GISBORNE DISTRICT COUNCIL

BUILDING CONSENT NO. BCS 2643

Section 35, Building Act 1991

Issued by Gisborne District Council

This Building Consent is issued in conjunction with Memorandum No. PIM2643

VERSATILE BUILDINGS
P O BOX 1309
GISBORNE 3815
Owner/s: HENRY, DAVID RAYMOND

COUNCIL CHARGES

Where in any particular case a charge is inadequate to enable the Council to recover its actual and reasonable costs; in such instances when inspections are called for and work is substandard and/or the inspection is called prematurely the Council will require payment of an additional charge.

PROJECT

1. PROJECT	ERECT GARAGE
2. INTENDED USES:	Garage
3. INTENDED LIFE:	Indefinite but not less than 50 years
4. ESTIMATED VALUE (Incl G.S.T.):	$13,000
5. STREET ADDRESS:	9 GORDON STREET GISBORNE
6. LEGAL DESCRIPTION:	LOT 1 DP3994
7. VALUATION NUMBER:	08500 463 00
8. BUILDING FILE No.	11172

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the Building Code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This Building Consent is issued subject to the conditions specified in Page 2 overleaf.

Dated at Gisborne this 06 Nov 2003

Signed for and on behalf of the Gisborne District Council by

Ian Petty
CONSTRUCTION/CONSENTS ADMINISTRATOR

Please see over page.

FITZHERBERT STREET, GISBORNE, NEW ZEALAND. P O BOX 747, GISBORNE. TEL (06) 867-2049 FAX (06) 867-8076

BCPLAN

TERMS AND CONDITIONS

1. This consent is issued subject to all necessary clearances/permits/authorisations being obtained in respect of any energy work ie gasfitting and/or electrical work. A copy of the Energy work certificate relating to this building consent is required by the Council prior to the Code Compliance Certificate being issued.

2. No deviation or alteration from the original plans and specifications is permissible without the written consent of the Gisborne District Council.

3. Pursuant to Section 41 of the Building Act 1991 this consent shall lapse and be of no effect if the building work concerned has not been commenced within six calendar months after the date of issue.

4. The owner of the property is responsible for the correct siting of buildings and additions thereto. The owner shall ascertain the true position of survey pegs before any building work commences.

5. Pursuant to Section 46 of the Building Act 1991 the use of the building must not be changed from that specified on Page 1 of this Consent, unless notice of the change of use is given to the Gisborne District Council in writing.

6. The inspections detailed in the attached "Schedule of Required Inspections" have been deemed necessary by the Gisborne District Council. Failure to call for these inspections may result in the Gisborne District Council declining to issue a Code Compliance Certificate.

7. No building work shall commence until all requirements as detailed on Schedule 1 of the Project Information Memorandum (PIM) have been met or the applicant has satisfied Council that any additional requirements (parking spaces etc.) will be met on completion of the project.

8. Stormwater shall be discharged in a manner approved by the Council. All drainage work shall be carried out by a Registered Drainlayer using approved materials.

9. No construction to be over existing drain or sewer systems unless prior Council approval has been obtained.

10. Pursuant to Section 76 (3) of the Building Act 1991 this permit is subject to the inspectors as agents of the Gisborne District Council being permitted access to the permit holder's property for such inspections and measurements as they consider necessary.

11. No driveway, footpath, or other building work is to be constructed outside the property boundary without a permit to do work in road reserve first being obtained from Council's Engineering and Works Department. If any such work is carried out the owner may be required to remove the said works and reinstate the road reserve to the satisfaction of the Manager; Engineering and Works.

    Any person unsure of where the demarcation line between their legal boundary and Council's Road Reserve is located is advised to contact either a Council Construction Control Officer or Roading Engineer.

SCHEDULE OF INSPECTIONS

REQUIRED PURSUANT TO SECTION 76 OF THE BUILDING ACT 1991

BUILDING STRUCTURE INSPECTIONS

1 x Site/Foundation inspection required prior to any concrete pour.

1 x Final Inspection - Building Inspector (Code Compliance Certificate can issue).

1 x Drain inspection & test (stormwater) prior to backfilling.

GISBORNE DISTRICT COUNCIL

PROJECT INFORMATION MEMORANDUM 2643

Section 35, Building Act 1991
Issued by Gisborne District Council

This Project Information is issued in conjunction with Building Consent No. BCS2643

VERSATILE BUILDINGS
P O BOX 1309
GISBORNE 3815
Owner/s: HENRY, DAVID RAYMOND

DATE APPLICATION RECEIVED:	03 Nov 2003

PROJECT

1. PROJECT	ERECT GARAGE
2. INTENDED USES:	Garage
3. INTENDED LIFE:	Indefinite but not less than 50 years
4. ESTIMATED VALUE (Include G.S.T.):	$13,000
5. STREET ADDRESS:	9 GORDON STREET GISBORNE
6. LEGAL DESCRIPTION:	LOT 1 DP3994
7. VALUATION NUMBER:	08500 463 00
8. BUILDING FILE No.	11172

This Project Information Memorandum is issued subject to the terms and conditions specified in the following page.

This Project Information Memorandum shall lapse and be of no effect if a Building Consent for the building work concerned has not been issued within 24 calendar months of the date of issue of this document.

This Building Consent is issued subject to the conditions specified in Page 2 overleaf.

Dated at Gisborne this 06 Nov 2003

Signed for and on behalf of the Gisborne District Council by

Ian Petty
CONSTRUCTION/CONSENTS ADMINISTRATOR

Please see over page.

TERMS AND CONDITIONS

This Project Memorandum is:

Notification that other authorisations, detailed in Schedule 1, must be obtained before the project may be undertaken.

This Project Memorandum is:

Information identifying relevant special features of the land concerned, as detailed in Schedule 2.

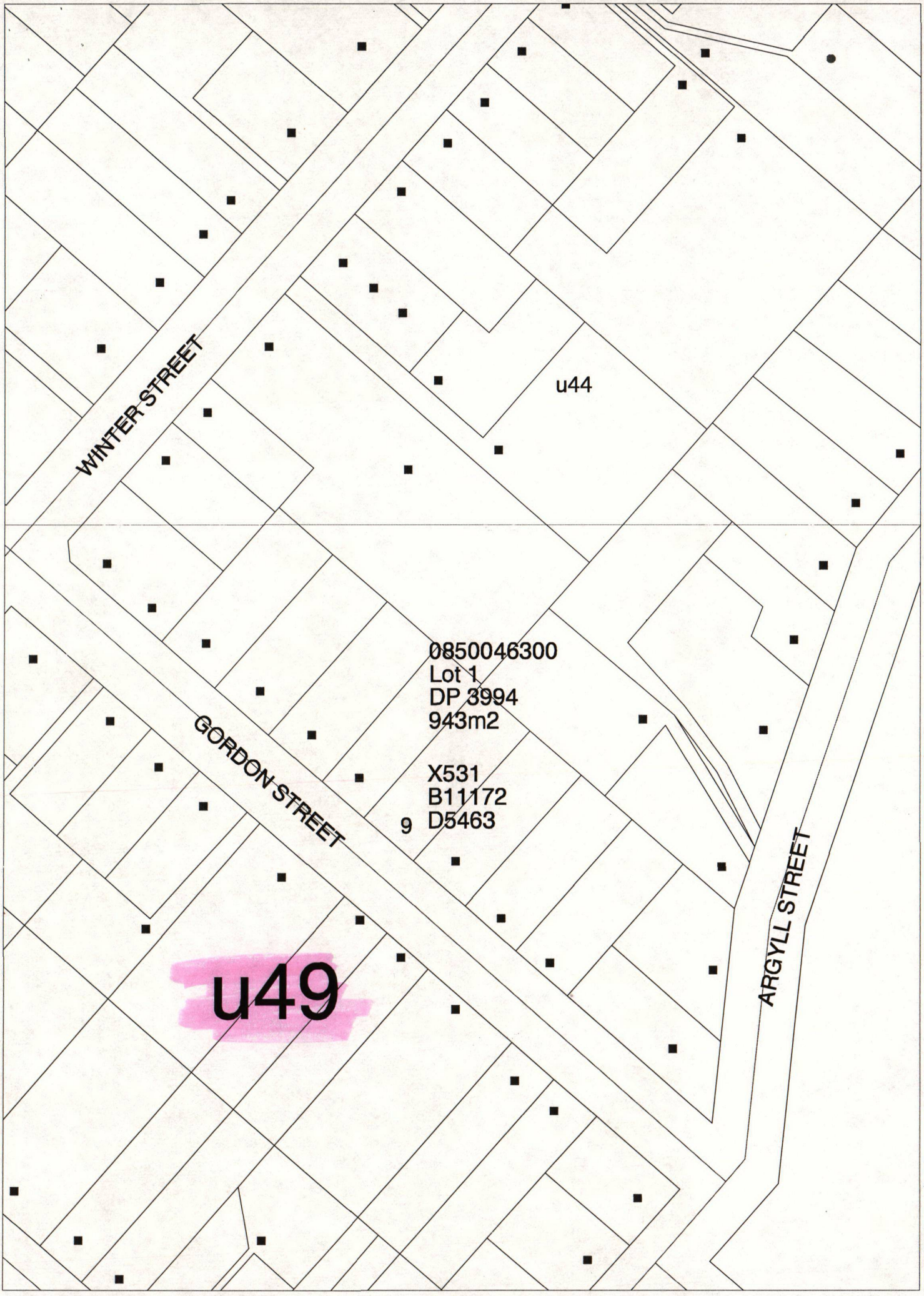
SCHEDULES

SCHEDULE 1: Other Authorisations

1. No work shall commence outside the legal boundary of the property without the appropriate consents being obtained from the Controlling Authority.

SCHEDULE 2: Special Features of the Land

1. The property is zoned General Residential with Overlay 1 under the proposed Combined Regional Land and District Plan.



GDC - GIS Section Scale ~ 1 : *Contains Crown Copyright Data - Sourced from Land Information NZ.*

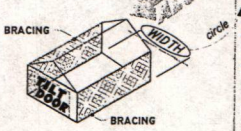
1000 SERIES

VER: 1.3

SIDE WALL BRACING

STEP 1: FRONT ENTRY BUILDING

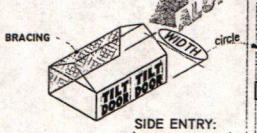
FRONT ENTRY BUILDING ☐ TICK BOX



OR

SIDE ENTRY BUILDING

SIDE ENTRY BUILDING ☐ TICK BOX



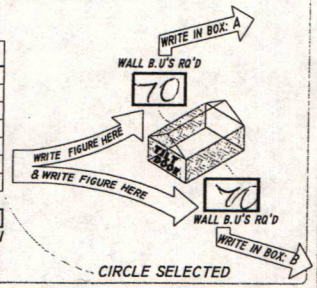
SIDE ENTRY: *(refer note 1, right)*

STEP 2: BRACING DEMAND FOR WIND DIRECTION. ALONG RIDGE LINE

WALL WIDTH	LOW	MED.	HIGH
3.0m	35	46	66
4.0m	47	61	88
5.0m	59	77	110
6.0m	70	92	132
7.0m	82	107	154
8.0m	94	122	176
9.0m	105	138	198

s/o ☐☐☐☐

SLEEPOUT FROM SHEET TI

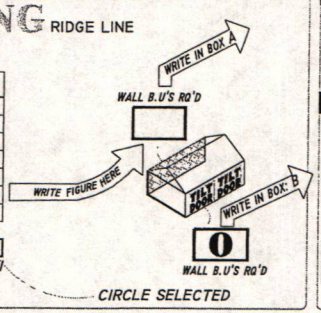


STEP 2a: BRACING DEMAND FOR WIND DIRECTION. ALONG RIDGE LINE

WALL WIDTH	LOW	MED.	HIGH
3.0m	70	92	132
4.0m	94	122	176
5.0m	117	153	221
6.0m	140	184	265
7.0m	164	214	309
8.0m	187	245	353
9.0m	211	275	397

s/o ☐☐☐☐

SLEEPOUT FROM SHEET TI



STEP 3a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VVI	$50_{B/1000}$ ×	5	=
VSI	$40_{B/1000}$ ×		=

CLADDING ACHIEVED: 250 B.U's

STEP 3b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	SELECTION
VAI	70	☐
VF3	50	☐
VFI	125	☐
VF2	140	☐
VFI (pair of)	250	☐
VFI & VF2	265	☐
VF2 (pair of)	280	☐

SELECT 1 ONLY — CHECK BOX SELECTION

HARDWARE ACHIEVED: B.U's

BOX: A

TOTAL BU's REQ'D: 70 B.U's (from step 2 or 2a)

HARDWARE REQ'D: B.U's

TOTAL BU's ACHIEVED: 250 B.U's

STEP 3c: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VVI	$50_{B/1000}$ ×	10	=
VSI	$40_{B/1000}$ ×		=

CLADDING ACHIEVED: 500 B.U's

STEP 3d: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	SELECTION
VAI	70	☐
VF3	50	☐
VFI	125	☐
VF2	140	☐
VFI (pair of)	250	☐
VFI & VF2	265	☐
VF2 (pair of)	280	☐

SELECT 1 ONLY — CHECK BOX SELECTION

HARDWARE ACHIEVED: B.U's

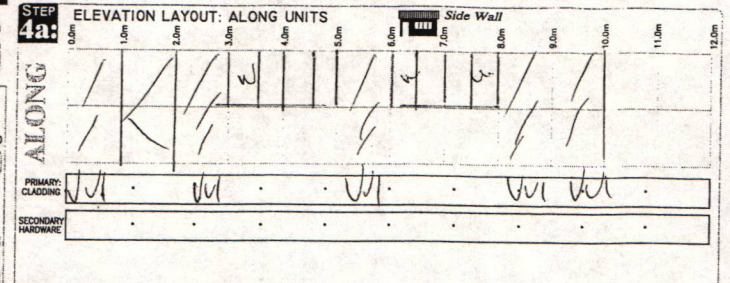
BOX: B

TOTAL BU's REQ'D: 70 B.U's (from step 2 or 2a)

HARDWARE REQ'D: B.U's

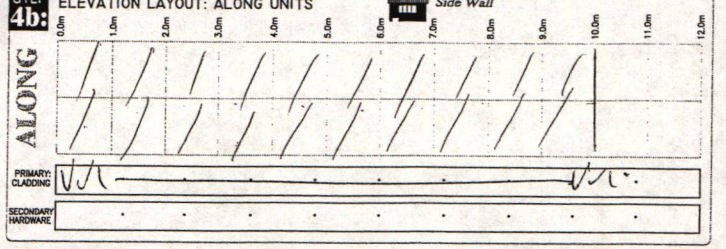
TOTAL BU's ACHIEVED: 500 B.U's

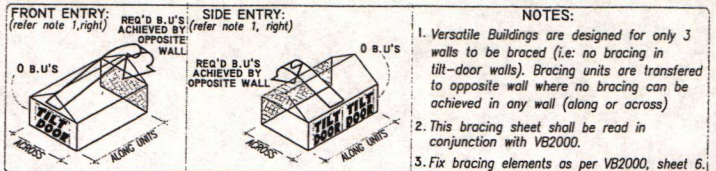
STEP 4a: ELEVATION LAYOUT: ALONG UNITS



1. Cladding units on top row (primary) only. Hardware (VA1, VT1, VF1 etc) on Secondary or bottom row.

STEP 4b: ELEVATION LAYOUT: ALONG UNITS





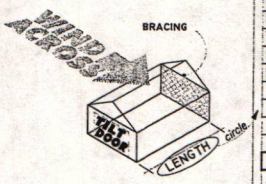
NOTES:

1. Versatile Buildings are designed for only 3 walls to be braced (i.e: no bracing in tilt-door walls). Bracing units are transfered to opposite wall where no bracing can be achieved in any wall (along or across)
2. This bracing sheet shall be read in conjunction with VB2000.
3. Fix bracing elements as per VB2000, sheet 6.

GABLE WALL BRACING

STEP 5: FRONT ENTRY BUILDING

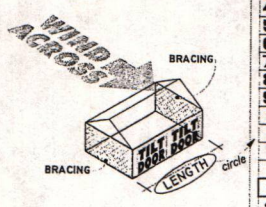
FRONT ENTRY BUILDING ☐ TICK BOX



OR

SIDE ENTRY BUILDING

SIDE ENTRY BUILDING ☐ TICK BOX

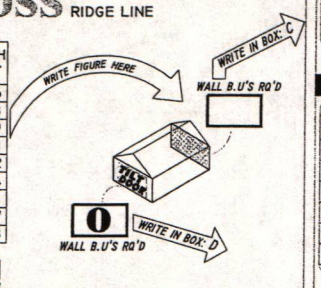


STEP 6: BRACING DEMAND FOR WIND DIRECTION. ACROSS RIDGE LINE

WALL WIDTH	LOW	MED.	HIGH
3.0m	49	65	95
4.0m	65	86	126
5.0m	81	108	158
6.0m	97	130	189
7.0m	113	151	221
8.0m	130	173	252
9.0m	146	194	284
10.0	162	216	315
11.0	178	238	347
12.0	194	259	378

s/o ☐☐☐☐

SLEEPOUT FROM SHEET TI

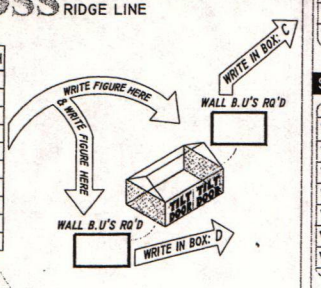


STEP 6a: BRACING DEMAND FOR WIND DIRECTION. ACROSS RIDGE LINE

WALL WIDTH	LOW	MED.	HIGH
3.0m	24	32	47
4.0m	32	43	63
5.0m	41	54	79
6.0m	49	65	95
7.0m	57	76	110
8.0m	65	86	126
9.0m	73	97	142
10.0	81	108	158
11.0	89	119	173
12.0	97	130	189

s/o ☐☐☐☐

SLEEPOUT FROM SHEET TI



STEP 7a: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VVI	$50_{B/1000}$ ×	4	=
VSI	$40_{B/1000}$ ×		=

CLADDING ACHIEVED: 200 B.U's

STEP 7b: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	SELECTION
VAI	70	☐
VF3	50	☐
VFI	125	☐
VF2	140	☐
VFI (pair of)	250	☐
VFI & VF2	265	☐
VF2 (pair of)	280	☐

SELECT 1 ONLY — CHECK BOX SELECTION

HARDWARE ACHIEVED: B.U's

BOX: C

TOTAL BU's REQ'D: 162 B.U's (from step 6 or 6a)

HARDWARE REQ'D: B.U's

TOTAL BU's ACHIEVED: 200 B.U's

STEP 7c: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VVI	$50_{B/1000}$ ×		=
VSI	$40_{B/1000}$ ×		=

CLADDING ACHIEVED: B.U's

STEP 7d: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	SELECTION
VAI	70	☐
VF3	50	☐
VFI	125	☐
VF2	140	☐
VFI (pair of)	250	☐
VFI & VF2	265	☐
VF2 (pair of)	280	☐

SELECT 1 ONLY — CHECK BOX SELECTION

HARDWARE ACHIEVED: B.U's

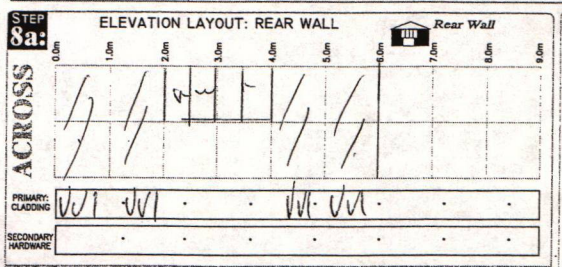
BOX: D

TOTAL BU's REQ'D: 0 B.U's (from step 6 or 6a)

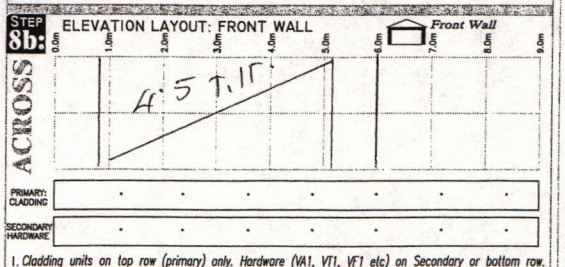
HARDWARE REQ'D: B.U's

TOTAL BU's ACHIEVED: B.U's

STEP 8a: ELEVATION LAYOUT: REAR WALL

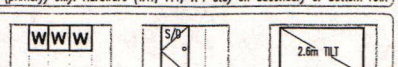


STEP 8b: ELEVATION LAYOUT: FRONT WALL



1. Cladding units on top row (primary) only. Hardware (VA1, VT1, VF1 etc) on Secondary or bottom row.

ELEVATION LEGEND



LEGEND

refer to: Producer Statement, VB2000 for bracing element & fixing details.

- VSI — SUPERCLAD BRACING ELEMEN: 1.0 metre wide, full height superclad bracing panel.
- VVI — VERSACLAD BRACING ELEMEN: 1.0 metre wide, full height versaclad bracing panel.
- VAI (pair) — ANGLE BRACE (PAIRED): 1 pair of let-in angle brac
- VF3 — 1 SINGLE FLEXI-BRACE: 1x full height single panel.
- VFI — 1 SINGLE & 1 ½ FLEXI-BRAC: 1x full height single panel, 1 hal height single panel.
- VF2 — 1 DOUBLE & 1½ DBLE FLEXI-BRAC: 1x full height double panel, 1 ha height double panel.
- VF4 — 1 DOUBLE FLEXI-BRACE: 1x full height double panel, 1 half height double panel.
- VTI — CROSSED STRIP BRACE: crossed strip-brace @ approx. 45°, with tensioner.

VERSATILE BUILDINGS
112 WATERLOO ROAD, HORNBY
P O BOX 11-013, SOCKBURN
PH: (03) 349-1202 FAX: (03) 349-1286

MiTek New Zealand Ltd.
PO Box 3887
Riccarton, CHRISTCHURCH
www.mitek.co.nz
MiTek™ HOME OF GANG-NAIL® BUILDING SYSTEMS

VERSATILE BUILDINGS LTD
Wall Bracing Details

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DRAWING TITLE: **Wall Bracing 1000 Series CLASS 5 CATEGORY**

DESIGN:	DRAWN:
S.A. Coll	B.O'Connor
DRAWING:	DATE:
VB2000-1/1	Nov '00

BUILDING DATA:

LENGTH: 10 M WIDTH: 6 M

CLADDING: SUPERCLAD ☐ VERSACLAD ☒ OTHER ☐

WIND ZONE: LOW ☒ MEDIUM ☐ HIGH ☐

NOTES:

Henley
9 Gordon St

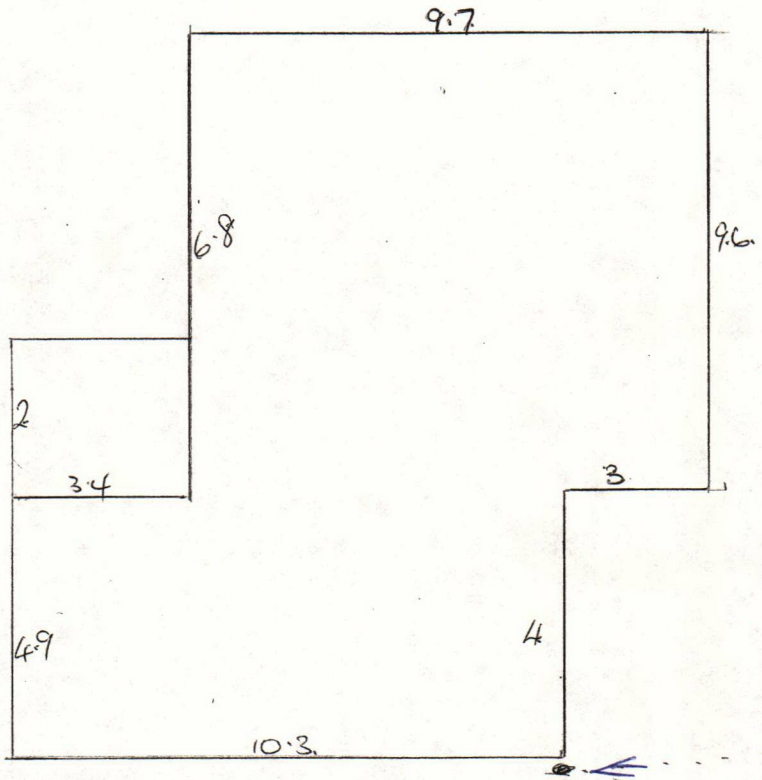
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ● ALL DIMENSIONS IN MM UNLESS STATED

GISBORNE DISTRICT COUNCIL RECEIVED 31 OCT 2003 BUILDING INSPECTORS OFFICE

GISBORNE DISTRICT COUNCIL No. 2643 FILE NO. 111/03

Section 937
35% 327.84

House 134.32
Garage 60
194.32.



9 Gordon

10m to Back Boundary

Stormwater to Connect to Existing

10x6 Versatile 1000 Series Garage

10.8

1m

SITE DETAILS

LOT:
DP:
CT:

VERSATILE BUILDINGS

HEAD OFFICE: 112 WATERLOO ROAD
PH: (03) 348-8704
FAX: (03) 348-9093

PROJECT TITLE: Proposed Garage For: Henry 9 Gordon St

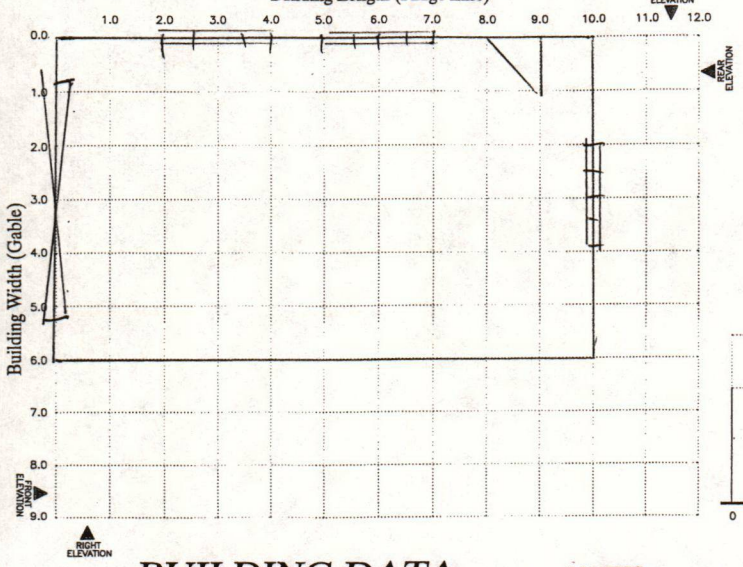
DRAWING TITLE: Drainage SITE PLAN

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992 REFER TO PRODUCER STATEMENT

SCALE: 1:
DRAWN:
DATE:
FILE:
SHEET: 1
OF:

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING ● ALL DIMENSIONS IN MM UNLESS STATED

FLOOR PLAN

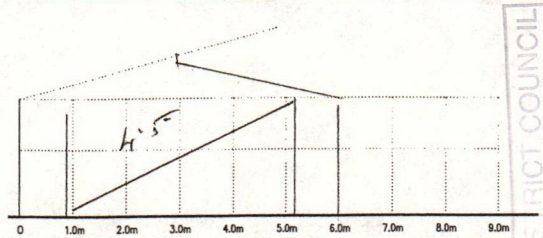


LEGEND Plan

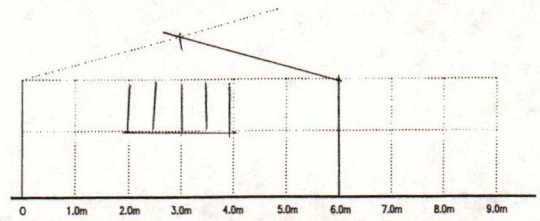


LEGEND Elevation

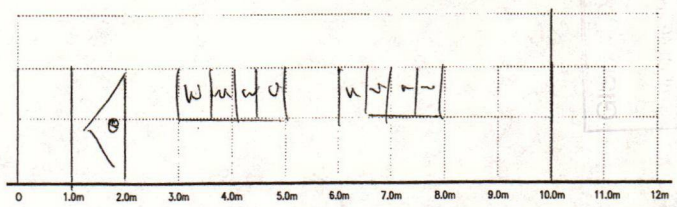




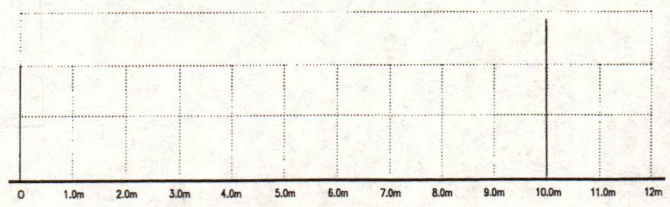
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

BUILDING DATA

Length	10 m	Width	6 m	Area	60 m²
STUD HEIGHT	2.1m ☐	2.4m ☒			
CLADDING	Versaclad ☒	Superclad ☐	Other ☐		
WIND ZONE	Low ☒	Med. ☐	High ☐		
FLOOR	Concrete ☒	Timber ☐			
ROOF PITCH	15° ☒	20° ☐	25° ☐	other ☐	

NOTES:

Construction to comply with NZS3604:1999 and the New Zealand Building Code. Refer to Producer Statement VB2000.

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SPECIFICATIONS

GENERAL
All work to comply with the New Zealand Building Code. This specification and drawings shall be read in conjunction with Versatile Buildings Ltd/Gang-Nail Producer Statement for Design VB2000 Series
Durability requirements for wall cladding detailed in Producer Statement-Durability, Producer Statement VB2000, Sheet 2

FOUNDATIONS
Concrete floor shall be 17.5 MPA, ~~100~~ 75mm thick. Footing as detailed.

WALL FRAMING
All timber shall be machine gauged and treated to T.P.A.specification H1 or Chemical Free Dry frame. Studs shall be 90x35 dry frame at 1000 ctrs and housed into plates. Lay 'Supercoarse' D.P.C. under all platés.
Refer Producer Statement VB2000 Sheet 4 for timber grade options and specification.
Fix hardware in accordance with Producer Statement VB2000 Sheets 4 & 5.

ROOF FRAMING
Purlins shall be 90mm x 45mm on edge at 1500 max. ctrs fixed to Gang-nail trusses at 2000mm centers.
Fix purlins and ridge braces as detailed in Producer Statement VB2000, Sheet 13. Gang-nail Truss specifications detailed in Producer Statement VB2000, Sheets 14 & 15. For raking ceiling (skillion roof) refer VB2000 page 13.

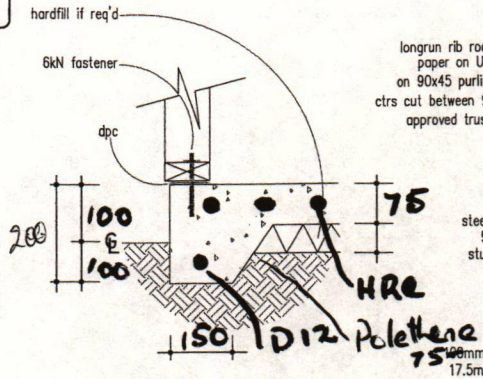
SIDE ENTRY OPENING LINTELS
LVL Beams size/span as per Producer statement VB2000 Sheet 4, Fixing details VB2000 Sheet 9

ROOFING
Shall be Steel longrun rib roofing, fixed with 65/75mm weatherseal spiral shank nails, over building paper on ultraviolet fast lashing.

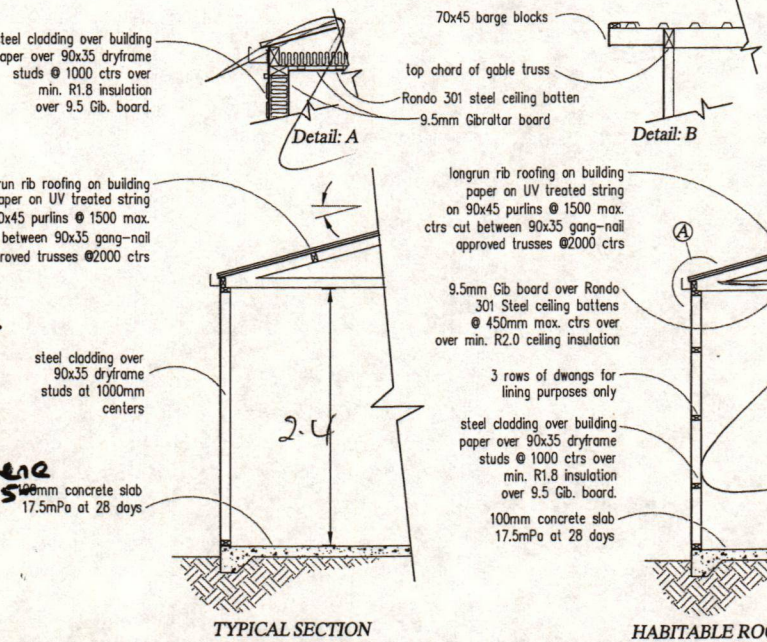
WALL CLADDING
Fix in accordance with Producer Statement Design VB2000, Sheet 6

ROOF BRACING
For all buildings fix Lumberlok roof plane strap bracing in accordance VB2000 Producer Statement, Sheet 16

WALL BRACING
Fix Bracing per VB2000 Sheet 6, Bracing Panel locations and fixing refer attached: 'Wall Bracing: 1000 Series, Ver 1.1'



FOUNDATION DETAIL n.t.s. (typical)



TYPICAL SECTION

HABITABLE ROOM - LINED

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PROJECT TITLE: *Proposed Building for:* D Henry 9 Gordon ST

DRAWING TITLE: Construction Details, 1000 Series VERSATILE BUILDING

SCALE: 1:100 DATE: July '00
DRAWN: B.O'Connor FILE: VG-131A

SHEET: 1 OF:

DISTRICT COUNCIL 2643 111172