

**ENVIRONMENTAL
SERVICES**
WANGANUI DISTRICT COUNCIL

APPLICATION for P.I.M / Building Consent

This application is for a: (tick the appropriate box)

- ☐ Project Information Memorandum - PIM (preliminary application for a Building Consent)
☒ Building Consent

BC 11854

Owner

Name: MR B.K. + Mrs H.C. Tromp
 Mailing Address: 86 Anzac Pde Wanganui
 Phone: 06 3436567 — WK 3454602

Contact Person

Name: MR B Tromp
 Phone: 06 3436567
 Fax: _____

*Design
Tom Treagler*

Project

Description of PROJECT and USE: Addition to ~~House~~ Kitchen + lounge

Project Location

Street Address/Rural No.: 86 Anzac Parade.

Durable Life of Project (please tick ONE box only)

- ☐ 5 Years
☐ 15 Years
☒ Indefinite but not less than 50 Years
☐ Other (please state): _____

Value of Project Work

(include all labour & materials)

\$ 18000.00 (Incl. G.S.T)

Fees & Key Personnel

Consent Fees to be paid by? Mr B. Tromp
 Code Compliance Certificate to be sent to? Mr B. Tromp
 Builder(s) OWNER
 Craftsman Plumber N/A
 Registered Drainlayer N/A

Floor Area of Project

New Residential Dwellings or
 New Commercial Only 2267 m²

Signed by (or on behalf of) the applicant

Signature: _____

☒ owner ☐ builder, plumber, designer, agent
 (circle appropriate one)

Date: 13/10/1997

Office use only

LEGAL DESCRIPTION

WDC Property No. 12951
 Valuation Roll No. 13240-574 @
 Lot(s) 32 DP 2490
 Section _____ Block II
 Survey District _____

FEES APPLICABLE

Building Consent Application	\$ <u>200.00</u>
Building Consent Issue	\$ _____
P.I.M	\$ _____
Non-Notified Appl. Fee	\$ _____
Prepaid Crossing	\$ _____
Prepaid Sewer Connection	\$ _____
Prepaid Water Connection	\$ _____
Stormwater Connection	\$ _____
Building Research Levy	\$ _____
BIA Levy	\$ _____
Additional Charges	\$ _____

Total Fees (Incl. G.S.T) \$ _____

Return application to:

Technical Officer
 Environmental Services
 Wanganui District Council
 PO Box 637
 Wanganui

PTO

The information will be included in a Public Register of Consents issued which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the 'Owner' of trade advertising.

101 Guyton Street P.O.Box 637 Wanganui New Zealand Phone 06 345 8529 Fax 06 348 1836

● PARKING ● ANIMAL CONTROL ● PLANNING ● LIQUOR LICENSING ● BUILDING CONTROL ● ENVIRONMENTAL HEALTH

Project Details

The project involves the following:

(tick each applicable box, if any, and attach two (2) copies of any relevant information)

- (1) ☐ Location in relation to legal boundaries, and external dimensions of new, relocated or altered buildings
- (2) ☐ New provisions to be made for vehicular access and on-site parking, ie: a new crossing
- (3) ☐ Provisions to be made in building over or adjacent to any road or public place, ie: hoardings, signs
- (4) ☐ New provisions to be made for disposing of stormwater and wastewater
- (5) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain
- (6) ☐ New connections to public utilities, ie: new drainage or water connections
- (7) ☐ Provisions to be made for any demolition work, ie: the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- (8) ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae

Project Documents (provided with this application)

- ☐ Plans & Specifications
- (22) ☐ Producer Statements (ie: truss design, design review) - specify:
- (23) ☐ Other Documents - specify:

Inspections

- (26) ☐ By Wanganui District Council
- (27) ☐ Other - specify (ie: Design Engineer):

for office use only							
Unit	Checks				Inspections	Approved	
	Initials	Date	Initials	Date		No.	Initials
Administration	EB	13/10					
Planning						EB	16/10
Building						EB	17/10
Drainage							
Water							
Structural							
Plumbing/Drainage	EB	17/10/97			0 Ins	EB	17/10/97
Roading							
Health							
Dangerous Goods							
Approved for Issue of PIM/Building Consent							
District Building Controller: <i>[Signature]</i>						Date: 20 OCT 1997	

Development Checksheet

Residential

Property Address:						
Project:				Site Area:		
	Operative Plan			Proposed Plan		
Rule	Required	Provided	O.K.	Required	Provided	O.K.
Coverage	35%		✓	40%		✓
Maximum Height	10m	4-3m	✓	10m	4-3m	✓
9m x 9m Triangle						
Front Boundary			✓			✓
Side Boundary	$\frac{5.092 + (4-3)}{10} = 1.79m$	> 2m	✓			✓
Side Boundary			✓			✓
Rear Boundary			✓			✓
Separation of Units			✓			✓
Outdoor Living			✓			✓
Storage			✓			✓
Parking			✓			✓
Access			✓			✓
Dimensions/ Easements			✓			✓

Comments: _____

GANGLAM

LINTELS

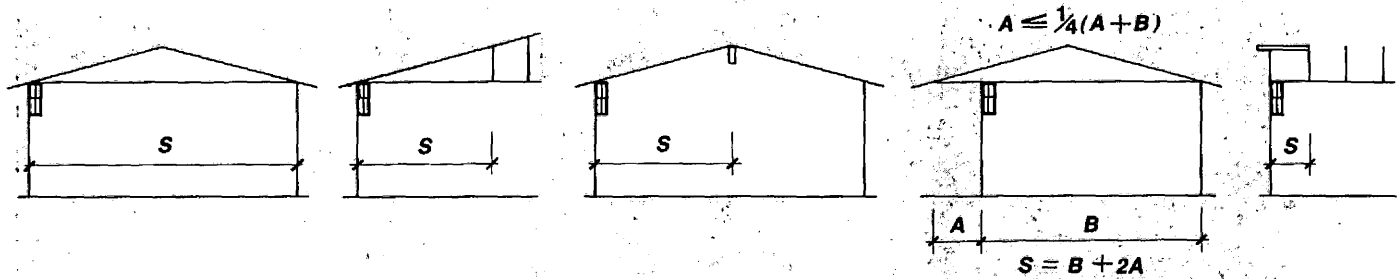


TABLE 1:
LINTEL SUPPORTING ROOF ONLY

	LINTEL SIZE	MAXIMUM LINTEL SPAN (m)										
		SUPPORTED ROOF SPAN 'S' (m)										
		5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0
LIGHT ROOF	100 x 100	1.45	1.98	1.33	1.28	1.24	1.20	1.17	1.14	1.11	1.09	1.06
	125 x 100	1.85	1.77	1.70	1.63	1.58	1.53	1.49	1.45	1.42	1.39	1.36
	150 x 100	2.26	2.15	2.06	1.99	1.92	1.87	1.82	1.77	1.73	1.69	1.65
	200 x 100	2.98	2.84	2.73	2.63	2.54	2.47	2.40	2.34	2.28	2.23	2.19
	250 x 100	3.71	3.54	3.39	3.27	3.16	3.07	2.98	2.91	2.84	2.76	2.67
	300 x 100	4.51	4.30	4.13	3.98	3.85	3.73	3.63	3.50	3.37	3.26	3.16
	350 x 100	5.44	5.19	4.98	4.79	4.58	4.37	4.19	4.04	3.89	3.77	3.65
	400 x 100	6.23	5.94	5.69	5.38	5.12	4.89	4.69	4.51	4.36	4.21	4.08
	450 x 100	7.03	6.61	6.21	5.87	5.59	5.34	5.12	4.93	4.75	4.60	4.46
	500 x 100	7.54	7.02	6.59	6.24	5.93	5.67	5.44	5.23	5.05	4.88	4.73
HEAVY ROOF	550 x 100	7.99	7.44	6.99	6.61	6.29	6.01	5.77	5.55	5.35	5.18	5.02
	600 x 100	8.46	7.87	7.40	7.00	6.65	6.36	6.10	5.87	5.66	5.48	5.31
	100 x 100	1.17	1.12	1.07	1.03	1.00	0.97	0.94	0.92	0.90	0.88	0.86
	125 x 100	1.50	1.43	1.37	1.32	1.28	1.24	1.21	1.18	1.15	1.12	1.10
	150 x 100	1.83	1.74	1.67	1.61	1.56	1.51	1.47	1.43	1.40	1.37	1.34
	200 x 100	2.41	2.30	2.21	2.13	2.06	2.00	1.94	1.89	1.85	1.81	1.77
	250 x 100	3.00	2.86	2.74	2.64	2.56	2.48	2.41	2.35	2.30	2.25	2.20
	300 x 100	3.65	3.48	3.34	3.22	3.11	3.02	2.94	2.86	2.79	2.73	2.68
	350 x 100	4.40	4.20	4.03	3.88	3.75	3.64	3.54	3.45	3.37	3.29	3.19
	400 x 100	5.04	4.81	4.61	4.44	4.30	4.17	4.06	3.95	3.85	3.73	3.61
	450 x 100	5.69	5.42	5.20	5.01	4.85	4.70	4.57	4.40	4.25	4.11	3.98
	500 x 100	6.34	6.05	5.80	5.59	5.40	5.16	4.95	4.76	4.59	4.44	4.31
	550 x 100	6.93	6.61	6.34	6.05	5.75	5.49	5.27	5.07	4.89	4.73	4.59
	600 x 100	7.48	7.22	6.80	6.43	6.12	5.84	5.60	5.39	5.20	5.03	4.88

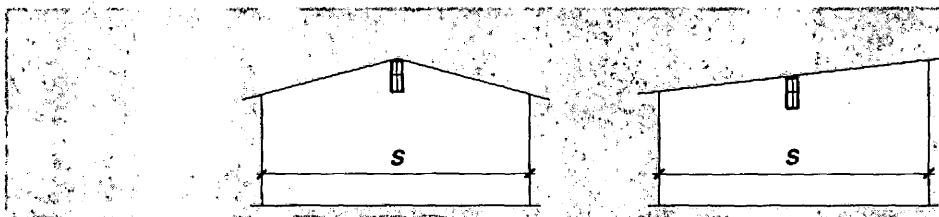


TABLE 2:
GANGLAM RIDGE BEAM SUPPORTING ROOF AND SARKING
(RAFTERS @ 1200mm CRS MAX)

	BEAM SIZE	MAXIMUM BEAM SPAN (m)										
		SUPPORTED ROOF SPAN 'S' (m)										
		5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0
LIGHT ROOF	300 x 100	5.05	4.76	4.52	4.32	4.15	4.01	3.89	3.77	3.68	3.59	3.50
	350 x 100	5.94	5.59	5.31	5.08	4.88	4.71	4.57	4.44	4.32	4.21	4.12
	400 x 100	6.80	6.40	6.08	5.82	5.59	5.40	5.23	5.08	4.95	4.83	4.72
	450 x 100	7.56	7.22	6.86	6.56	6.31	6.09	5.90	5.73	5.58	5.44	5.32
	500 x 100	8.20	7.83	7.54	7.29	7.03	6.79	6.58	6.39	6.22	6.07	5.93
	550 x 100	9.35	8.80	8.36	7.99	7.69	7.42	7.19	6.98	6.80	6.63	6.48
	600 x 100	9.37	8.95	8.61	8.33	8.09	7.88	7.69	7.53	7.38	7.24	7.08
HEAVY ROOF	300 x 100	4.09	3.85	3.65	3.50	3.36	3.25	3.14	3.05	2.97	2.90	2.83
	350 x 100	4.80	4.52	4.29	4.11	3.95	3.81	3.69	3.59	3.49	3.41	3.33
	400 x 100	5.50	5.18	4.92	4.71	4.53	4.37	4.23	4.11	4.00	3.91	3.82
	450 x 100	6.21	5.84	5.55	5.31	5.10	4.93	4.77	4.64	4.51	4.40	4.30
	500 x 100	6.92	6.51	6.19	5.92	5.69	5.49	5.32	5.17	5.03	4.91	4.80
	550 x 100	7.56	7.12	6.76	6.47	6.22	6.00	5.82	5.65	5.50	5.37	5.24
	600 x 100	7.99	7.63	7.35	7.07	6.79	6.56	6.35	6.17	6.01	5.86	5.73

Bernard & Catherine Tromp.
86 Anzac Parade, Wanganui

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		1	BR4	0.9	100	90	85	76.5
		2	Gib1	2.4	75	180	50	120
B		3	BR5	1.2	115	138	85	102
		4	BR4	0.9	100	90	85	76.5
C		5	BR4	0.9	100	90	85	76.5
D								
E								

Totals Achieved		W		E	
From Sheet A	Totals Required	W		E	
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								
N								
O								
P								
Q								

Totals Achieved		W		E	
From Sheet A	Totals Required	W		E	
Wreq/Ereq =					

Gib Braceline® Wall Bracing System

Product Description

Gib Braceline® is a 9.5mm thick tapered edge high density internal lining for wall bracing applications including sheet bracing.

- Face paper coloured blue for easy identification
- Foil backed for vapour resistance and thermal insulation (optional).
- Recessed studs not required.
- Quick and easy to install.

Sheet Sizes and Weight

Thickness	Width	Length
9.5mm	1200mm	2400
		2700
		3000

Maximum Weight
8.5 kg/m²

Framing

General framing requirements such as grade, preservative treatment, spacings and installation shall comply with the provisions of NZS 3604:1990. The framing call dimensions for external bracing walls shall be no less than 100 x 40mm. The framing call dimension for internal bracing walls shall be no less than 75 x 40mm, except that the call dimensions for BR9 framing shall in no case be less than 100 x 40mm.

Kiln-dried and machine stress-graded 35mm wide framing may be used for Gib® bracing applications. Reference must be made to the manufacturer's instructions and associated independent appraisals.

Lining and Fixing

Gib Braceline® shall be fastened with 30mm x 2.5mm galvanised Gib Clouts®. The clouts shall be used in conjunction with 15mm galvanised steel washers in the locations specified overpage. Gib Clouts® should be driven at right angles to the lining so that they and the washers are finally seated in a slight dimple or recess.

Vertical Fixing

Use full height sheets. Insert clouts/washers at 150mm centres around the perimeter of the bracing element. Double nail Gib Clouts® (no washers) at 300mm centres to intermediate studs. Double nails to be 50-60mm apart.

Horizontal Fixing

Insert clouts/washers at 150mm centres around the perimeter of the bracing elements. Insert single nails (no washers) to each stud at the point where the horizontal joint crosses the stud and double nail (no washers) at 300mm centres to intermediate studs. Double nails to be 50-60mm apart.

Nogs

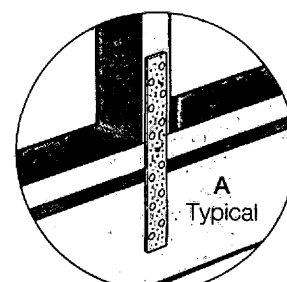
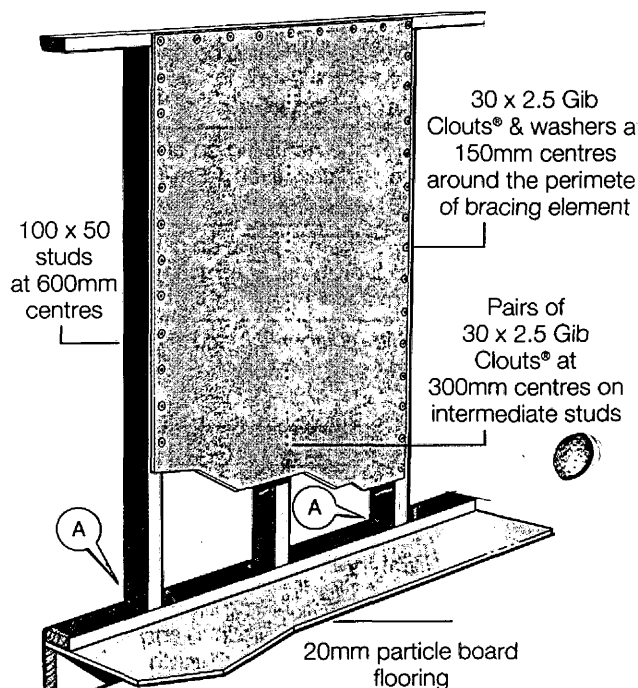
Wall bracing tests on Gib Braceline® and 9.5mm Standard Gib® systems were undertaken without nogs. Nogs are not considered to add to the bracing performance of the wall.

Timber Movement

Gib Braceline® sheets shall be fixed leaving a 10mm gap at the floor line to allow for movement of framing members.

Jointing

All joints shall be tape reinforced and finished in accordance with the publications, "Gib Board® Fixing and Jointing Instructions 1992" and "Gib Board® Stopping and Finishing Systems 1992".



Metal strap in accordance with K4.5 NZS 3604 : 1990

Sheet Brace Panels (Table 3)
(Not including BR9)

Standard Gib® Wall Bracing System

Product Description

Standard Gib® is a 9.5mm thick tapered edge internal lining suitable for wall bracing applications.

- Foil backed for vapour resistance and thermal insulation (optional)

Framing

General framing requirements such as grade, preservative treatment, spacings and installation shall comply with the provisions of NZS 3604:1990. The minimum call dimensions for external bracing walls shall be no less than 100 x 40mm. The framing call dimension for internal bracing walls shall be no less than 75 x 40mm.

Kiln-dried and machine stress-graded 35mm wide framing may be used for Gib® bracing applications. Reference must be made to the manufacturer's instructions and associated independent appraisals.

Sheet Size and Weight

Thickness	Width	Length
9.5mm	1200mm	2400
		2700
		3000
		3300
		3600
		3900
		4200
		4800
Maximum Weight		6.8 kg/m ²

Fixing Type

Standard 9.5mm Gib® wall bracing systems shall be fastened with 30 x 2.5mm galvanised Gib® Clouts. Gib Fix® adhesive may be used as an alternative fixing to intermediate studs as illustrated below.

Fixing with 30mm x 6g bugle head gypsum drywall screws is permitted **provided the calculated Bracing Unit rating for the element is reduced by 10%**. Screws are required at 150mm centres around the perimeter of a bracing element. Fixing to intermediate framing must be with single screws or Gib® Fix adhesive at 300mm centres.

Vertical Fixing

Insert Gib Clouts® at 150mm centres around the perimeter of the bracing element. Nail sheet edges within the braced element at 300mm centres and double nail intermediate studs at 300mm centres.

As an alternative to nailing to intermediate studs, apply daubs of Gib Fix® adhesive at 300mm centres to intermediate studs.

Horizontal Fixing

Insert Gib Clouts® at 150mm centres around the perimeter of the bracing element. Insert single clouts to each stud at the point where the horizontal joint crosses the stud and double nail at 300mm centres to intermediate studs.

As an alternative to nailing to intermediate studs, apply daubs of Gib Fix® adhesive at 300mm centres to intermediate studs.

Nogs

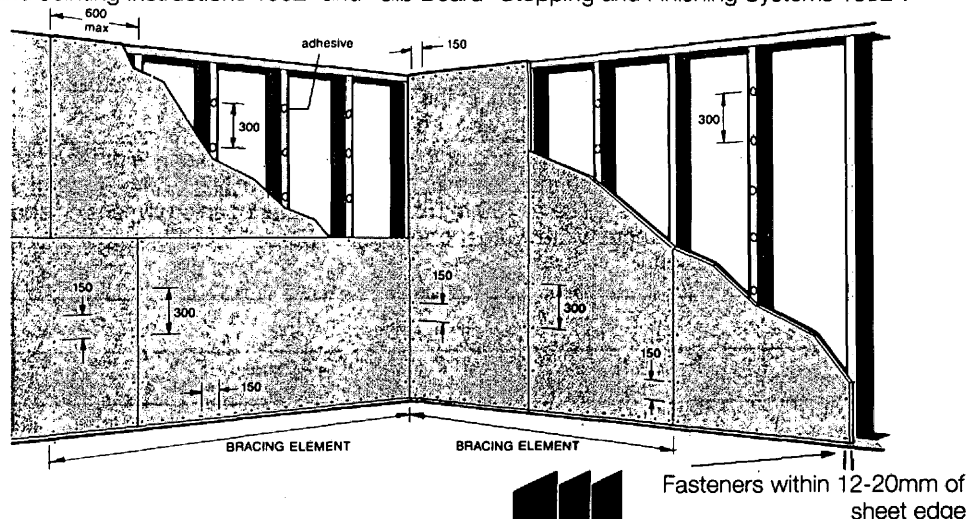
Wall bracing tests on Gib Braceline® and Standard Gib® were undertaken with out nogs. Nogs are not considered to add to the bracing performance of the wall.

Timber Movement

Gib® sheets shall be fixed leaving a 10mm gap at the floor line to allow for movement of framing members.

Jointing

All joints shall be tape reinforced and finished in accordance with the publication "Gib Board® Fixing and Jointing Instructions 1992" and "Gib Board® Stopping and Finishing Systems 1992".

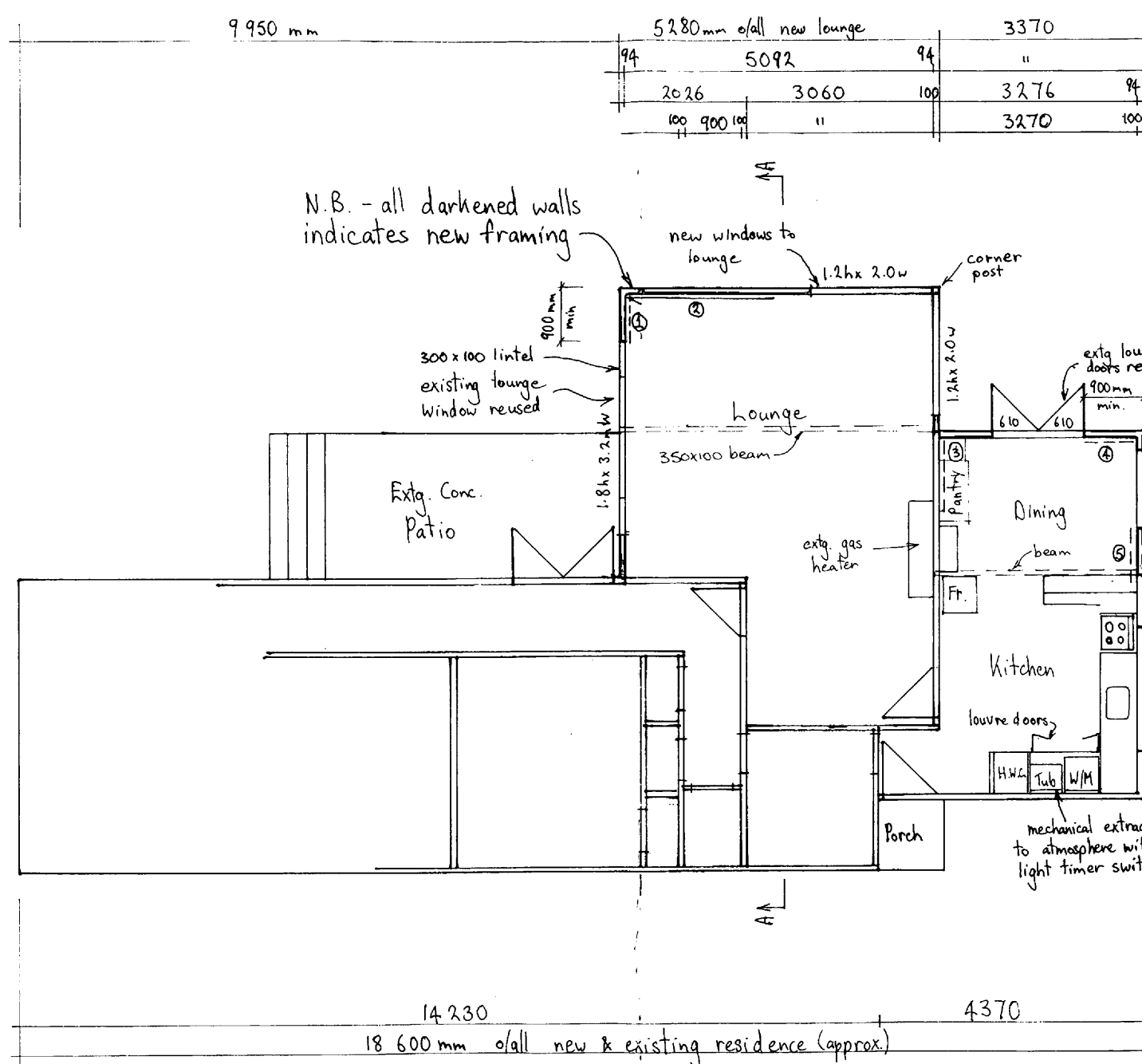


100	2430	2400
	100	(addition)
	2330	
	100	
	2470	

100	4920	2430 (deck)	2400
		100	4830
			4736
		100	94
		2350	2470

1800	4480	3370
(addition)	(o/all extg lounge)	(extg. dining)

94	5280 mm o/all new lounge	94	3370
	5092		"
2026	3060	100	3276
100	900	100	3270

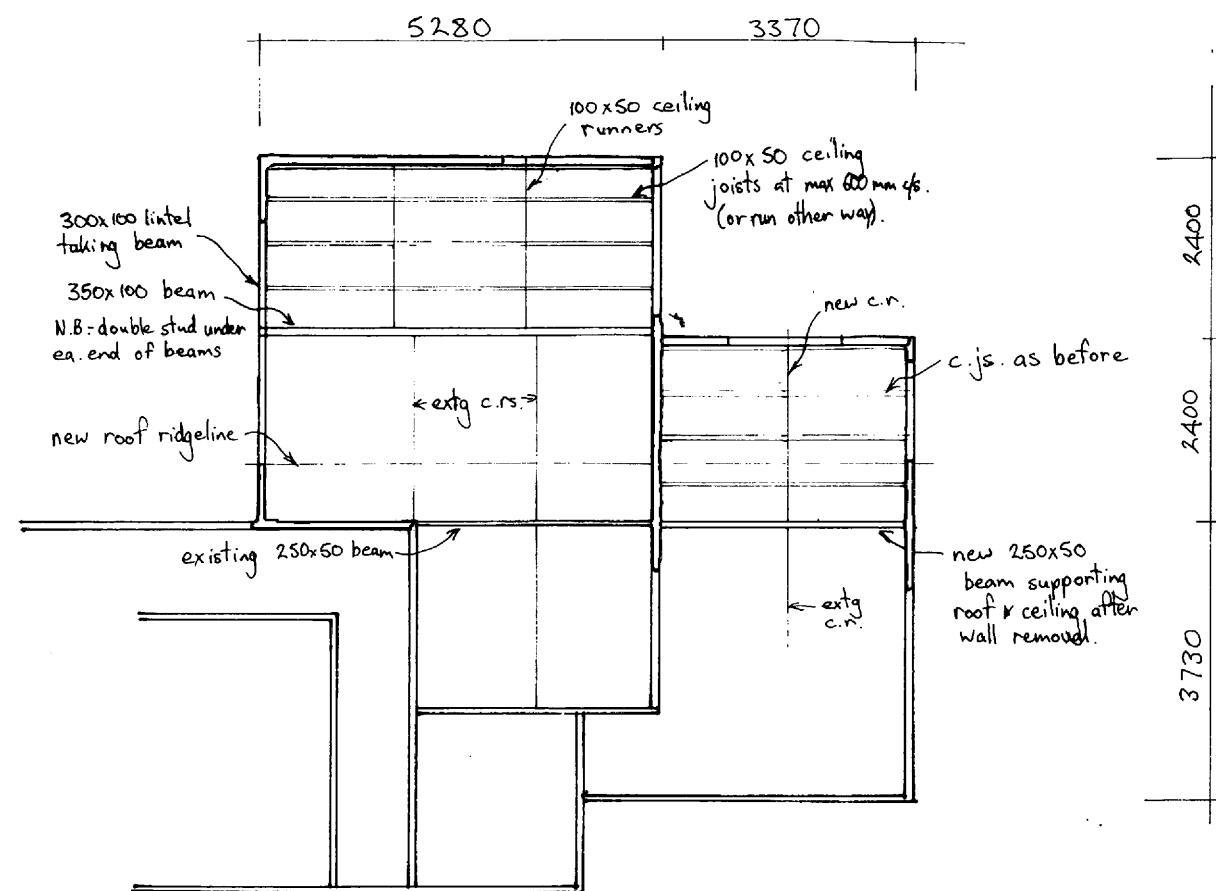


94	2306	2400
94	5936	6130
	7206	9750 mm o/all new

100	2250	100	4800 (extg. lounge)	100	2400
					(addition)
	1220	100	3530	100	2400
			(extg. kitchen)		(kitchen addition)
					7350 mm o/all extg. res.

FLOOR PLAN - 1:100

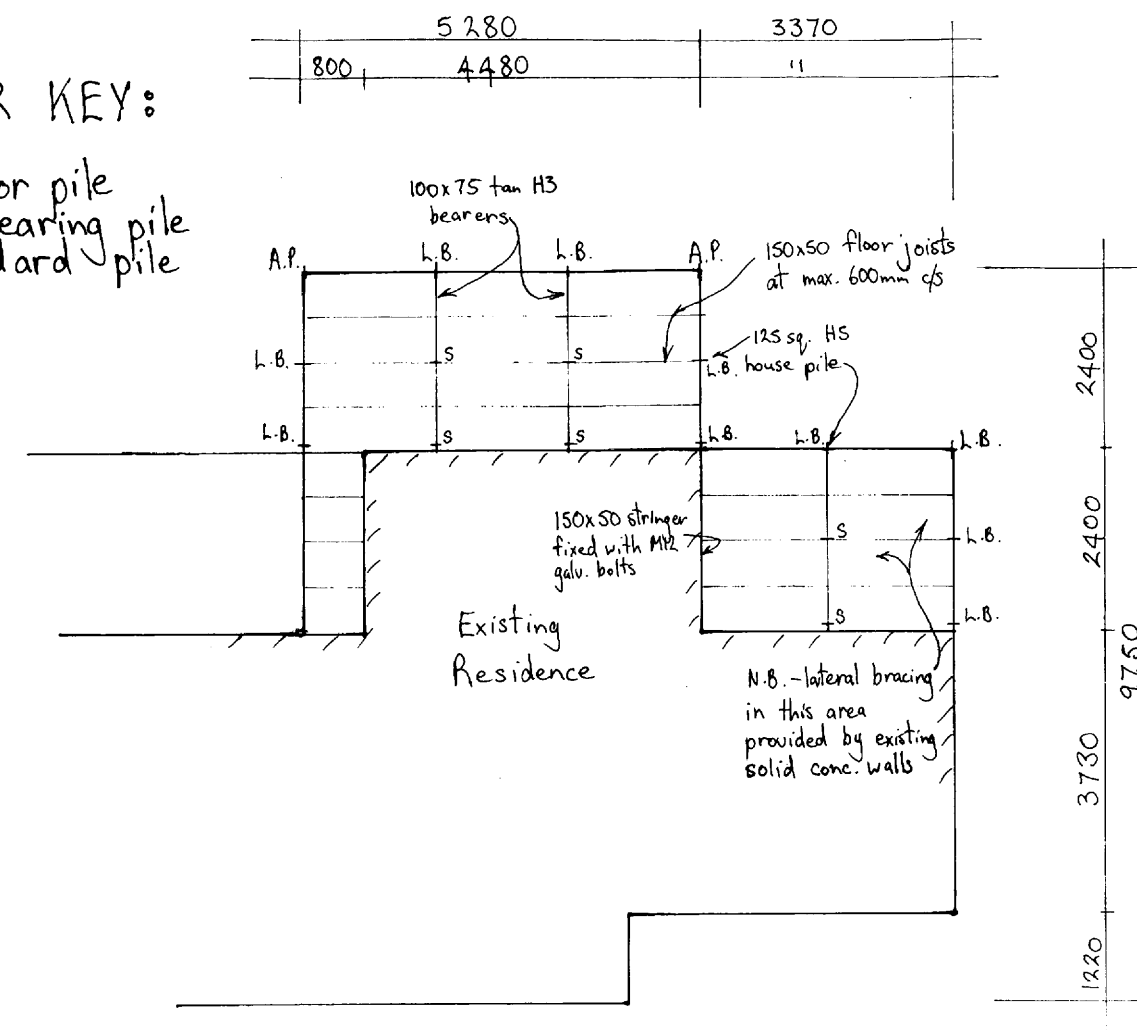
Proposed Additions for Bernard & Catherine Tromp at 86 Anzac Parade, Wanganui.
 Drawn: Tom Tregaskis, Sept. '97.
 Sheet 1/3



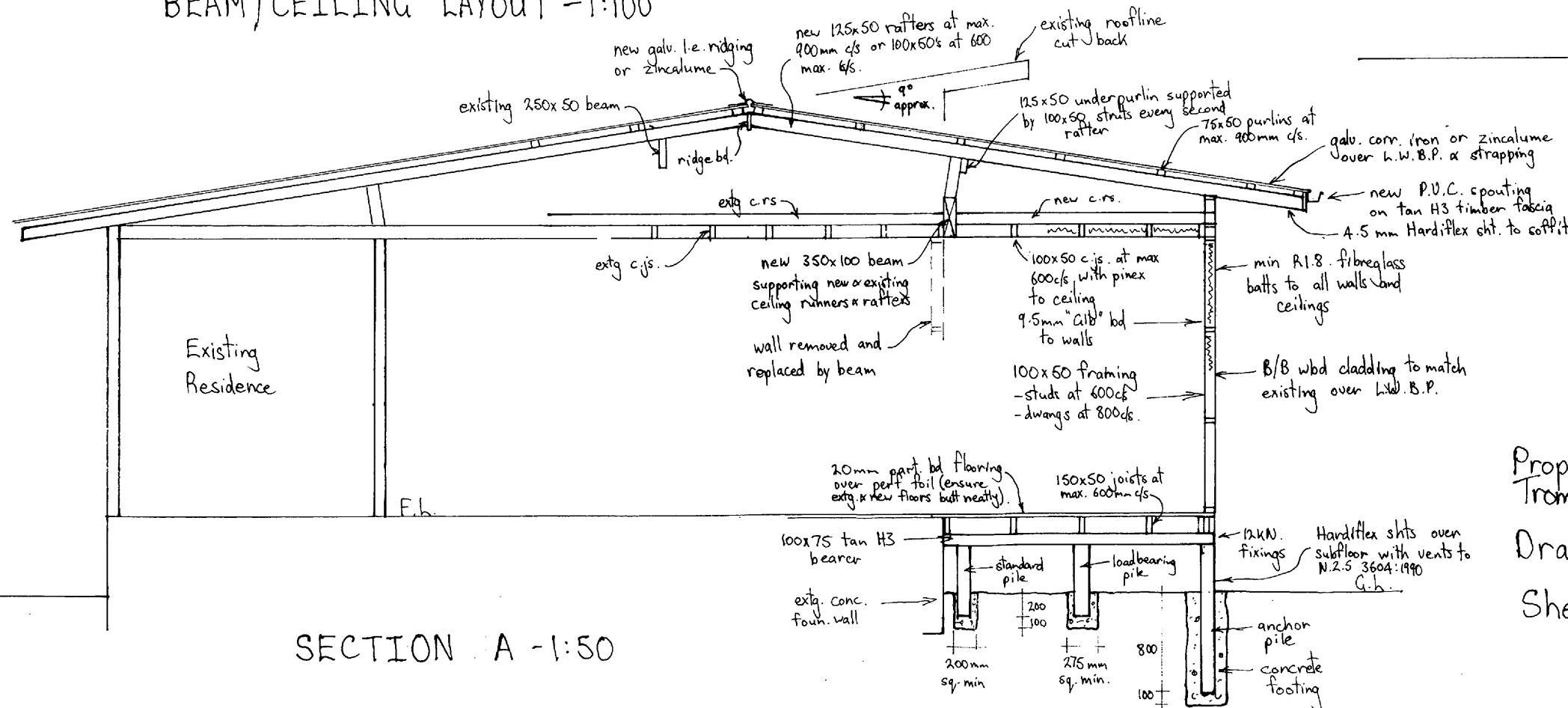
BEAM/CEILING LAYOUT - 1:100

SUBFLOOR KEY:

A.P. = anchor pile
L.B. = loadbearing pile
S. = standard pile



SUBFLOOR LAYOUT - 1:100



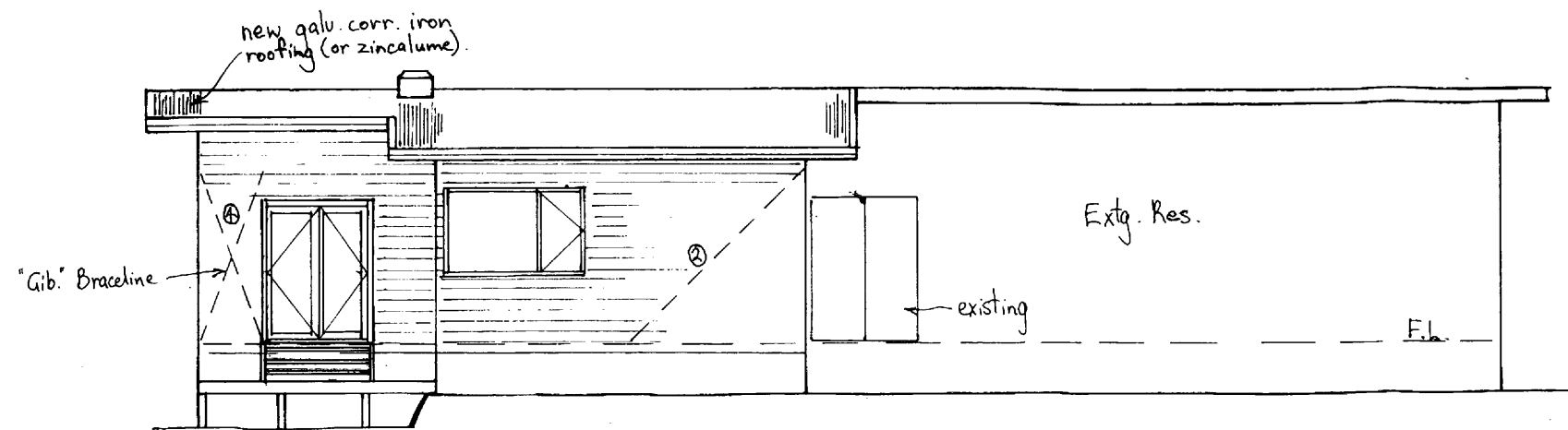
SECTION A - 1:50

N.B. - All work to be carried out by competent tradesman.
All work shall comply with the N.Z. Building Code, N.Z.S.
3604:1990 & all other relevant standards.

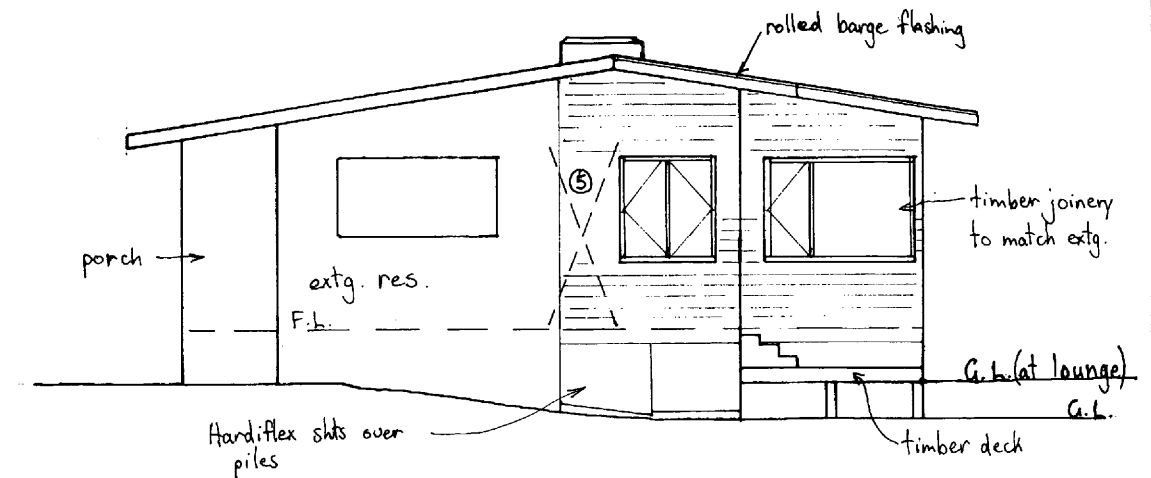
Proposed Additions for Bernard & Catherine
Tromp at 86 Anzac Parade, Wanganui.

Drawn: Tom Tregaskis, Sept. '97.

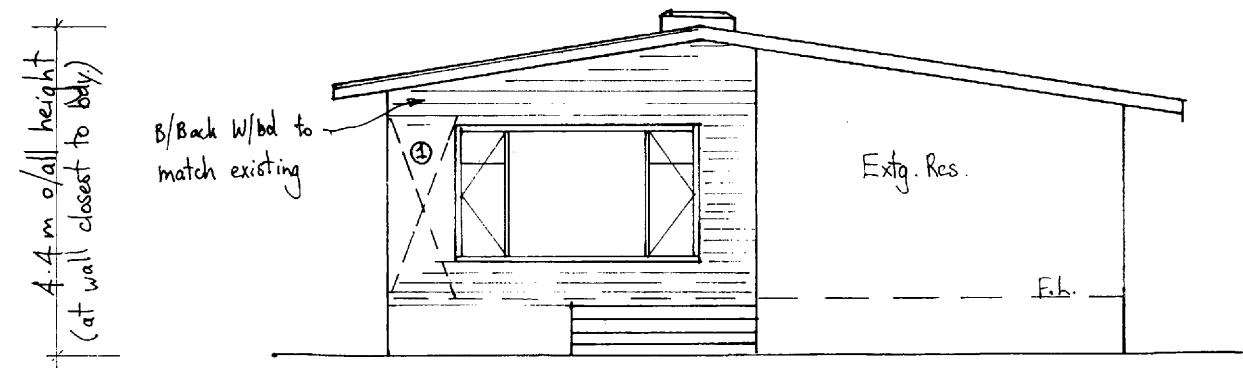
Sheet: 2/3



SIDE ELEVATION



REAR ELEVATION

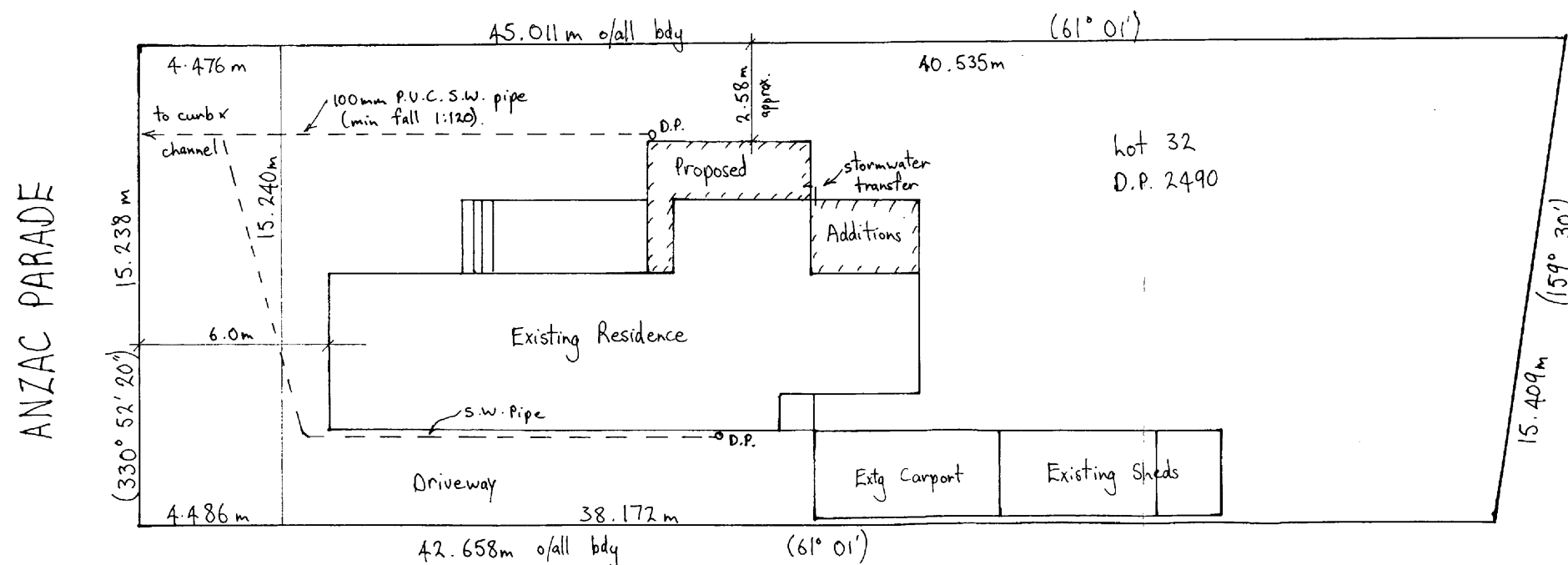


FRONT ELEVATION - 1:100

Proposed Additions for Bernard & Catherine Tromp at 86 Anzac Parade, Wanganui.

Drawn: Tom Tregaskis, Sept. '97.

Sheet: 3/3



SITE & DRAINAGE PLAN - 1:200