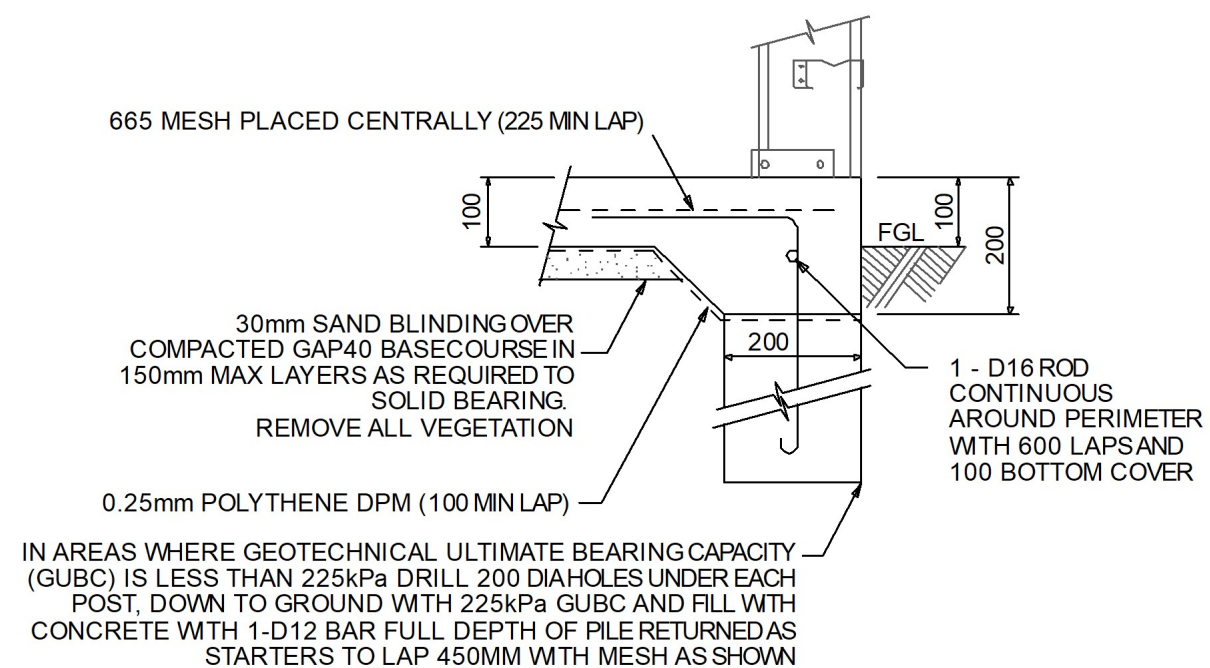


TOTALSPAN
A Division of Spanbild New Zealand Ltd

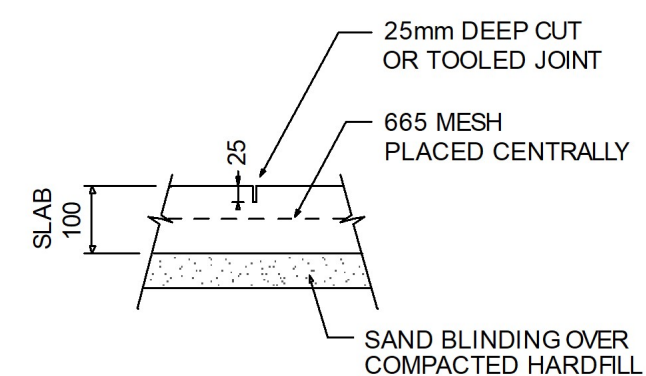
112 Waterloo Road, Hornby,
P.O.Box 11-013, Christchurch

For: Mr Paul Ackroyd
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Upper Moutere
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New Zealand

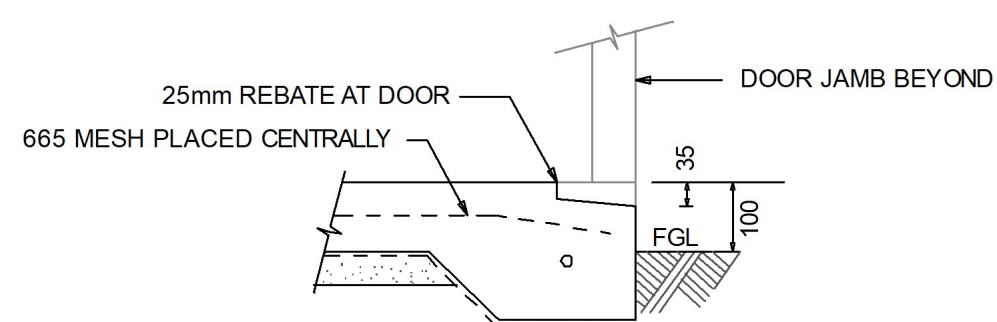
PORTAL BUILDING
FOUNDATION PLAN



FOUNDATION FOOTING



CONTROL JOINT DETAIL (TYP.)



DOOR ENTRY SLAB EDGE DETAIL



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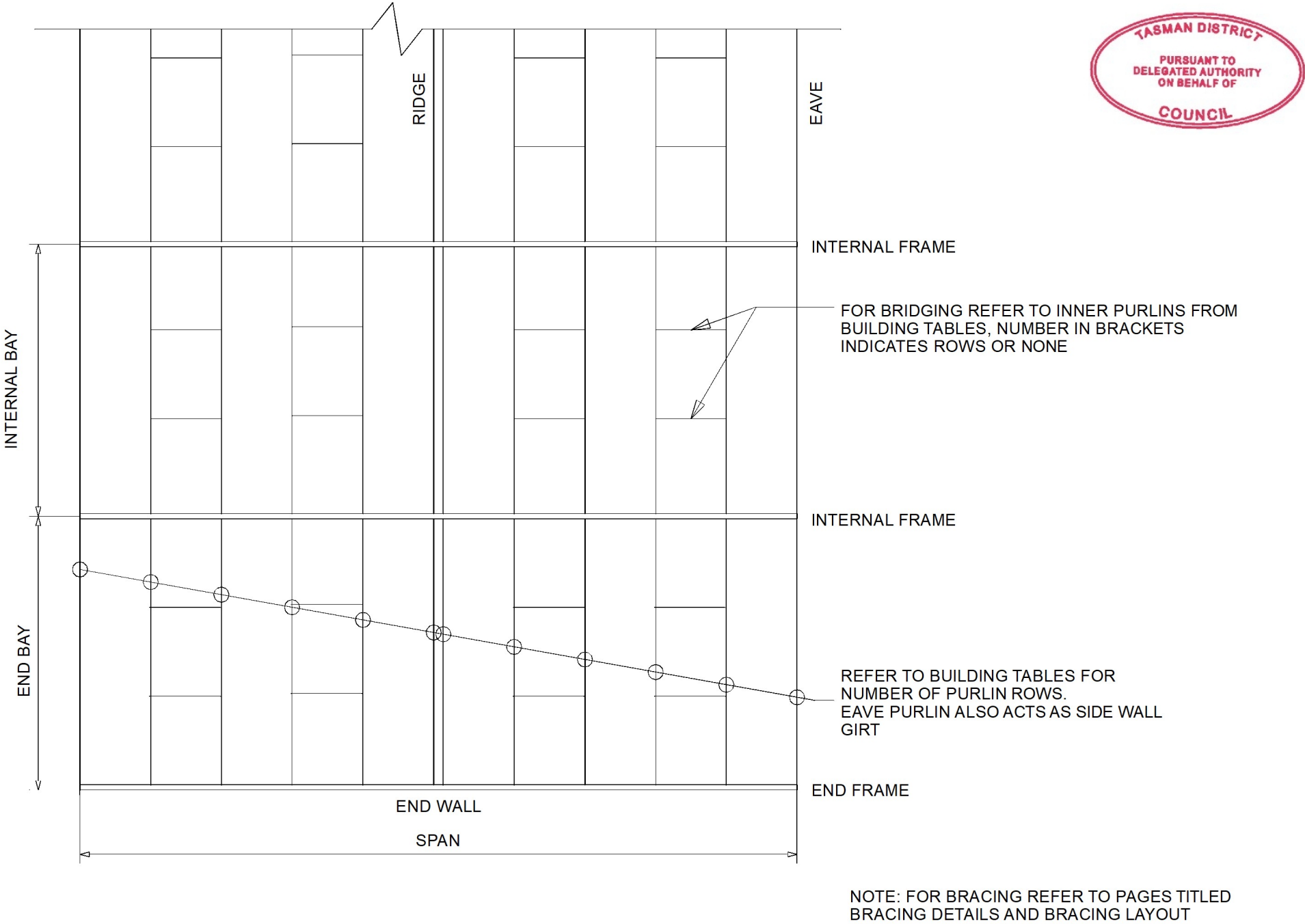
112 Waterloo Road, Hornby,
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PORTAL BUILDING

FOUNDATION DETAILS

Page 8 of 17



TYPICAL FRAMING PLAN

0 x Framing TypicalRoofPlan



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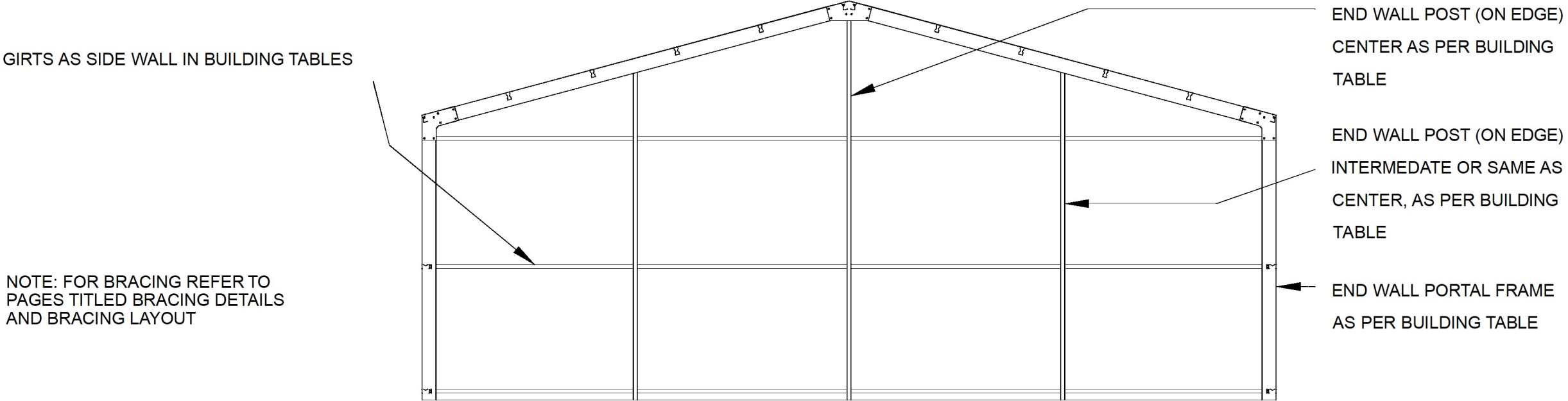
For: Mr Paul Ackroyd
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Upper Moutere
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PORTAL BUILDING
ROOF PLAN

Apex Height (mm): 4506
Wall Height (mm): 3300

NOTE: For bracing refer to page titled 'Bracing Walls and Roof'.

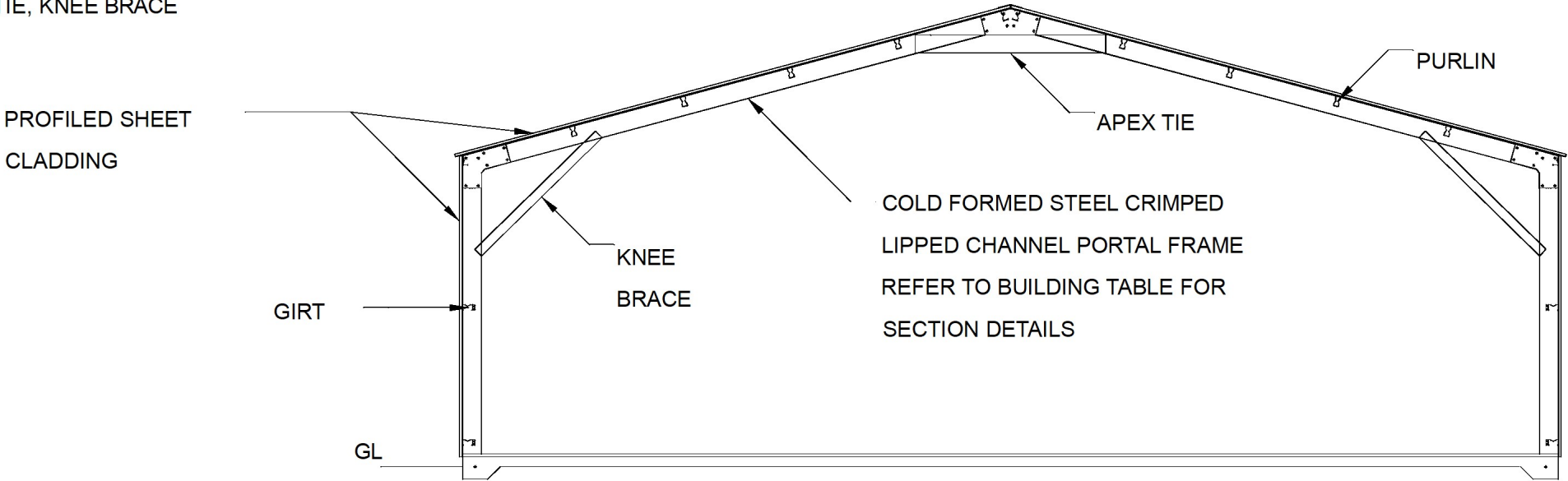
TYPICAL SECTION END WALL FRAME



23 x TypicalSectionEndWallFrame-9m

TYPICAL SECTION MID WALL FRAME

APEX TIE, KNEE BRACE



11 x TypicalSectionMidWallFrame-9m-apextie-kneebrace



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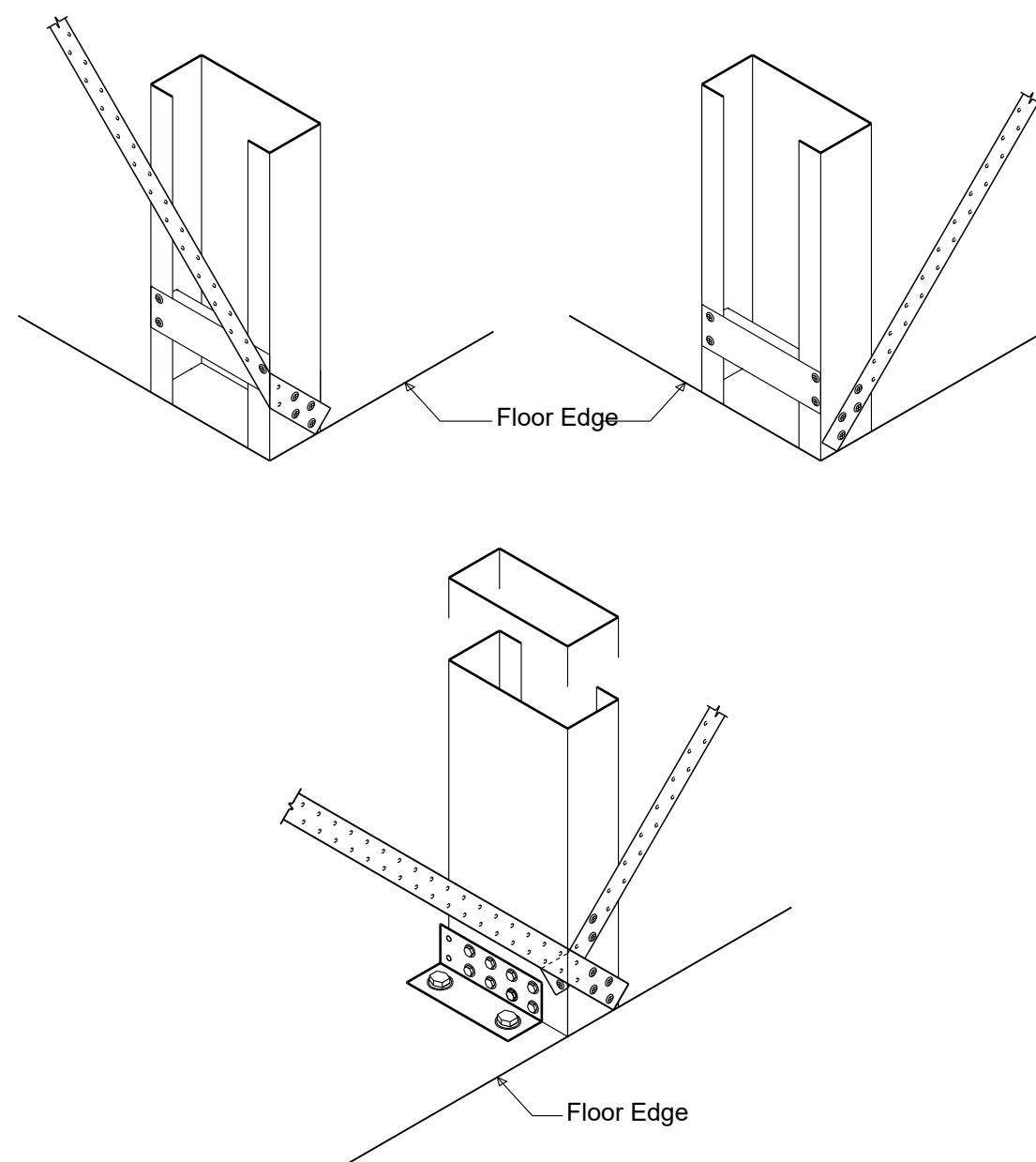
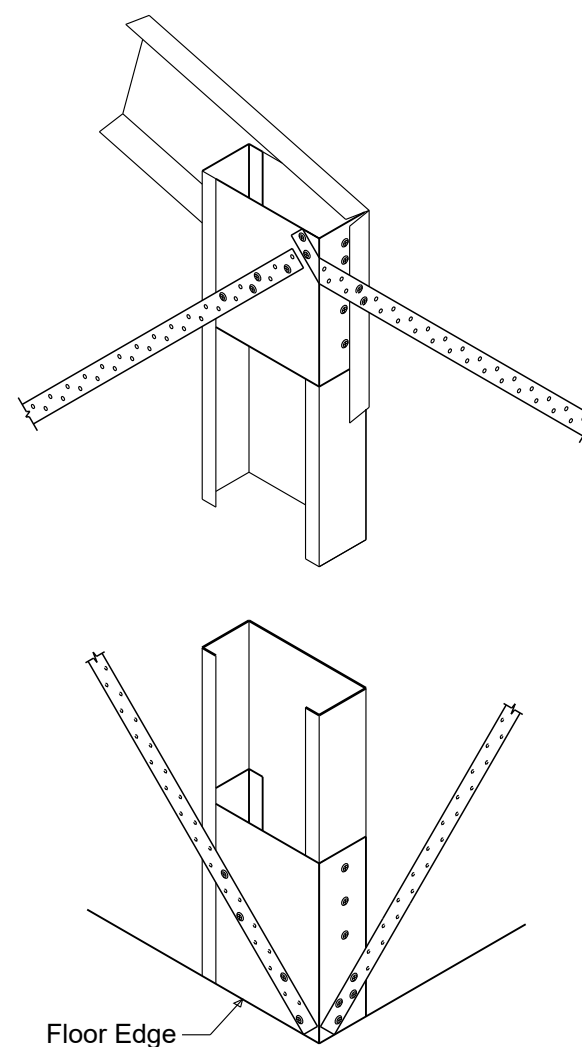
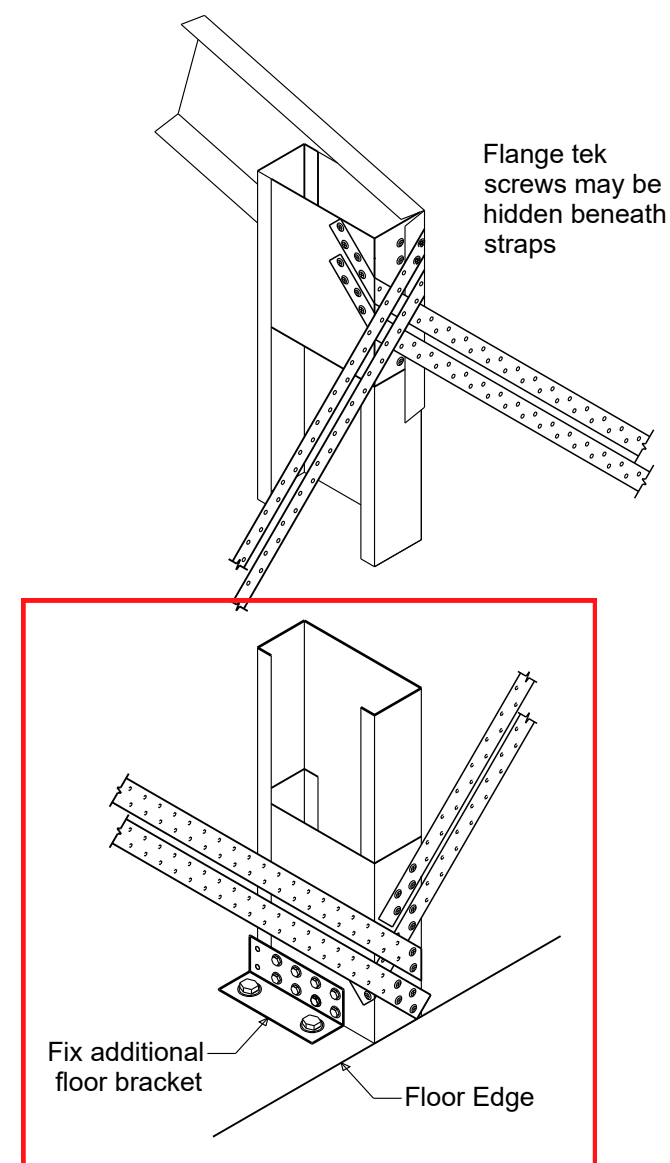
For: Mr Paul Ackroyd
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PORTAL BUILDING
SECTION - END WALL

NOTES:

1. Bracing shall be 27x0.55mm G550 steel strap fixed with 4x #10 or #12 tek screws each end.
2. Connection details shown at base of portal leg only. Details similar at top.

3. Where opposing straps are connected to an endwall portal leg or where a double brace is connected to an unboxed internal portal leg (or wind mullion) fix a 200mm length of boxing with 8x #10 or #12 teks, 4 teks per flange.

**Endwall Portal****Internal Portal**

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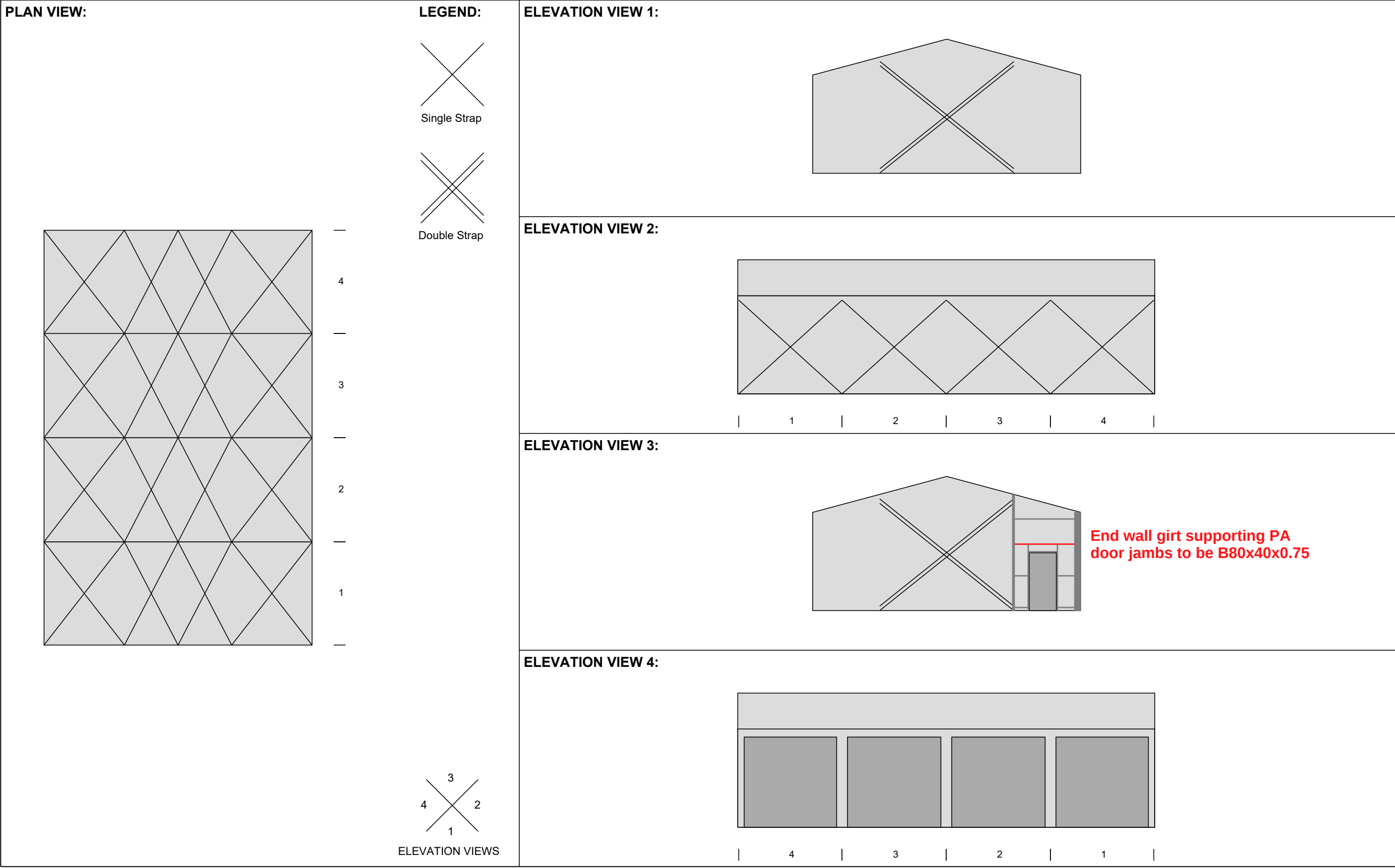
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PORTAL BUILDING

BRACING DETAILS

Page 11 of 17



Inside Building View

For a neat fit, cut the lipped edges down to meet the underside of the roof beam

Fix 1x H20/120mm angle bracket to the apex plate / web of the portal rafter and the web of the upright. Fix with 4 hex tek screws per face as shown.

Outside Building View

Fix 1x angle bracket (see right) to the apex plate lip / flange of the portal rafter and the web of the upright. Fix with 4 hex tek screws per face as shown.

For fixing upright to portal rafter flange: H8/55mm angle bracket

For fixing upright to apex plate lip: H12/55mm angle bracket

(If required, fold the H8/55 angle bracket to be parallel to the portal rafter)

Single Upright to Portal Frame

Single Frames:
Fix 1 / Apex Tie to the Web Face with 8 Framing Hex Tek Screws Each End

Boxed Frames:
Fix 2 / Apex Ties to both Sides with 8 Framing Hex Tek Screws Each End and 3 Framing Hex Tek Screws to Join the 60mm Flanges

Apex Tie

Fix 2 Phillips Tek Screws to the Tab on the Outside of the Building

Fix 2 Hex Head Tek Screws To The Tab Inside the Building

Left hand View

Right hand View (Exploded)

80x40 to 150 C Section Close Face

Fix a 220 Apex connector plate to the webbing side of the rafter section with 8 x M12x30 flanged bolt and nuts

2.5mm 220 apex connector plate

M12x30 flange bolt and nut

C220 Rafter

220 Apex Plate Single Frame

Fix the 220mm Support Bracket with 4 Framing Hex Tek Screws

Fix 2 Phillips Tek Screws to the Tab on the Outside of the Building

Fix 2 Hex Head Tek Screws To The Tab Inside the Building

Left hand View

Right hand View (Exploded)

80x40 to 220 C Section Open Face

Fix the 150mm Support Bracket with 4 Framing Hex Tek Screws

Fix 2 Phillips Tek Screws to the Tab on the Outside of the Building

Fix 2 Hex Head Tek Screws To The Tab Inside the Building

Left hand View

Right hand View (Exploded)

80x40 to 150 C Section Open Face

Fix the 150mm Support Bracket with 4 Phillips Tek Screws to the Top of Apex Purlins in the Centre of the Bay.

Bend the 100x70 Plate, 15 Degs. and Fix with 6 Framing Hex Tek Screws to the Bottom of Apex Purlins in the Centre of the Bay.

Over top View

Underneath View

Apex Purlin Support Brackets

Fix 2 Phillips Tek Screws to the Tab on the Outside of the Building

Fix 2 Hex Head Tek Screws To The Tab Inside the Building

Left hand View

Right hand View (Exploded)

80x40 to 220 C Section Close Face

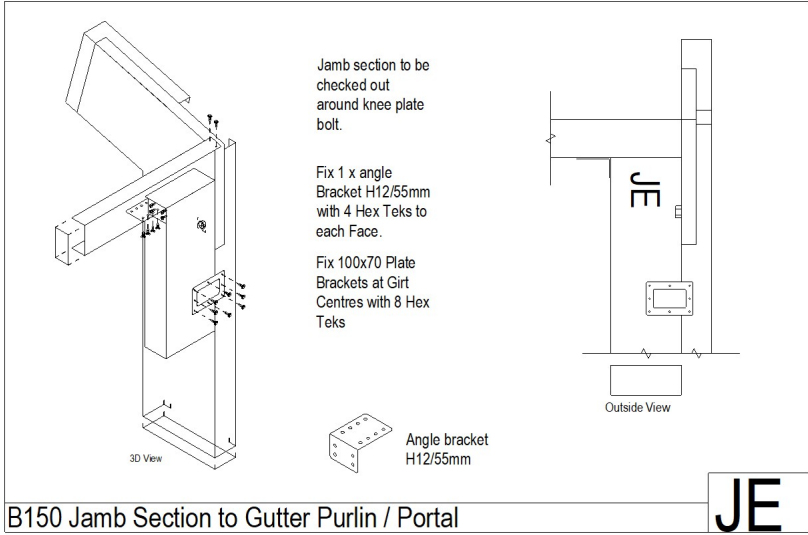
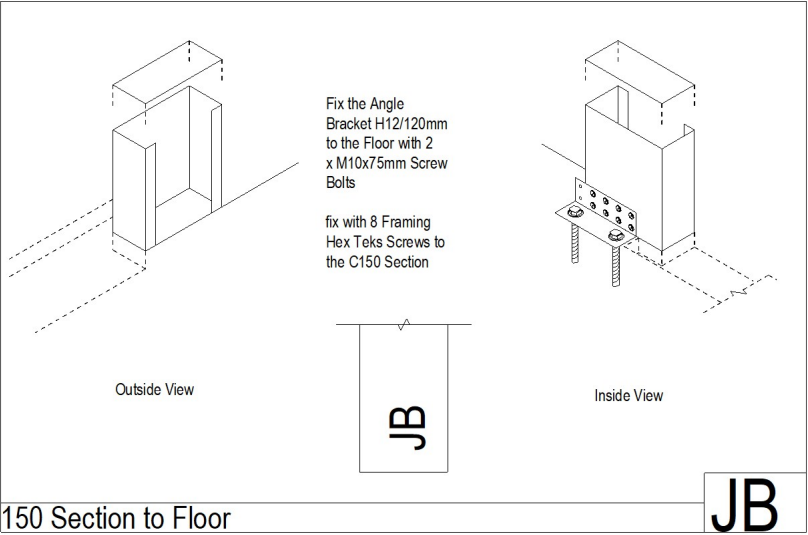
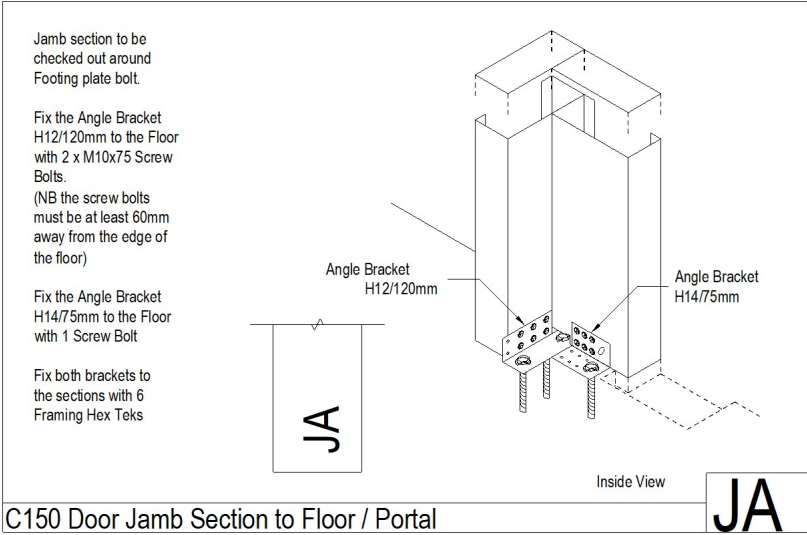
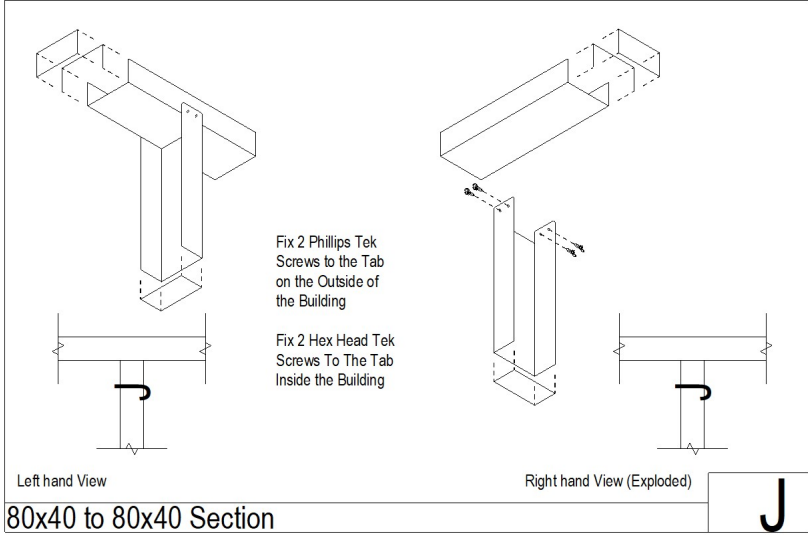
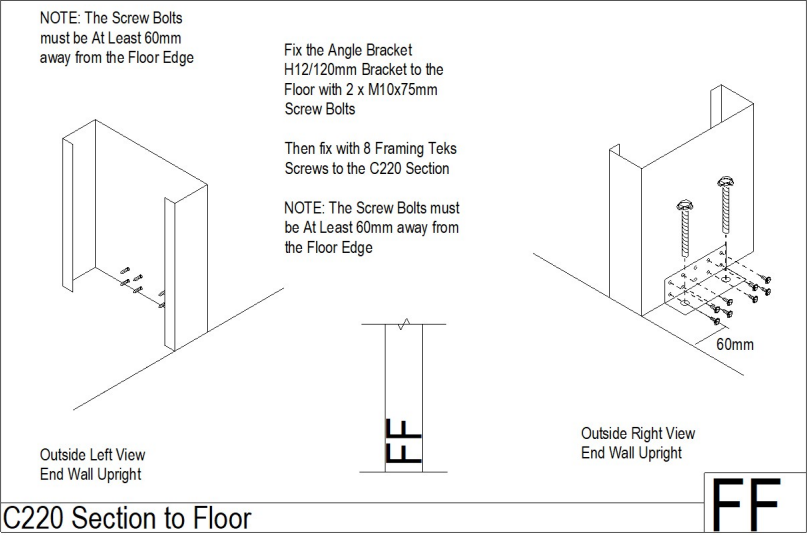
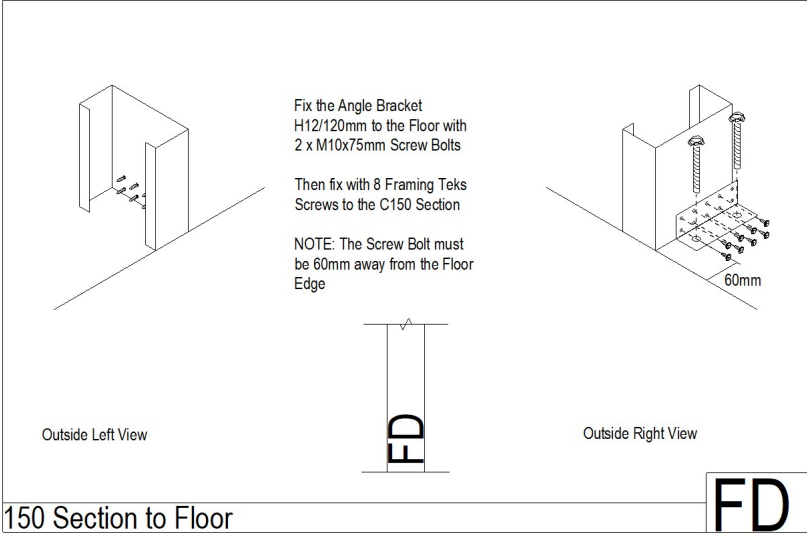
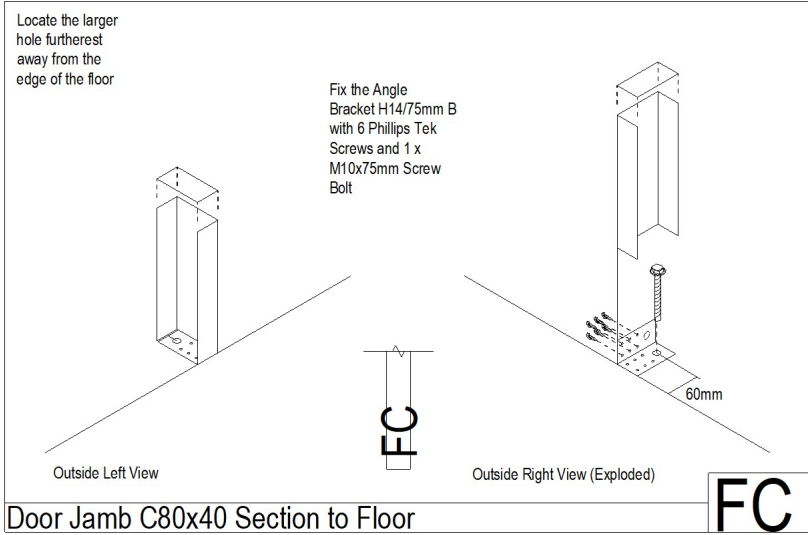
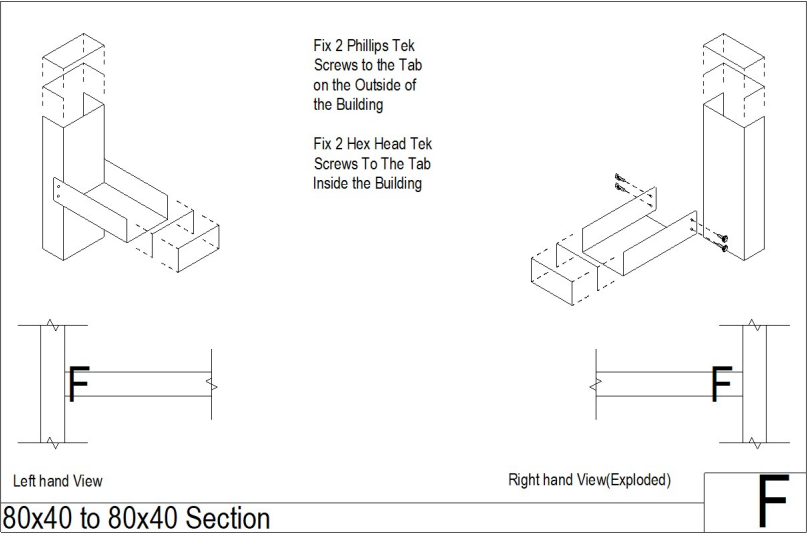
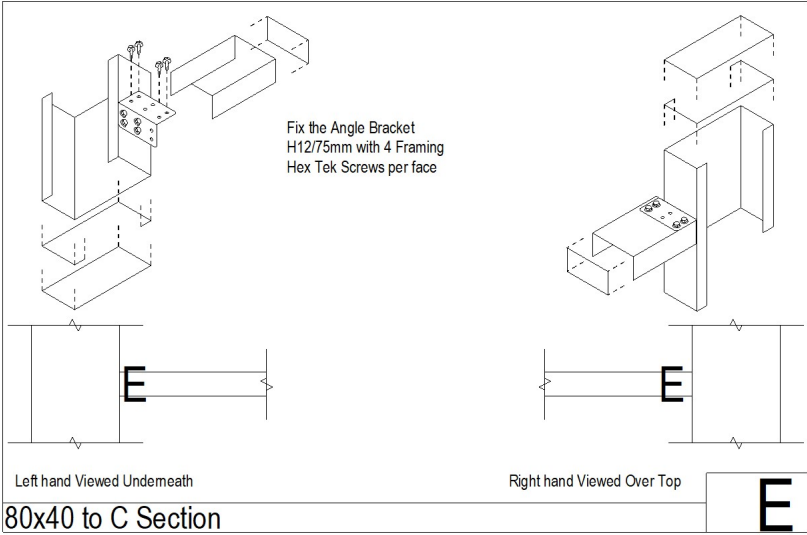


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P.O.Box 11-013, Christchurch

For: Mr Paul Ackroyd
2280 Moutere Highway
Upper Moutere
Nelson
7175
New Zealand

PORTAL BUILDING
BUILDING DETAILS

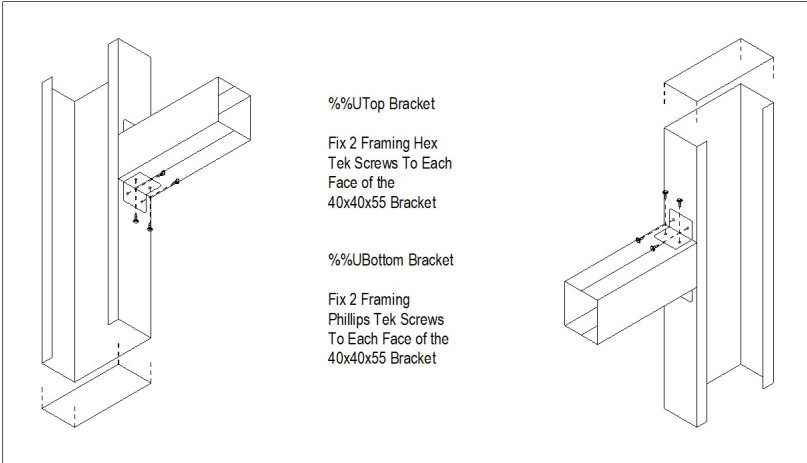


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PORTAL BUILDING
BUILDING DETAILS



Left hand Viewed Undemeath

Right hand Viewed Over Top

K

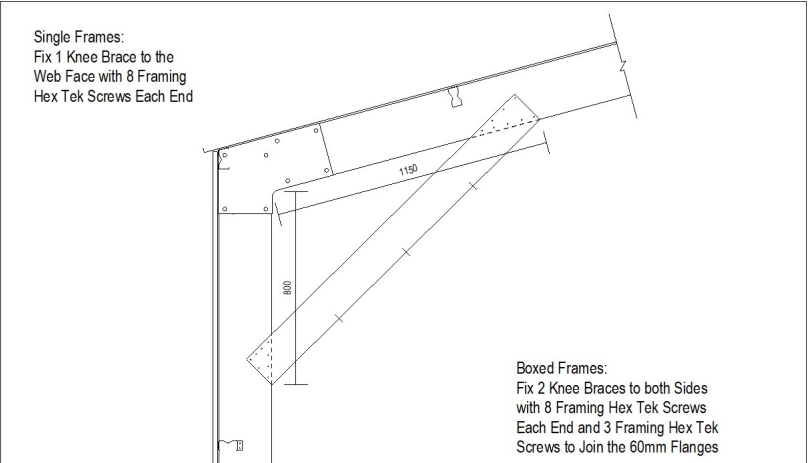
%%\UTop Bracket

Fix 2 Framing Hex Tek Screws To Each Face of the 40x40x55 Bracket

%%\UBottom Bracket

Fix 2 Framing Phillips Tek Screws To Each Face of the 40x40x55 Bracket

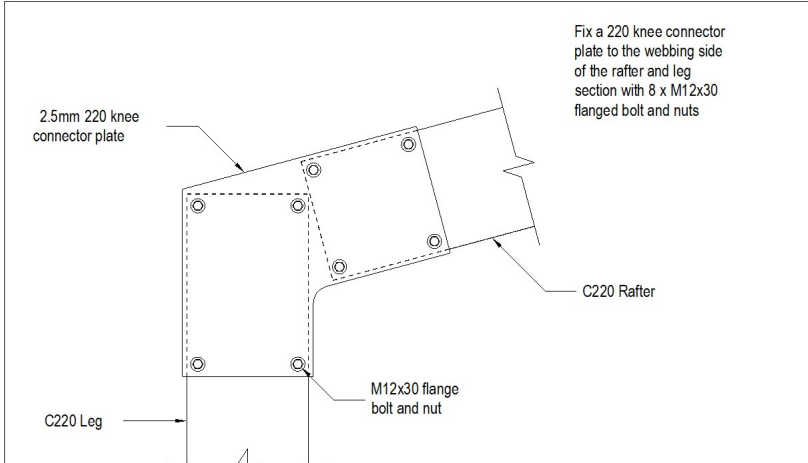
Special B80x60 Head Beam to Door Jamb



Single Frames:
Fix 1 Knee Brace to the Web Face with 8 Framing Hex Tek Screws Each End

Boxed Frames:
Fix 2 Knee Braces to both Sides with 8 Framing Hex Tek Screws Each End and 3 Framing Hex Tek Screws to Join the 60mm Flanges

Knee Brace



2.5mm 220 knee connector plate

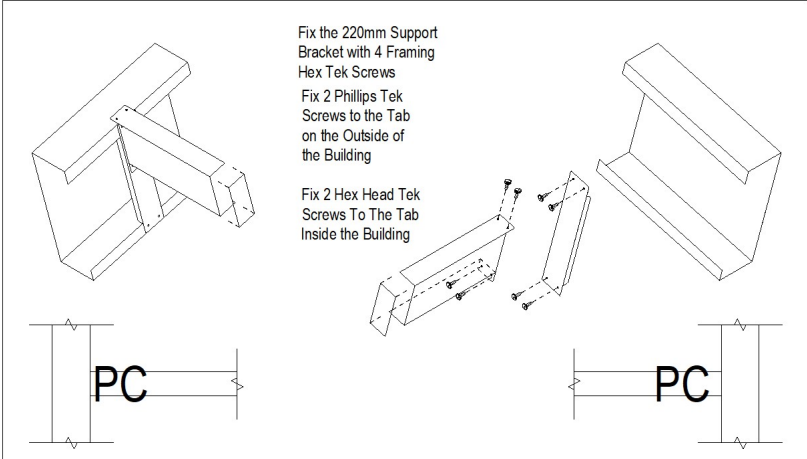
C220 Rafter

C220 Leg

M12x30 flange bolt and nut

Fix a 220 knee connector plate to the webbing side of the rafter and leg section with 8 x M12x30 flanged bolt and nuts

220 Knee Plate Single Frame



Left hand

Right hand (Exploded)

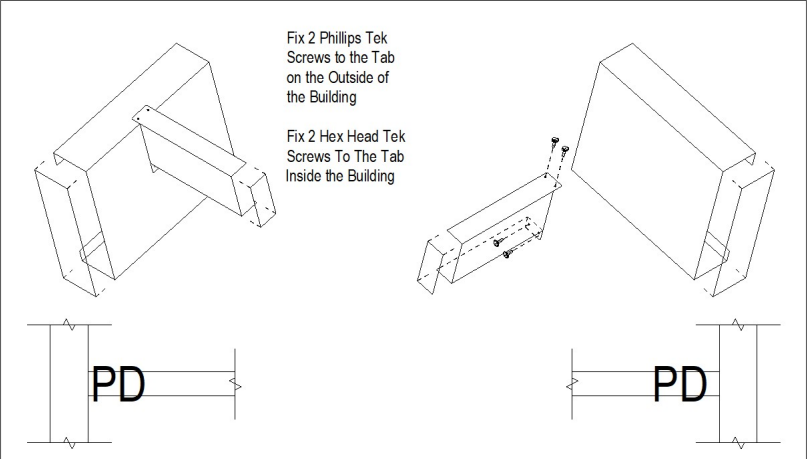
PC

Fix the 220mm Support Bracket with 4 Framing Hex Tek Screws

Fix 2 Phillips Tek Screws to the Tab on the Outside of the Building

Fix 2 Hex Head Tek Screws To The Tab Inside the Building

80x40 Purlin to C220 Section Open Face



Left hand

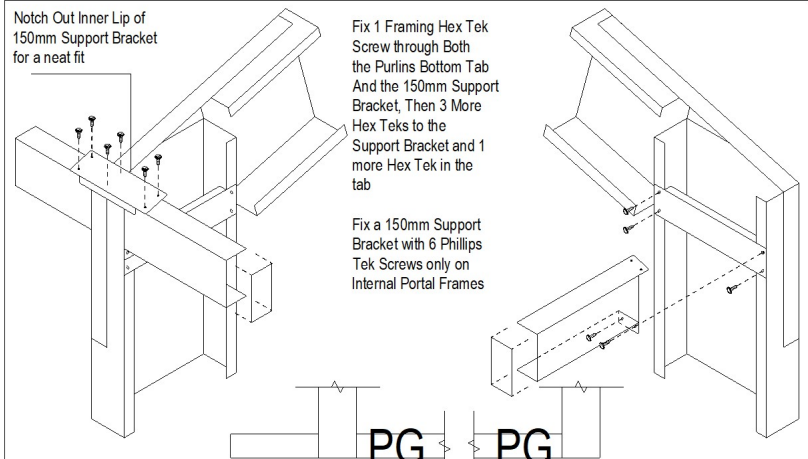
Right hand (Exploded)

PD

Fix 2 Phillips Tek Screws to the Tab on the Outside of the Building

Fix 2 Hex Head Tek Screws To The Tab Inside the Building

80x40 Purlin to 220 C Section Close Face



Left hand (Internal Portal Frame)

Right hand Exploded (End Portal Frame)

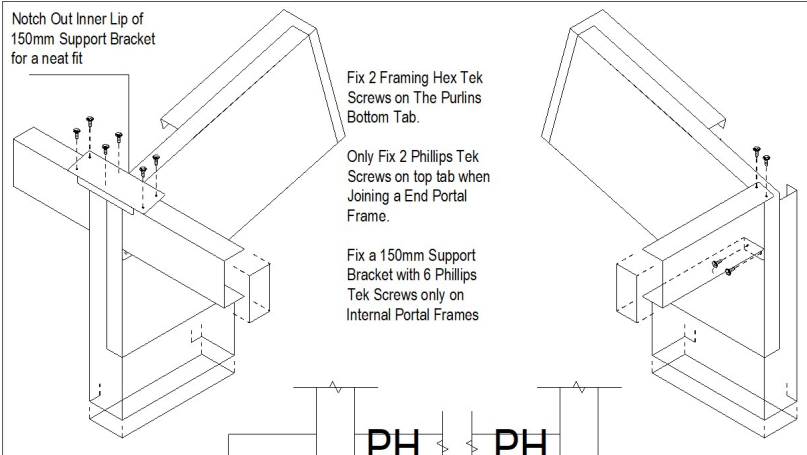
PG

Notch Out Inner Lip of 150mm Support Bracket for a neat fit

Fix 1 Framing Hex Tek Screw through Both the Purlins Bottom Tab And the 150mm Support Bracket, Then 3 More Hex Tek to the Support Bracket and 1 more Hex Tek in the tab

Fix a 150mm Support Bracket with 6 Phillips Tek Screws only on Internal Portal Frames

Gutter Purlin to 220 C Section Open Face



Left hand (Internal Portal Frame)

Right hand (End Portal Frame)

PH

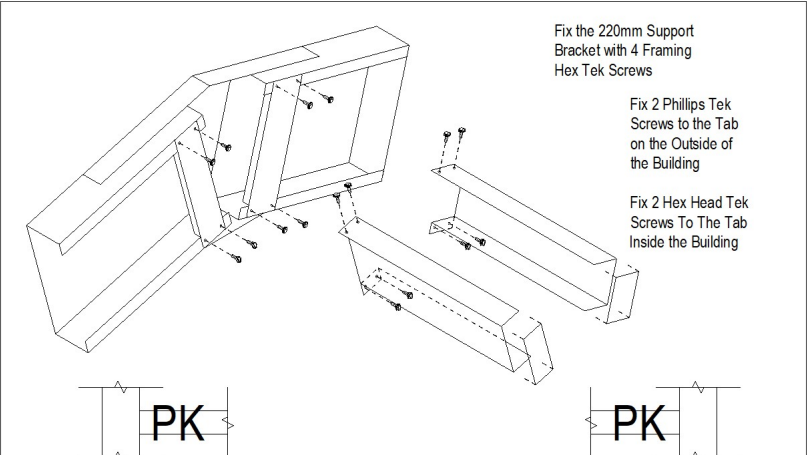
Notch Out Inner Lip of 150mm Support Bracket for a neat fit

Fix 2 Framing Hex Tek Screws on The Purlins Bottom Tab.

Only Fix 2 Phillips Tek Screws on top tab when Joining a End Portal Frame.

Fix a 150mm Support Bracket with 6 Phillips Tek Screws only on Internal Portal Frames

Gutter Purlin to 220 C Section Close Face



Left hand (Exploded)

Right Hand (Exploded)

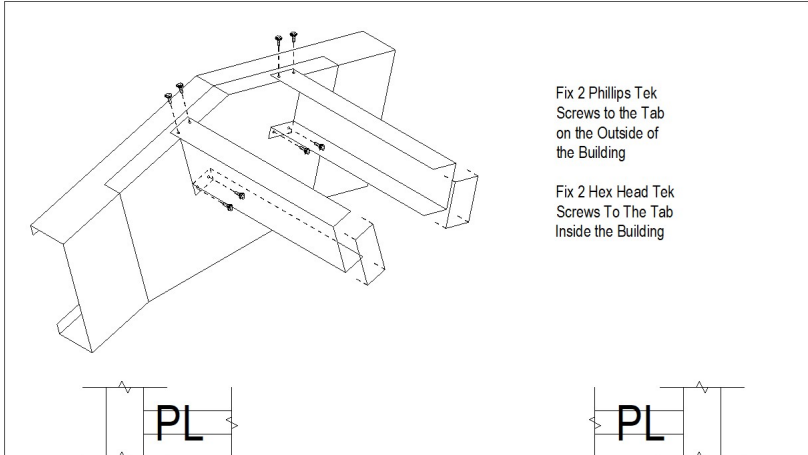
PK

Fix the 220mm Support Bracket with 4 Framing Hex Tek Screws

Fix 2 Phillips Tek Screws to the Tab on the Outside of the Building

Fix 2 Hex Head Tek Screws To The Tab Inside the Building

Ridge Purlin to 220 C Section Open Face



Left hand

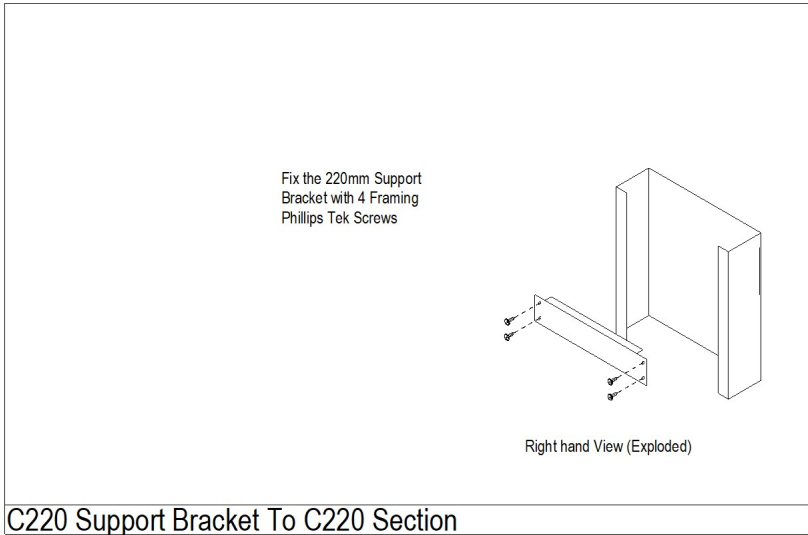
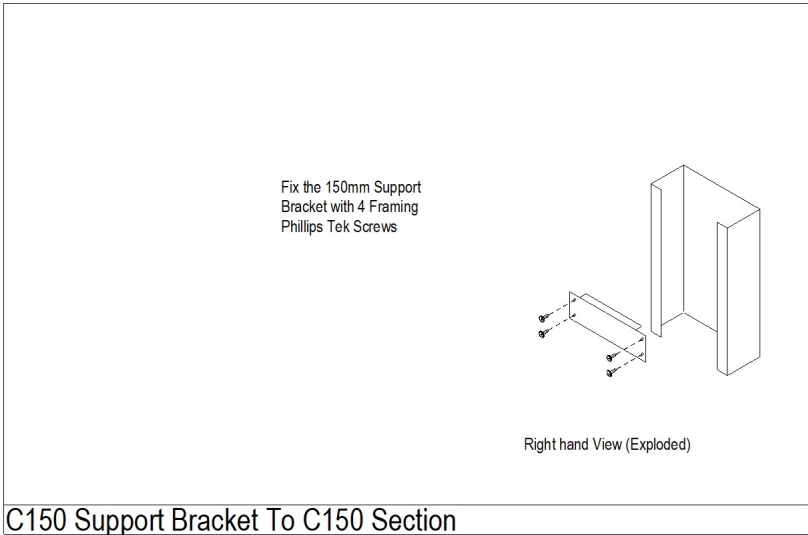
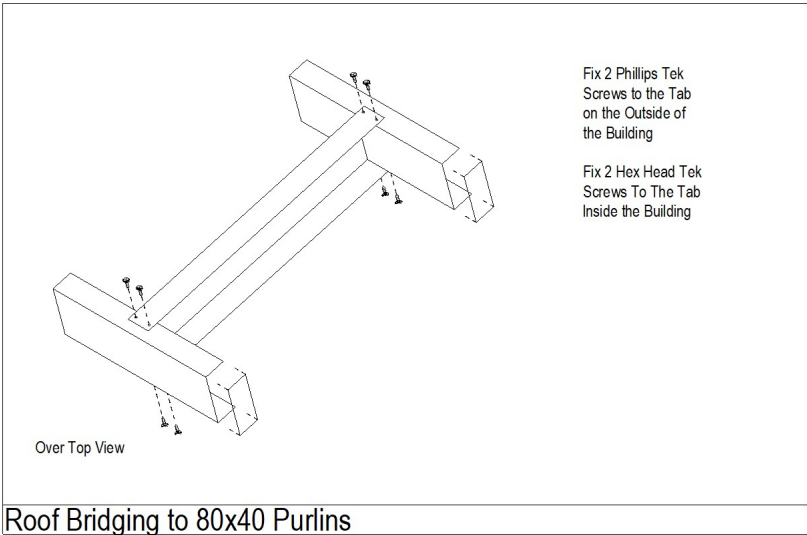
Right Hand

PL

Fix 2 Phillips Tek Screws to the Tab on the Outside of the Building

Fix 2 Hex Head Tek Screws To The Tab Inside the Building

Ridge Purlin to 220mm Apex Connector Plate

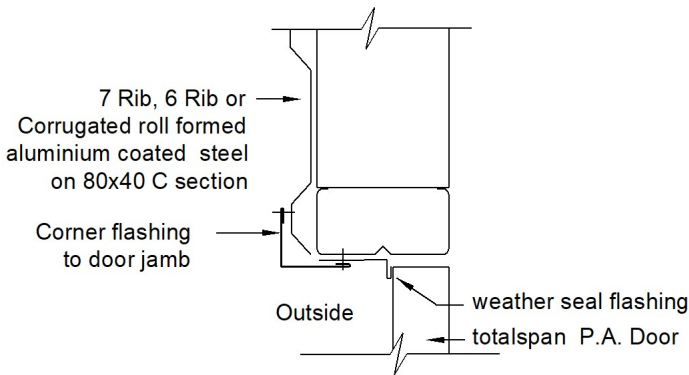


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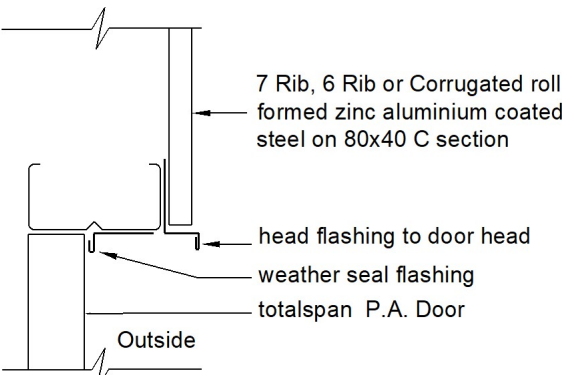
112 Waterloo Road, Hornby,
P.O.Box 11-013, Christchurch

For: Mr Paul Ackroyd
2280 Moutere Highway
Upper Moutere
Nelson
7175
New Zealand

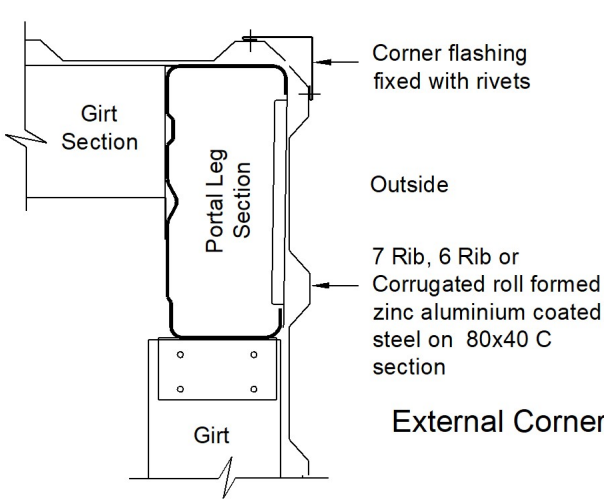
PORTAL BUILDING
BUILDING DETAILS
Page 16 of 17



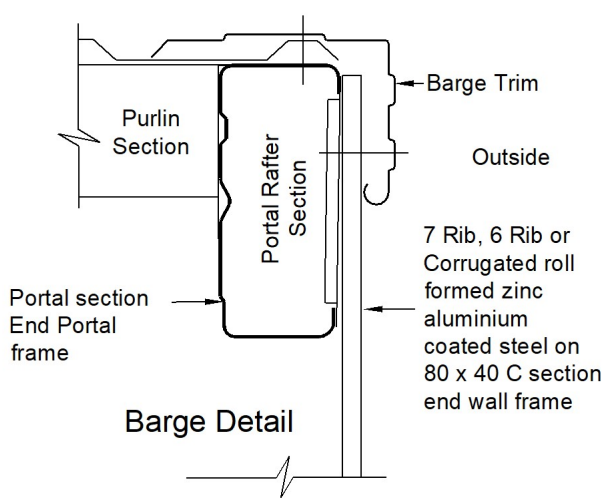
P.A. Door Jamb Detail



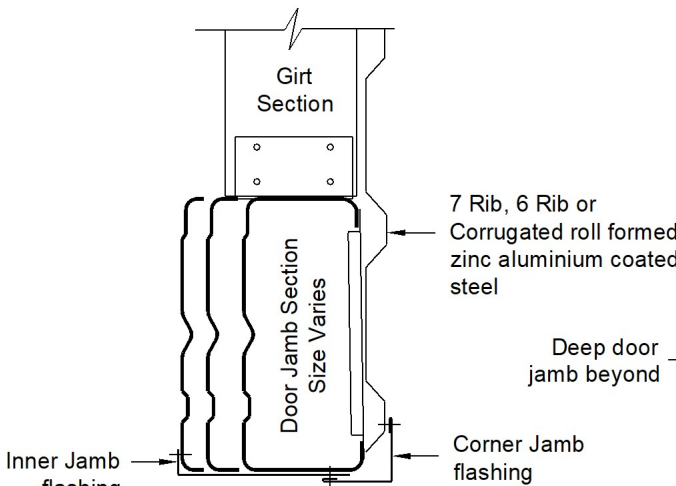
P.A. Door Head Detail



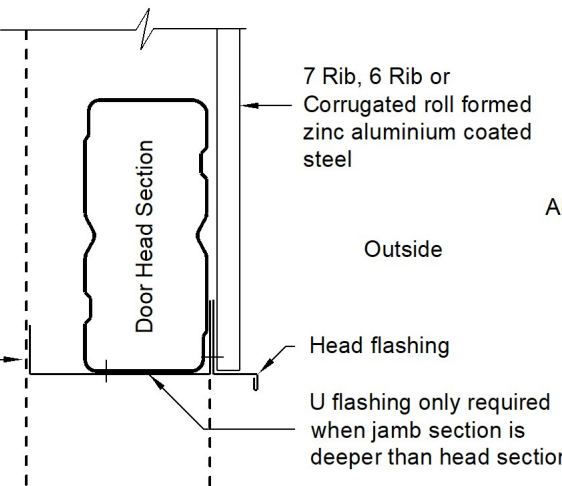
External Corner



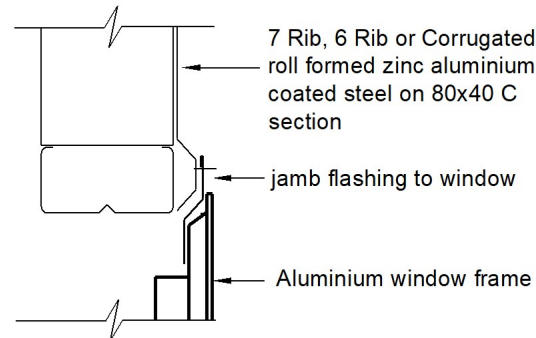
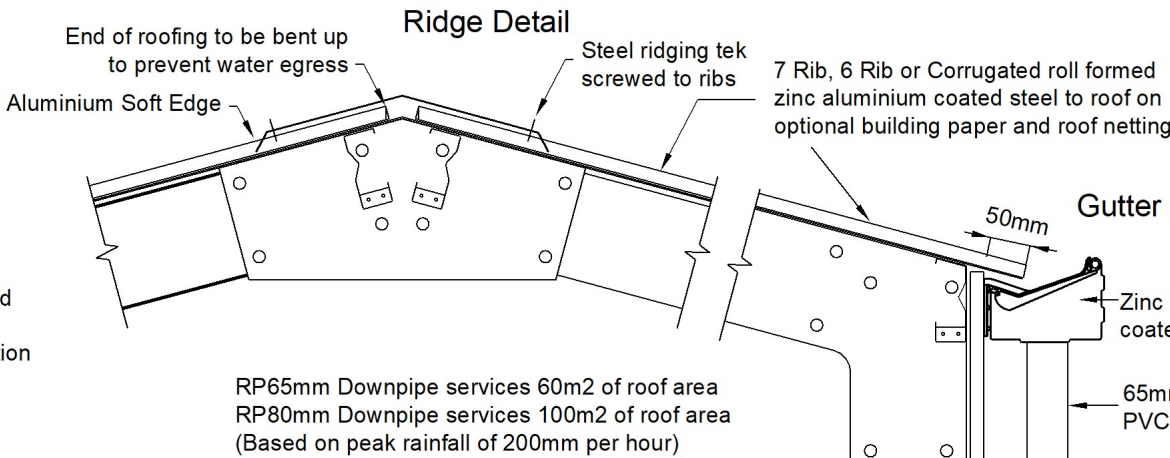
Barge Detail



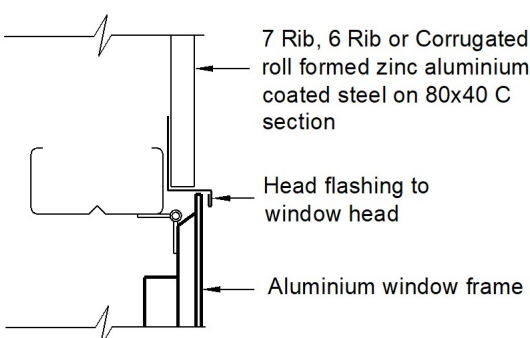
Main Access Door Jamb Detail



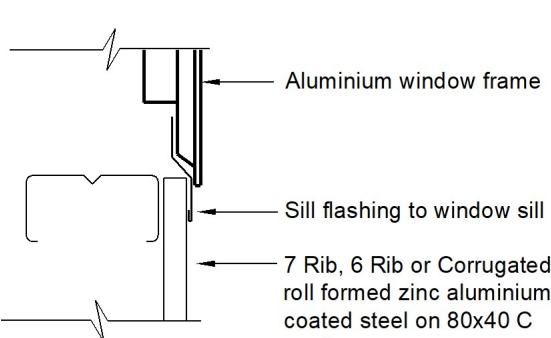
Main Access Door Head Detail



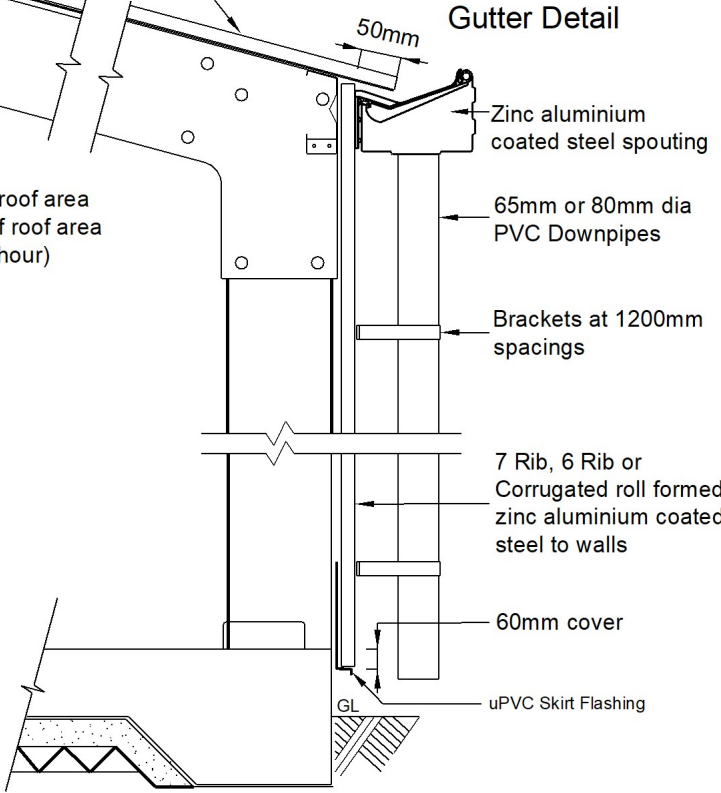
Window Jamb Detail



Window Head Detail



Window Sill Detail



Gutter Detail



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112 Waterloo Road, Hornby,
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For: Mr Paul Ackroyd
2280 Moutere Highway
Upper Moutere
Nelson
7175
New Zealand

PORTAL BUILDING
FLASHING DETAILS

31 October 2019

Totalspan
23 Stratford Street
Richmond
7020

Re: Authorisation to act as agent.

I hereby authorise you, to act as our agents in relation to our Building Consent Application from Tasman District Council for the Totalspan Building we have purchased from you, to be constructed at 2280 Moutere Highway, Upper Moutere, NELSON.

Yours faithfully

Mr Paul Ackroyd
Site Address: 2280 Moutere Highway, Upper Moutere, Nelson, 7175
Postal Address: 2280 Moutere Highway, Upper Moutere, Nelson, 7175
02108496856
ackroydfamily@xtra.co.nz

Regarding Windspeed Calculation:

Windspeed CheckWind Calculation Report under Code 1170.

This Calculation is site specific and has been checked by an IPENZ registered Engineer as per the PS1

Details of those carrying out the works and level of experience/competency:

The building will be constructed by Totalspan Builders and overseen by Jay Irving. We have built over 500 Totalspan buildings in the Nelson Tasman area over the last 15 years, all consented by either Nelson City Council or Tasman District Council. Jay Irving is a Licensed Building Practitioner, LBP 109742.

This is an unlined garage storage shed building and therefore does not require a licensed Building Practitioner to complete.

Please advise how bearing is to be confirmed prior to the pouring of the foundations. If an issue is identified, how is this to be mitigated:

Ground bearing is checked and overseen by Totalspan Nelson prior to the pouring of foundations and if there is an issue detected then we employ AMK Engineers, Steven King-Turner to advise the solution and have this signed off by him.

Is there a QA (quality assurance) plan to ensure adherence to the supplied documents if an exemption is approved:-

The Quality Assurance is our experience in having already constructed hundreds of buildings in the region and our need and want to successfully supply and construct Totalspan buildings adhering to the supplied Council documents and PS1.



Email #61315: BC191458

Project ID: 191458
Date Sent: 2019-11-25 13:49:41
Recipient: bevan.barker@tasman.govt.nz
Sender: Helen Lawton
Subject: EX191458: A new job for you
Message:

Hello Bevan Barker,

EX191458 has been allocated to you. Please check and take appropriate action.

<https://tasman.abcs.co.nz/jobs/191458>

— AlphaOne System



Email #61316: BC191458

Project ID: 191458
Date Sent: 2019-11-25 13:49:43
Recipient: Ina.Holst-Stoffregen@tasman.govt.nz
Sender: Helen Lawton
Subject: EX191458: A new job for you
Message:

Hello Ina Holst-Stoffregen,

EX191458 has been allocated to you. Please check and take appropriate action.

<https://tasman.abcs.co.nz/jobs/191458>

— AlphaOne System



Email #68466: BC191458

Project ID: 191458
Date Sent: 2020-01-21 07:46:14
Recipient: bacompliance@tasman.govt.nz
Sender: Bevan Barker
Subject: BC80 Granted EX191458: 2280 Moutere Highway
Message:
BC80 Granted.
Please check payment and issue docs accordingly

Bevan Barker
Building Inspector Compliance
Tasman District Council
189 Queen Street, Richmond 7020
P: 03 543 8400 | E: building.support@tasman.govt.nz | W: <http://www.tasman.govt.nz>



Email #68483: BC191458

Project ID: 191458
Date Sent: 2020-01-21 09:27:19
Recipient: admin@tspanbuildings.co.nz
Sender: Dini Jayasinghe
Subject: EX191458: 2280 Moutere Highway-Invoice

Message:

Good Morning,

Please find the attached invoice for your application for the exemption from building work at 2280 Moutere Highway, once this has been paid your exemption will be granted.

It would be great if you could let me know once this is paid so that I can send the exemption without any delay.

Kind regards

Dini

Dini Jayasinghe

Administration Officer - Building Compliance

Tasman District Council

189 Queen Street, Richmond 7020

P: 03 543 8400 | E: BACompliance@tasman.govt.nz | W: <http://www.tasman.govt.nz>



Email #69159: BC191458

Project ID: 191458
Date Sent: 2020-01-24 14:15:47
Recipient: admin@tspanbuildings.co.nz
Sender: Dini Jayasinghe
Subject:
EX191458.1 Building Consent Exemption Letter - 2280 Moutere Highway

Message:

Dear Sir/Madam,

Your application for an exemption to the requirement to obtain Building Consent application has been granted.
Please refer to the attached letter for further details.

Regards,

Dini Jayasinghe
Administration Officer - Building Compliance
Tasman District Council
189 Queen Street, Richmond 7020
P: 03 543 8400 | E: BACompliance@tasman.govt.nz | W: <http://www.tasman.govt.nz>

Blog ID: 167723**Author:** Casey Port**Created:** 2019-11-25 08:54:00**Notes:** Casey Port added 'Exemption Issue Awaiting Invoice' block for the following reason:

Blog ID: 167800**Author:** Ina Holst-Stoffregen**Created:** 2019-11-25 14:04:54**Notes:**

RM check complete. No issues for land use.

Blog ID: 171952**Author:** Bevan Barker**Created:** 2020-01-21 07:38:39**Notes:** Branz Wind at Very High

PS1 site specific design High (Accepted as Specific Design)

B1 Structure - Transparency Consulting Andrew Horton. 181283

B2 Durability - Total Span Design Statement

E1 Surface Water - to ground 2m from platform, not to be direct toward boundary

E2 External Moisture - Roof and wall claddings shed water

No planning issues.

Exemption Granted

Blog ID: 171953**Author:** Bevan Barker**Created:** 2020-01-21 07:44:51**Notes:** Bevan Barker removed 'Exemption Issue Awaiting Invoice' block for the following reason:

Block removed to finalise

Blog ID: 171954
Author: Bevan Barker
Created: 2020-01-21 07:45:01
Notes: Bevan Barker added 'Exemption Issue Awaiting Invoice' block for the following reason: Invoice Due

Blog ID: 172458
Author: Dini Jayasinghe
Created: 2020-01-24 14:13:13
Notes: Dini Jayasinghe removed 'Exemption Issue Awaiting Invoice' block for the following reason: Paid

Blog ID: 180279
Author: System
Created: 2020-03-16 02:32:17
Notes: API added 'Project at End Other' block for the following reason: System set this project as read-only as the project is at end.

Blog ID: 194265
Author: System
Created: 2020-04-25 03:21:25
Notes: Covid-19 Site Inspection Check

- If you are feeling unwell - do not attend site.
- Sanitise Hands
- Put on PPE
- Clean Equipment that is to be taken on site
- Upon Request Provide Site Manager with your Covid-19 Plan
- Sign the Site Register - All people entering the site must do this (tip - photograph site register)
- Complete Site Induction

- Follow Site Protocols maintaining Physical Distancing at all times
- While on site consider the Durability of Exposed Materials
- On completion Sign Out and Sanitise Hands
- Clean Equipment on completion of inspection
- To assist tracking Maintain a Record of Daily Contacts.

<https://www.building.govt.nz/covid-19/get-prepared-for-working-at-alert-level-3>

Blog ID: 325370

Author: System

Created: 2022-10-01 09:35:09

Notes: API removed 'Project at End Other' block for the following reason: Unarchived to recompile project documents (2022-10-01 09:35:09).
