ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand

NOTICE OF INSPECTION
BUILDING ACT 1991

Owners Name: R. Scott **BC No.:** 030767

Site Address: 1768 SH Ashburton Staveley Rd **Valuation No.:** 24440 40600

Date of Inspection: 22/7/04 **at** 1.15 **am/pm** **Building Type:** Dwelling Additions

FOUNDATION		PRE-LINE		DRAINAGE	
Siting		Floor Cutting	—	Trench Fill	
Foundation Depth, Width		Moisture Content 10°-12°	✓	Inspections	
Reinforcing		Plate Fixings/Top & Bottom Purlins	✓	Vents/Position	
Bearing		Framing/Lintels/Ceiling Battens	✓	Connection to Outlet	
Height - Ventilation		Bracing/Schedule	✓	Septic Tank/Effluent Disposal	
Footpath Condition		Ceiling Diaphragm	—	Drain in General	
PRE-POUR SLAB/THICKNESS		Truss/Rafters & Posts - Fixings	✓	Soil Stacks & Vents	
Organic Matter		Roof Bracing	✓	**SFH/MAKE**	
Vapour Barrier		Insulation	✓	Clearance	
Hardfill		Second Floor, Joists	—	Flue Installation	
Mesh - Shrinkage Control		Floor Plan/Amendments	—	Screen/Type	
Pipe Lagging/Waste Size		Glazing/Ventilation	✓	Seismic Restraint/Hearth	
Fixing to Foundation		Building Paper/Roof/Underlay	✓	Tempering Valve	
Other (Polystyrene)		Plumbing/Pipe Type & Fixing	—	Inbuilt Cavity/Mantle Clearance	
Piles/Treatment	✓	Pressure Tested	—	**FINAL**	
Bearer Size/Spacing	✓	Lagging	—	Exterior Cladding/Fixing	
Floor Joists	✓	Access/toilets/ramps etc	—	Flashings	
Subfloor Insulation	✓	Fire/smoke alarms	—	External Moisture	
Subfloor Bracing	—	Fire separations	—	Gully Traps/Stormwater/T.Vent	
Fixings - Type galv	✓	Other	—	Vents - Kitchen/Bathroom	
Subfloor Ventilation		Post Lining	—	Handrail to Stairs/Balustrades	
				Water Temperature - Laundry	
				Cooking/Personal Hygiene	
				Ground Clearance to Cladding	
				Access/Toilets/Ramps etc	
				Fire Safety Clearance	
				Footpath Condition	
				Producer Statement/s Req'd	
				Ceiling Insulation	
				Signage	
				Water Test Results	
				Venting	
				HWC Fittings & Restraint	
				Roof Tank Restraint & Overflow	
				Other	
				Planning	
				Building Inspector:	

COMMENTS

—

- ☑ INSPECTION OKAY
- ☐ REINSPECTION REQ'D
- ☐ ISSUE CCC ☐ Yes ☐ No

- ☑ All work inspected is in accordance with the Building Consent/Certificate
- ☐ Some work is not satisfactory as detailed above and rectification is required
- ☐ A formal notice to rectify will be issued

SIGNED Contractor/Owner/Agent/Occupier **DATE**

P.O. Box 94, Ashburton, New Zealand. Telephone (03) 308 5139, Fax (03) 308 1836

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ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.

NOTICE OF INSPECTION
BUILDING ACT 1991

ENTERED

Owners Name: R. Scott **BC No.:** 030767

Site Address: 1788 Ashburton Staveley Road **Valuation No.:** 2444040600

Date of Inspection: 29-10-03 **at** **am/pm** **Building Type:** Addition

FOUNDATION		PRE-LINE		DRAINAGE	
Siting	✓	Floor Cutting		Trench Fill	
Foundation Depth, Width	✓	Moisture Content		Inspections	
Reinforcing	—	Plate Fixings/Top & Bottom Purlins		Vents/Position	
Bearing	✓	Framing/Lintels/Ceiling Battens		Connection to Outlet	
Height - Ventilation	✓	Bracing/Schedule		Septic Tank/Effluent Disposal	
Footpath Condition	—	Ceiling Diaphragm		Drain in General	
PRE-POUR SLAB/THICKNESS		Truss/Rafters & Posts - Fixings		Soil Stacks & Vents	
Organic Matter		Roof Bracing		**SFH/MAKE**	
Vapour Barrier		Insulation		Clearance	
Hardfill		Second Floor, Joists		Flue Installation	
Mesh - Shrinkage Control		Floor Plan/Amendments		Screen/Type	
Pipe Lagging/Waste Size		Glazing/Ventilation		Seismic Restraint/Hearth	
Fixing to Foundation		Building Paper/Roof/Underlay		Tempering Valve	
Other (Polystyrene)		Plumbing/Pipe Type & Fixing		Inbuilt Cavity/Mantle Clearance	
Piles/Treatment H5	✓	Pressure Tested		**FINAL**	
Bearer Size/Spacing	✓	Lagging		Exterior Cladding/Fixing	
Floor Joists	✓	Access/toilets/ramps etc		Flashings	
Subfloor Insulation		Fire/smoke alarms		External Moisture	
Subfloor Bracing		Fire separations		Gully Traps/Stormwater/T.Vent	
Fixings – Type		Other		Vents - Kitchen/Bathroom	
Subfloor Ventilation		Post Lining		Handrail to Stairs/Balustrades	
				Water Temperature - Laundry	
				Cooking/Personal Hygiene	
				Ground Clearance to Cladding	
				Access/Toilets/Ramps etc	
				Fire Safety Clearance	
				Footpath Condition	
				Producer Statement/s Req'd	
				Ceiling Insulation	
				Signage	
				Water Test Results	
				Venting	
				HWC Fittings & Restraint	
				Roof Tank Restraint & Overflow	
				Other	
				Planning	

COMMENTS

Inspection ok.

Building Inspector: C. Hall

- ☑ INSPECTON OKAY
- ☐ REINSPECTION REQ'D
- ☐ ISSUE CCC ☐ Yes ☐ No

- ☑ All work inspected is in accordance with the Building Consent/Certificate
- ☐ Some work is not satisfactory as detailed above and rectification is required
- ☐ A formal notice to rectify will be issued

SIGNED Contractor/Owner/Agent/Occupier

DATE

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ASHBURTON DISTRICT COUNCIL

PIM / BUILDING CONSENT

APPLICATION NO BC 030767

OWNER: R Scott
ADDRESS: Ashburton
Staveley Rd
R.D.1 Ashburton

NUMBER: 1768
STREET: Ash Staveley Rd
DISTRICT:

BUILDER: Owner
ADDRESS:

VALUATION REFERENCE NUMBER: 2444040600

ESTIMATED VALUE OF WORK: $ 9000

PIM	REDUCED / INTERMEDIATE / FULL	$ 30	
	RECEIPT NO: 788747	DATE PAID: 12/8/03	
CONSENT	ADMINISTRATION	$ 20.00	
	INSPECTIONS	(3) $ 210.00	Issue Plan with Ltr + 34(2)
	BUILDING RESEARCH LEVY	$ -	
	BIA LEVY	$ -	
	DISTRICT PLAN COMPLIANCE	$ 20.00	
	VEHICLE CROSSING	$	Print BC + Hold for fees + Info.
	SERVICE CHARGES	$	
	FIRE SERVICE CHARGE	$	
	COMPLIANCE SCHEDULE	$	
	CCC REDUCED / INTER / FULL	$ 10.00	
	TOTAL	$ 260.00	

ENTERED

Info Received 25-8-03 AR

RECEIPT NO: 794417 DATE PAID: 25/8/03

FURTHER PAYMENT REQUIRED: Y / N $

34(2) INFORMATION REQUIRED Y / N

OTHER INFORMATION REQUIRED Y / N

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ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.
e-mail info@ashburtondc.govt.nz

In reply, please quote: If calling, please ask for:

21 August, 2003

R SCOTT
ASHBURTON STAVELEY ROAD
R D 1
ASHBURTON

Dear Sir/Madam

Re: **Your building consent application no. 030767**
Add to existing dwelling.
1768 ASHBURTON STAVELEY ROAD

Your application for a building consent has been checked.
The proposal does not comply with the requirements of the New Zealand Building Code in the following respects:

- Provide foundation details (ie pile depth, anchor pile details, fixing details, pile spacing, bearer joist fixing).
- Ventilation to subfloor (baseboards)?.
- Lintel sizes - beam sizes to windows, doors and verandah beams.
- Foundation details to verandah.
- Fixings to verandah. Beam and posts top and bottom.
- Ventilation to new room.
- Insulation sizes to ceiling and walls.
- Roof details (truss?) or rafters.
- Under roof, roof underlay and building paper.
- Ceiling batten sizes and spacing.
- Stormwater disposal specifications.
- Truss or rafter fixings.
- Top plate stud fixings.
- Decking, cladding size (especially thickness of decking).

When your plans and/or specifications have been amended to conform with the above comments, approval of your application will again be considered.

Yours faithfully

John Bruce
Building Control Officer

P.O. Box 94, Ashburton, New Zealand. Telephone (03) 308 5139, Fax (03) 308 1836

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P I M C H E C K L I S T 030767

APPLICANT: R SCOTT
ASHBURTON STAVELEY ROAD
R D 1
ASHBURTON
PHONE: 303 0838
PROJECT LOCATION: 1768 ASHBURTON STAVELEY ROAD
LEGAL DESCRIPTION: RS 38319 BLK XIV SPAXTON SD
PROJECT DESCRN: Add to existing dwelling.
BUILDER: Owner :
VALN NO: 2444040600
DATE OF APPLICN: 12/08/03

Town Planning
(a) Zoning RB
(b) Density/Coverage —
(c) Height of Building —
(d) Recession planes n/a
(e) Siting by way of Resource Consent.
(f) Outdoor living/service space n/a
(g) Low/high risk flooding n/a
(h) Carparking n/a
(i) Loading areas, etc n/a
(j) Landscaping n/a
(k) Resource Consent required (Yes/~~No~~)? see decision attached
(l) Other?

Signed: .....
Date: 12/8/2003

Public Health Comments

Signed: .....
Date: ../../..

Building Dept
(a) NZFS (Yes/No)
(b) Sewer (Yes/No)
(c) Water (Yes/No)
(d) Stormwater (Yes/No)
(e) Septic Tank (Yes/No)
(f) Vehicle Crossing (Yes/No)

PIM Notes
1/ P1
2/ P2
3/ P4
4/ Resource consent required for this proposal was granted on 1-7-03.
5/ P12

ENTERED

Consent Notes
S.C. 2-4 & 24
3 Inspections are rqd
Foundation, prelim & completion

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ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.
e-mail info@ashburtondc.govt.nz

In reply, please quote: 030086 If calling, please ask for: Planning

COPY

~~12 August 2003~~
1 July 2003

Robert Scott
Ashburton Staveley Road
RD 1
ASHBURTON

To Whom It May Concern

RESOURCE CONSENT DECISION ON LAND USE CONSENT

Applicant:	Robert Scott
Site location:	Ashburton Staveley Road RD 1 Ashburton
Legal description:	RS 38319 Blk XIV Spaxton SD Valuation Reference 2444040600
Description of application:	The proposal is to add a new bedroom to the existing dwelling and construct a verandah from this new bedroom along the front of the house to connect to existing verandah. The new bedroom will be approximately 15 metres from the roadside boundary, 9.5 metres from the northern internal boundary and 8metres from the southern internal boundary. The proposal does not comply with the following rules - 1. Rural Zone site standard 7.6.5.1.3 Setback from Roads – Minimum setback from road boundaries shall be 20 metres. 2. Rural Zone site standard 7.6.5.1.4. Setback from Neighbours Minimum setback from internal boundaries for residential units shall be 20 metres. Refer to page 7-63 and 7-64 of the District Plan
Zoning:	Rural B
Status of activity:	Discretionary

The Council is satisfied that the effects of your proposal are minor and that it is not inconsistent with the relevant objectives and policies of the Operative District Plan. A

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detailed assessment of your application in terms of the statutory requirements of the Resource Management Act 1991 is attached.

Pursuant to Section 105 (1)(b) of the Resource Management Act 1991, resource consent is granted to the above application subject to the following condition(s) –

1. The proposed addition to the dwelling is to be situated as indicated in the plan accompanying the resource consent application and date stamped 19th June 2003. The addition to the dwelling shall be approximately 15 metres from the roadside boundary with Ashburton Staveley Road and approximately 9.5 metres from internal boundary on north side and 8 metres from the south side.

Yours faithfully

COPY

Brian Lester
Chief Executive
Pursuant to a delegation given to me
By the Ashburton District Council

For your information -

- Consent is effective from the date this decision is notified unless:
  1. an alternative date is specified in the consent;
  2. an objection is made to the Council pursuant to section 357 of the Resource Management Act 1991
  3. the application is appealed, in which case the Environment Court will determine the application.

- A resource consent lapses on the expiry date of 2 years from the date of the consents granted, unless it is given effect to. You may apply to the Council for an extension of time up to 3 months after the expiry date. The grounds for consideration of such applications are set out in Section 125 of the Resource Management Act 1991.

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RESOURCE CONSENT ASSESSMENT ON LAND USE CONSENT

The following is an assessment of your proposal in relation to the statutory requirements of the Resource Management Act 1991 (RMA).

1. BACKGROUND

The Applicant, Robert Scott proposes to make an addition to his dwelling which is situated on the Ashburton Staveley Road near an area known as Ashburton Forks. The existing dwelling is on a small title containing approximately 1.59 hectares of land and situated within the Rural B zone. The site has a very narrow frontage and the position of the existing dwelling makes it impossible to comply with the setback requirements of the District Plan with any proposed additions.

The District Plan Site Standards requires that all buildings be set back 20 metres from roadside boundaries and 20 metres from internal boundaries.

As the Applicant is unable to meet these setback requirements, the proposed addition is classified as a discretionary activity in the District Plan (refer to page 7-61 7.6.4.3 Discretionary Activities.(i). This means that resource consent is required and the Council may decline the application, grant the application, or grant the application with conditions.

The reason for the rule is the setback of buildings from road boundaries and internal boundaries is an important determinant of the visual character of rural areas and is required in order to maintain the pleasantness and openness of sites as viewed from roads and neighbouring properties.

2. ASSESSMENT OF PROPOSAL PURSUANT TO S. 104 OF THE RMA.

When considering this proposal, Section 104 of the Resource Management Act 1991 instructs the Council to have regard to the effects of the proposal on the environment, the objectives and policies of the District Plan, and any other relevant matters, such as the purpose and principles of the Act and relevant plans or policy statements.

2.1 Effects on the Environment

Section 104 of the RMA states the "consent authority shall have regard to any actual or potential effects on the environment of allowing the activity". In considering the assessment matters set out on page 7-118 and 7-119 of the District Plan and the potential effects on the environment, the Council believes the following effects require consideration –

* The visual effect of the area as viewed from Ashburton Staveley Road.
* The adverse effects of the building intrusion on the outlook and privacy of people on adjoining sites.

It is considered that there will be minor visual effects from Ashburton Staveley Road, as there will still be approximately 15 metres setback from the roadside boundary to the proposed bedroom. These effects will be mitigated with usual domestic landscaping and fencing which already exist on the site. It is acknowledged that, because of the narrow

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frontage of the site and the position of the existing dwelling, any addition to this dwelling would result in non compliance with setback rules from roadside and internal boundaries.

Written approval has been obtained from the neighbouring property owners and therefore in terms of Section 104(6) of the Resource Management Act the Council may not take into account any adverse effects on those people.

2.2 Objectives and Policies of the District Plan

The relevant objectives and policies of the District Plan recognise the historical existence of numerous small lots with separate certificates of title throughout the rural areas and the need to enable the development of dwellings to assist in the productive use of these lots. Further the District Plan objectives and policies require that scale and siting of development will not unreasonably detract from the privacy or outlook of neighbouring property and remain open with a rural character as viewed from roads.

Having regard to the existing dwelling's inability to comply with the setback requirement, the setback from the road being 15 metres and the character and siting of the existing buildings, it is considered that the proposed activity will not be inconsistent with the objectives and policies of the plan.

2.4 Other Relevant Matters

Part II of the Resource Management Act 1991 includes the Purpose and Principles of the Act, Matters of National Importance, and Other Matters. Part II is not relevant in relation to this application as the proposed site has no regional significance and is not located in the coastal area.

As the proposal has no regional significance, it is not considered to be contrary to the Regional Policy Statement.

3. CONSIDERATION OF SECTION 94

Section 94 provides that an application need not be publicly notified if -

- the consent authority is satisfied that the adverse effects on the environment of the activity are minor and;
- written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent.

The Applicant has obtained written approval from

1. Jennifer McDonald of Tauhei Farms Ltd 1612 Ashburton Staveley Road Ashburton
2. Alison Lowe, 1725 Ashburton Staveley Road Ashburton
3. Teresa Cavill, 1774 Ashburton Staveley Road Ashburton

With respect to this application, the Council considers the effects of the proposal on the environment are minor and the Council believe that no one would be adversely affected by the granting of the resource consent.

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Therefore in accordance with Section 94, this application has not been notified.

4. SUMMARY

Therefore, in accordance with Section 104 of the Resource Management Act, the Council has assessed your application and found that the effects on the environment of allowing the proposal are minor and the proposal is consistent with the objectives and policies of the District Plan. Pursuant to Section 94 of the Resource Management Act the Council believes the application did not require notification. The Councils decision and conditions are set out on the first and second pages of this report.

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34 (2)

BC 030767

The following information or detail is req'd before we can issue the Building consent

1/ Provide foundation details (ie Pile depth ; Anchor pile detail fixing details pile spacing. Bearer joist fixing
2/ Ventilation to subfloor. (Baseboards)?
3/ Lintel Sizes - Beam Sizes to windows, doors & verandah Beam
4/ Foundation details to verandah
5/ Fixings to verandah. Beam & Posts top & Bottom.
6/ Ventilation to new room,
7/ Insulation sizes to ceiling & walls.
8/ Roof detail (Truss ?) or rafters
9/ Under Roof, Roof underlay & Building Paper
10/ Ceiling Battens sizes & spacing.
11/ Stormwater disposal specs.
12/ Truss or rafter fixings
13/ Top plate Stud fixings
14/ Decking, Cladding size (especially thickness of decking).

ENTERED

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Table 6.1 – Pile footings (see 6.4.5.5)

1.5 kPa and 2 kPa floor loads									
Span of		Minimum plan dimensions of footing supporting:							
Bearers (m)	Joists (m)	Floor and non-loadbearing walls only		Floor(s), loadbearing walls and roof of:					
				1 storey		2 storeys		3 storeys	
		Square* (mm)	Circular* (mm)	Square* (mm)	Circular* (mm)	Square* (mm)	Circular* (mm)	Square* (mm)	Circular* (mm)
1.3	2.0	200	230	275	310	325	370	350	400
	3.5	225	260	350	400	425	480	475	540
	5.0	275	310	400	460	500	570	550	620
	6.0	300	340	450	510	550	620	600	680
1.65	2.0	200	230	300	340	375	430	400	460
	3.5	250	290	400	460	475	540	525	600
	5.0	300	340	450	510	575	650	600	680
2.0	2.0	200	230	325	370	400	460	450	510
	3.5	275	310	425	480	525	600	575	650
* Minimum of the value on the table, or 350 mm min. if square, or 400 mm min. diameter if circular, for anchor and braced piles.									

NOTE – Span is the average of the bearer or joist spans on either side of the pile under consideration.

6.5 Ordinary piles

6.5.1 *Height of piles*

The height of *ordinary piles* shall be as defined in 6.4.1.1 and figure 6.2.

C6.5.2
Refer to 4.4 for durability of fixings.

6.5.2 *Fixings*

Fixings to concrete or timber *piles* shall be as follows:

(a) The fixing of a *bearer* or a *jack stud* to an ordinary concrete *pile* shall be made using 4 mm wire through the *pile* and stapled with 4 staples. At each end of the wire, one staple shall be driven below the hook and the other 2 staples driven over the 2 wires forming the hook (see figure 6.3).

(b) For timber *piles* use 2/4.9 mm *wire dogs* together with 2/100 x 3.75 nails or 4/100 x 3.75 nails, skew driven into the *piles*.

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Table 6.2 – Spacing of driven round timber piles (see 6.6.3.1)

(a) 1.5 kPa floor load

A Piles supporting floors only

Maximum span* of joists	Maximum spacing of piles (span of bearer) when the maximum set per blow (mm) does not exceed:		
	25	50	100
(m)	(m)	(m)	(m)
1.6	2.00	2.00	2.00
2.0	2.00	2.00	1.60
2.4	2.00	2.00	1.35
2.8	2.00	2.00	1.15
3.2	2.00	2.00	1.00
3.6	2.00	1.80	0.90
4.0	2.00	1.60	–
4.4	2.00	1.45	–
4.8	2.00	1.35	–
5.2	1.85	1.25	–
5.6	1.75	1.15	–

B Piles supporting floors and walls

Maximum span* of joists	Maximum loaded dimension† of wall supporting:		Maximum spacing of piles (span of bearer) supporting:				
	Light roof	Heavy roof	1 storey when the maximum set (mm) per blow does not exceed:			2 storeys when the maximum set (mm) per blow does not exceed:	
			25	50	100	25	50
(m)	(m)	(m)	(m)	(m)	(m)	(m)	(m)
1.2	2.4	1.2	2.00	2.00	1.60	2.00	2.00
1.6	3.2	1.6	2.00	2.00	1.20	2.00	1.70
2.0	4.0	2.0	2.00	2.00	0.95	2.00	1.40
2.4	4.8	2.4	2.00	1.60	–	1.70	1.15
2.8	5.6	2.8	2.00	1.40	–	1.45	1.00
3.2	6.0	3.2	1.80	1.20	–	1.30	0.85
3.6	6.0	3.6	1.60	1.10	–	1.15	–
4.0	6.0	4.0	1.45	0.95	–	1.05	–
4.4	6.0	4.4	1.30	0.90	–	0.95	–
4.8	6.0	4.8	1.20	–	–	0.85	–
5.2	6.0	5.1	1.10	–	–	–	–
5.6	6.0	5.6	1.00	–	–	–	–

* Span is the average of the joist spans on either side of the bearer under consideration.
† For definition of loaded dimension see 1.3.

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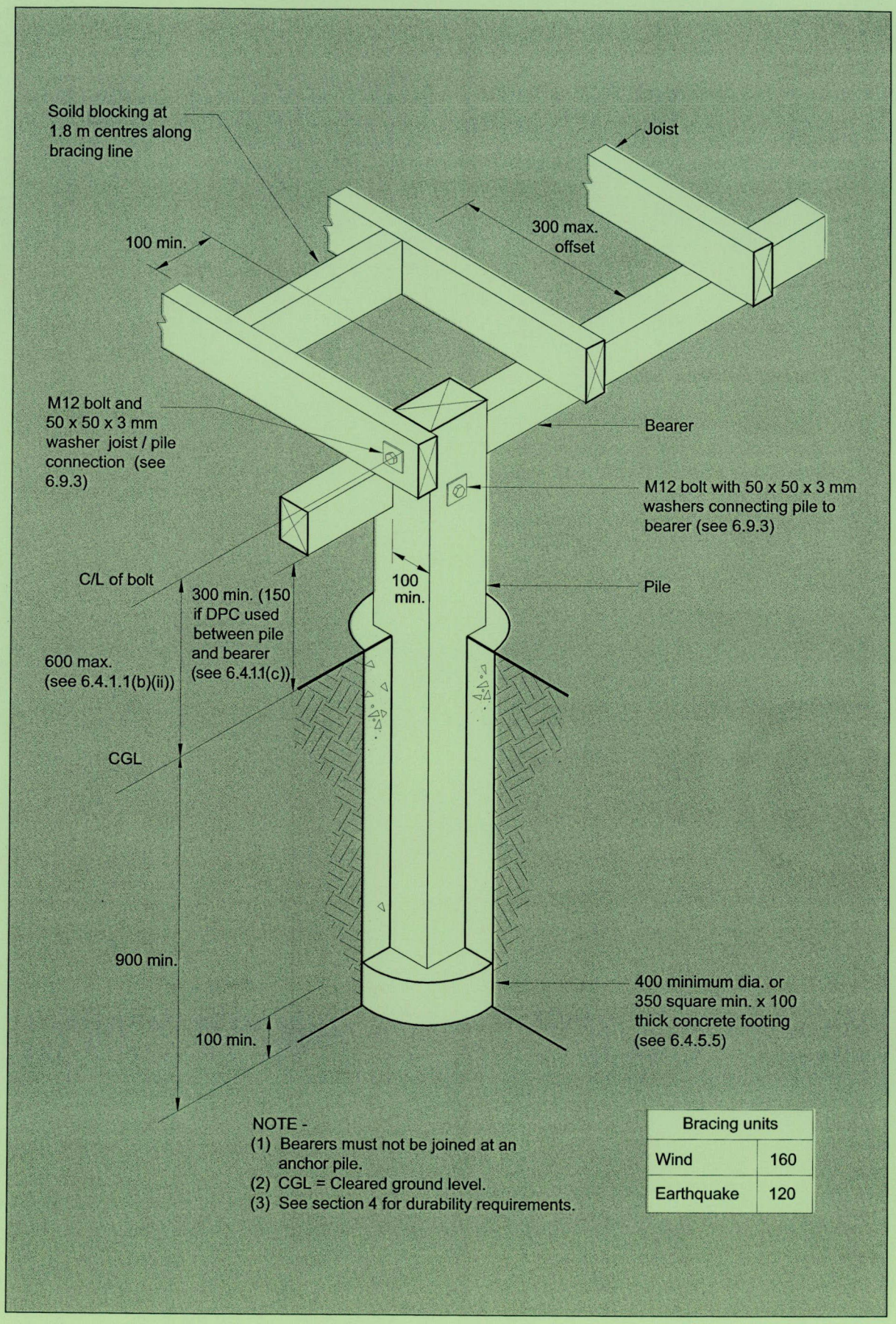


Figure 6.9 – Anchor pile directly connected to joist and bearer (see 6.9)

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7 FLOORS

This section sets down requirements for suspended timber framed floors and concrete slab-on-ground floors for live *loads* up to 2 kPa, (3 kPa live *loads* are covered in section 14). Floors required to be structural floor *diaphragms* in accordance with 5.4.2.2 must meet the requirements of 7.3, in addition to the other provisions of this section.

7.1 Floor joists

7.1.1 *General*

7.1.1.1
Floor *joists* shall be of the dimensions given by table 7.1 (and table 14.8 for 3 kPa *floor load*).

7.1.1.2
Floor *joists* shall have their top surfaces set to a common level to support flooring and shall be laid in straight lines on edge.

7.1.1.3
Floor *joists* shall be laid so that any crook in them will straighten under *load*. They may be cut through to the centreline and over supports only to correct the crook, and in such cases they shall be considered as being jointed over those supports, for the purpose of determining the span.

C7.1.1.3
'Green' floor joists spanning more than 3 m should be propped level until their moisture content is 20 % or less.

Table 7.1 – Floor joists (see 7.1.1.1)

(a) 1.5 kPa floor load

Floor joist size	Maximum span * of joists at a maximum spacing (mm) of:		
	400	450	600
(mm x mm)	(m)	(m)	(m)
100 x 40	1.65	1.60	1.20
100 x 50	1.80	1.75	1.25
125 x 40	2.10	2.08	1.45
125 x 50	2.30	2.20	1.60
150 x 40	2.60	2.50	1.80
150 x 50	2.80	2.70	2.00
200 x 50	3.80	3.60	3.25
250 x 50	4.80	4.60	4.15
300 x 50	5.75	5.50	5.00

* May be increased by 10 % for joists continuous over 2 or more spans.

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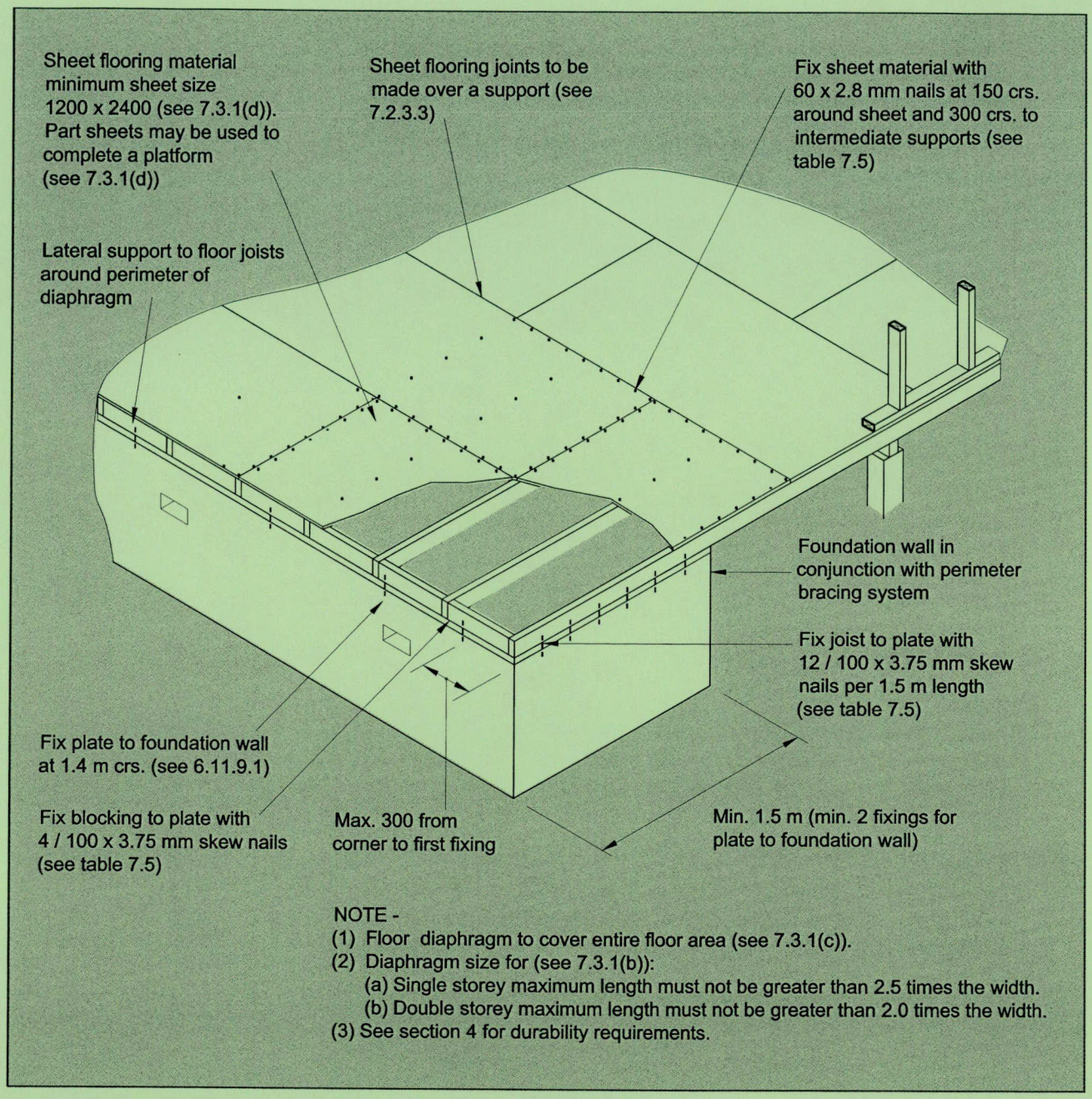


Figure 7.9 – Floor diaphragms (see 7.3)

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Table 8.8 – Reference table for lintel load cases (see 8.6.1.4)

Table No.	Supporting			Load type			
	Roof	Walls	Floor	Roof	Snow (kPa)	Walls	Floor (kPa)
8.9	✓			Light	0		
	✓			Heavy	0		
8.10	✓	✓		Light	0	Light	
	✓	✓		Light	0	Medium	
	✓	✓		Heavy	0	Light	
	✓	✓		Heavy	0	Medium	
8.11	✓	✓	✓	Light	0	Light	1.5 or 2
	✓	✓	✓	Light	0	Medium	1.5 or 2
	✓	✓	✓	Heavy	0	Light	1.5 or 2
	✓	✓	✓	Heavy	0	Medium	1.5 or 2
8.12		✓	✓			Light	1.5 or 2
		✓	✓			Medium	1.5 or 2
8.13			✓				1.5 or 2

NOTE – Refer to tables 15.1 to 15.5 for snow loading cases and tables 14.11 to 14.14 for 3 kPa floor loads.

Table 8.9 – Lintels supporting roof only (see figure 8.7)

	Loaded dimension* of lintel (m)	Maximum span for lintel sizes listed below (m)									
		100 x 75	100 x 100	150 x 75	150 x 100	200 x 75	200 x 100	250 x 75	250 x 100	300 x 75	300 x 100
Light roof	3	1.2	1.3	1.8	2.0	2.5	2.7	3.1	3.4	3.7	4.1
	4	1.1	1.2	1.7	1.9	2.3	2.5	2.9	3.2	3.5	3.8
	5	1.0	1.2	1.6	1.8	2.1	2.4	2.7	3.0	3.2	3.6
	6	1.0	1.1	1.5	1.7	2.0	2.2	2.5	2.8	3.1	3.4
Heavy roof	3	1.0	1.1	1.5	1.7	2.0	2.2	2.5	2.8	3.1	3.4
	4	1.0	1.0	1.4	1.5	1.9	2.1	2.3	2.6	2.8	3.1
	5	0.9	1.0	1.3	1.4	1.8	1.9	2.2	2.4	2.7	2.9
	6	0.8	0.9	1.2	1.4	1.7	1.8	2.1	2.3	2.5	2.8

* Loaded dimension is defined in figure 1.3.

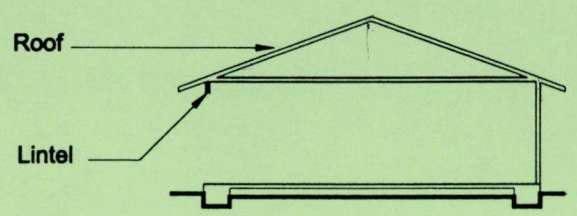


Figure 8.7 – Lintel supporting roof only (see 8.6.1.1 and table 8.9)

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Table 10.2 – Rafters (continued) (see 10.2.1.3.2)

(b) Light roof for medium wind zone

Rafter size	Rafter spacing (mm)					
	600		900		1200	
	Rafter span	Fixing type	Rafter span	Fixing type	Rafter span	Fixing type
(mm x mm)	(m)		(m)		(m)	
75 x 40	1.8	A	1.6	A	1.5	A
100 x 40	2.4	A	2.2	B	2.0	B
125 x 40	3.1	B	2.7	B	2.5	B
150 x 40	3.6	B	3.2	B	2.8	B
75 x 50	2.0	A	1.7	B	1.6	B
100 x 50	2.6	B	2.3	B	2.1	B
125 x 50	3.3	B	2.9	B	2.7	B
150 x 50	3.9	B	3.5	B	3.2	B
200 x 50	5.1	B	4.6	B	4.1	B
250 x 50	6.2	B	5.3	B	4.6	B
300 x 50	7.2	B	5.9	B	5.1	C
100 x 75	2.9	B	2.6	B	2.4	B
125 x 75	3.6	B	3.3	B	3.0	B
150 x 75	4.3	B	3.9	B	3.6	B
200 x 75	5.6	B	5.1	B	4.8	B
250 x 75	6.8	B	6.2	B	5.9	C
300 x 75	8.0	B	7.4	C	7.0	C

Fixing type	Fixing to resist uplift	Alternative fixing capacity
		(kN)
A	2/100 x 3.75 skewed nails	0.7
B	2/100 x 3.75 skewed nails + 1 wire dog	2.7
C	2/100 x 3.75 skewed nails + 2 wire dogs	4.7

NOTE –

(1) Rafter spans may be increased by 10 % for rafters continuous over 2 or more spans that have not been birdsmouthed at intermediate supports.

(2) Fixing types at intermediate supports for rafters running continuously over those supports shall have double the capacity of the fixing types given in this table.

(3) For the full range of fixing types and capacity see table 10.13.

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Table 10.12 – Fixing types of roof trusses at supports (see 10.2.2.6)

Truss spacing (mm)	Fixing type											
	Light roofs								Heavy roofs			
	900				1200				900			
Wind zone	L	M	H	VH	L	M	H	VH	L	M	H	VH
Loaded dimension of support (m)												
3.0	C	C	C	D	C	B	C	D	A	A	C	C
3.5	C	C	C	D	C	C	D	E	A	A	C	C
4.0	C	C	C	D	C	C	D	E	A	C	C	C
4.5	C	C	D	E	C	C	D	F	A	C	C	D
5.0	C	C	D	E	C	C	E	F	A	C	C	D
5.5	C	C	D	E	C	C	E	F	A	C	C	D
6.0	C	C	D	F	C	D	E	F	A	C	C	D

Amd 1 Dec '00

Table 10.13 – Key to fixing types and capacity for rafters, roof trusses, underpurlins, ridge beams and strutting beams (see 10.2.2.6)

Fixing type	Fixing to resist uplift	Alternative fixing capacity
		(kN)
A	2/100 x 3.75 skewed nails	0.7
B	2/100 x 3.75 skewed nails + 1 wire dog	2.7
C	2/100 x 3.75 skewed nails + 2 wire dogs	4.7
D	2/100 x 3.75 skewed nails + 3 wire dogs	6.7
E	2/100 x 3.75 skewed nails + 4 wire dogs	8.7
F	2/100 x 3.75 skewed nails + U strap of 27 mm x 1.2 mm 10/30 x 3.15 nails at each end	16.0

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10.2.2.6 ***Anchorage***

The fixing for a roof truss at its support shall be as given by the truss design but not less than that required in tables 10.12 and 10.13 and figure 10.21.

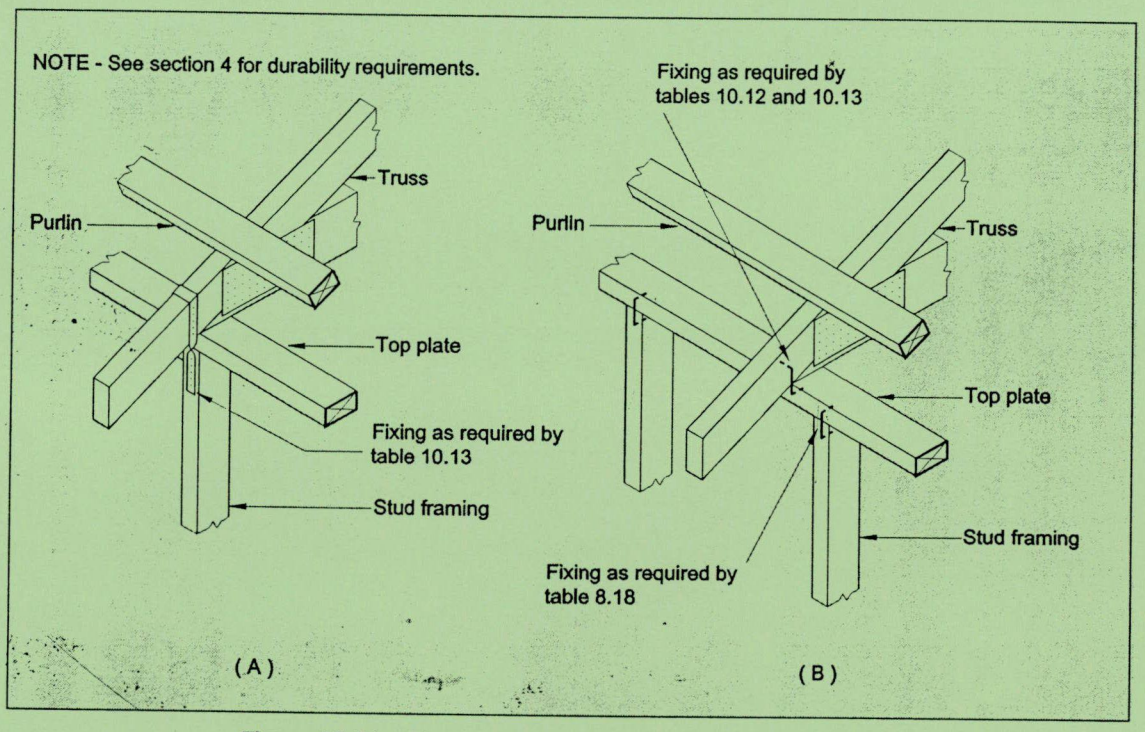
Amd 1 Dec '00

C10.2.2.6

Table 10.12 provides fixings for roof trusses at their supports for simple truss layouts only. It does not provide fixings for girder trusses, hip trusses or other complex truss roof systems. The load paths and fixings for these are to form part of the overall truss system design. Alternative fixings can be selected provided they meet the minimum capacity requirements of table 10.13.

Amd 1 Dec '00

Amd 1 Dec '00



Amd 1 Dec '00

Figure 10.21 – Truss/top plate connections (see 10.2.2.6)

Amd 1 Dec '00

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PLAN INSPECTION CHECKLIST

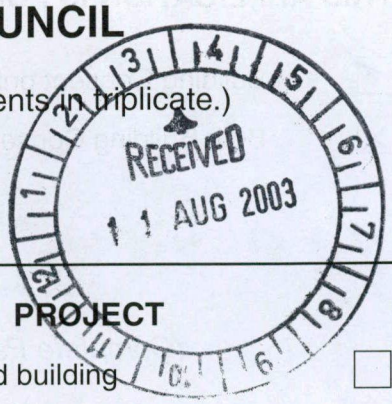
OWNER: R Scott	**BC NUMBER:** 030767
PROJECT ADDRESS: Ashburton Stavely Rd	**VALUATION REF:** 24440 40600
PROCESSED BY: JB	**DATE:** 20-8-03

		COMMENTS			COMMENTS
Road Access	✓		Insulation	X	Not specified correctly
Hazardous Substances	✓		Truss Design & Fixing	X	
Power Lines	✓	P12	Roof Cladding	✓	
Sewer/Septic Tank	–	Exists	Exterior Cladding	✓	
Water Supply	–	"	Building Paper	X	
Stormwater	–	Not specified	Roof Underlay	X	
Telecom/Electricity	–	P12	Ceiling Battens	X	Not shown
Site Visit Required	–	No	Plumbing/Pipe Type	–	N/A
Landfill/Flooding	–	N/A	High/Low Pressure/Valves HWC	–	
Engineers Certificate	–	N/A	Restraints/HWC & Roof Tank	–	
Siting	X	By Way of Resource Consent	Tempering	–	
Foundation Depth/Width	X	Not specified	Backflow Prevention	–	
Reinforcing	X	" "	Pipe Lagging	–	
Concrete Strength	X	" "	Drainage - Network Operator	–	
Ventilation/Subfloor	X	Not shown	CRC Requirements - Effluent Disposal	–	
Foundation Height	✓	Same as existing	Specific Designed System	–	
Piles	X	Insufficient Detail.	Other	–	
Bearers	–		Fire Safety Requirements	–	
Floor Joists	–		Access for Disabled	–	
Insulation/Vapour Barrier	✓		Engineers Producer Statements Reqd	–	
Fill Type	–		Firewalls	–	
Mesh	–		Fire Design	–	
Fixing to Foundation	X		Stairs/Handrails & Balustrades	–	
Plate Fixing	X		Heating	–	
Wall Bracing/Subfloor Bracing	X	Not shown.	Laundry Facilities	Existing	
Roof Bracing/Diaphagm Bracing	–		Cooking Facilities	Existing	
Framing	✓		Personal Hygiene		
Lintels/Beams	X	Not shown or incorrect			
Glazing/Ventilation	X		Other Conditions for Consent	–	

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APPLICATION FOR BUILDING CONSENT TO ASHBURTON DISTRICT COUNCIL

(Cross each applicable box. Attach relevant documents in triplicate.)



Part A: General

(Complete Part A in all cases)

APPLICANT*

Name: Robert Scott

Mailing Address: Ashburton Staveley Road R.D.1 Ashburton

Contact (print name, address and position):

As above

Phone: 03 3030838 Fax:

* Under Section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

FOR COUNCIL USE

P.I.M./Consent No: BC030768

Received: 12 / 8 / 03

P.I.M./Consent Fee: $ 30

Receipt No: 788747

Invoice No: 19248

Consent No:

Received: 26 / 8 / 03

Consent Fee: $ 260

Receipt No: 794417

Invoice No: 19344

PROJECT

New or relocated building ☐

Alterations/Additions ☑

Demolition ☐

Proposal to Extend house with new bedroom and new connecting verandah

Intended use(s) (in detail):

New bedroom

Intended life:

Indefinate but not less than 50 years ☑

Specified as ..... years

Being stage 1 of an

intended 1 stages

Estimated value (inclusive of GST):

$ 9,000

PROJECT LOCATION

Street address (if any):

Ashburton Staveley Road R.D.1 Ashburton. Rapid No 1768

Legal description (as shown on certificate of title or rates notice, if any):

RS 38319 BLK XIV SPARTON SD

Valuation No: 24440-40600

(For example: Lot ..... DP ..... ; or Section ..... SO ..... Survey or Registration District .....; or Maori block number and name; or combination of those. If none apply, give whatever information is necessary to identify the location.)

Cont . . .

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THIS APPLICATION IS FOR:

- [x] Building Consent only, in accordance with Project Information Memorandum No.: .....
- [x] Both Building Consent and a Project Information Memorandum.

Part B: Project Details

(Complete Part B only if you have not applied separately for a Project Information Memorandum)

The project involves the following matters (cross each applicable box, if any, and attach relevant information in triplicate):

- [x] Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- [ ] New provisions to be made for vehicular access, including parking.
- [ ] Provisions to be made in building over or adjacent to any road or public place.
- [ ] New provisions to be made for disposing of stormwater and wastewater.
- [ ] Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains.
- [ ] New connections to public utilities.
- [ ] Provisions to be made in any demolition work for the public, suppression of dust, disposal of debris, disconnection from public utilities, and supression of noise.
- [ ] Any cultural heritage significance of the building or building site, including whether it is on a marae.

Part C: Building Details

(Complete Part C in all cases)

This application is accompanied by (cross each applicable box, attach relevant documents in triplicate):

- [x] The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including
  - [ ] Building certificates
  - [ ] Producer statements
  - [ ] References to accreditation certificates issued by the Building Industry Authority.
  - [ ] References to determinations issued by the Building Industry Authority.
- [ ] Proposed procedures, if any, for inspection during construction.

Cont . . .

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Part D: Key Personnel

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known.)

Designer(s): Self

Building certifier(s): Self

Builder(s) Self

Registered drainlayer: no new drains

Registered plumber: no new plumbing

Registered gasfitter: no gas

Registered electrician: Ross McDonalds

Other:

Part E: Compliance Schedule Details

E1: Systems necessitating a Compliance Schedule

(Complete Part E1 for all new buildings and alterations except single residential dwellings)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenace, and reporting procedures):

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a portable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.

Cont . . .

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☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the New Zealand Building Code.

☐ Building maintenance units for providing access to the exterior and interior walls of buildings.

☐ Such signs as are required by the New Zealand Building Code in respect of the above-mentioned systems.

☐ None of the above.

E2: Other systems and features to be included in the Compliance Schedule

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1)

The building will contain the following (cross each applicable box and attach proposed inspection, maintenace, and reporting procedures):

☐ Means of escape from fire.

☐ Safety barriers.

☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.

☐ Hand-held hoses for fire fighting.

☐ Such signs as are required by the New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

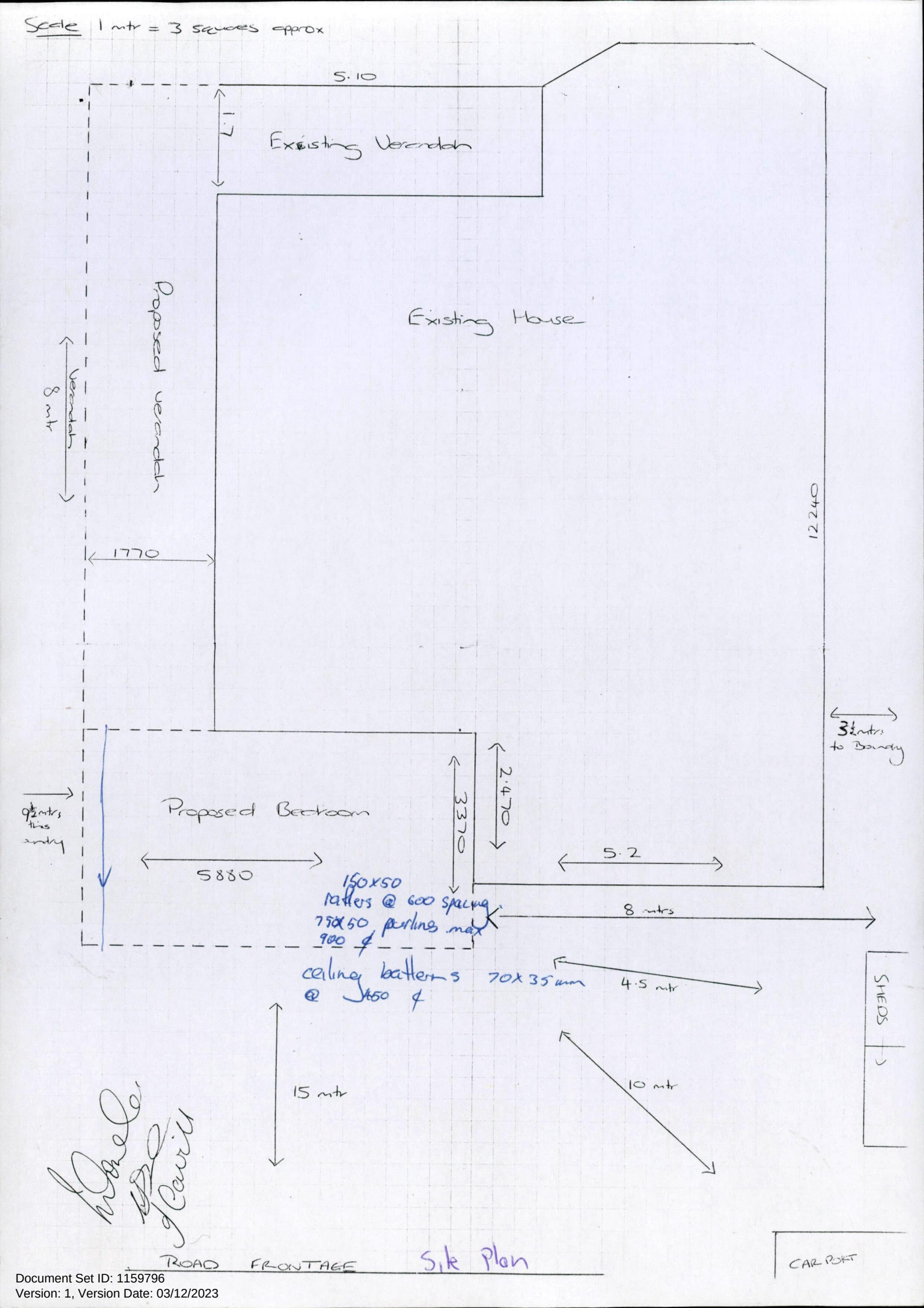
Signed by/for and on behalf of the applicant:

Name: .....

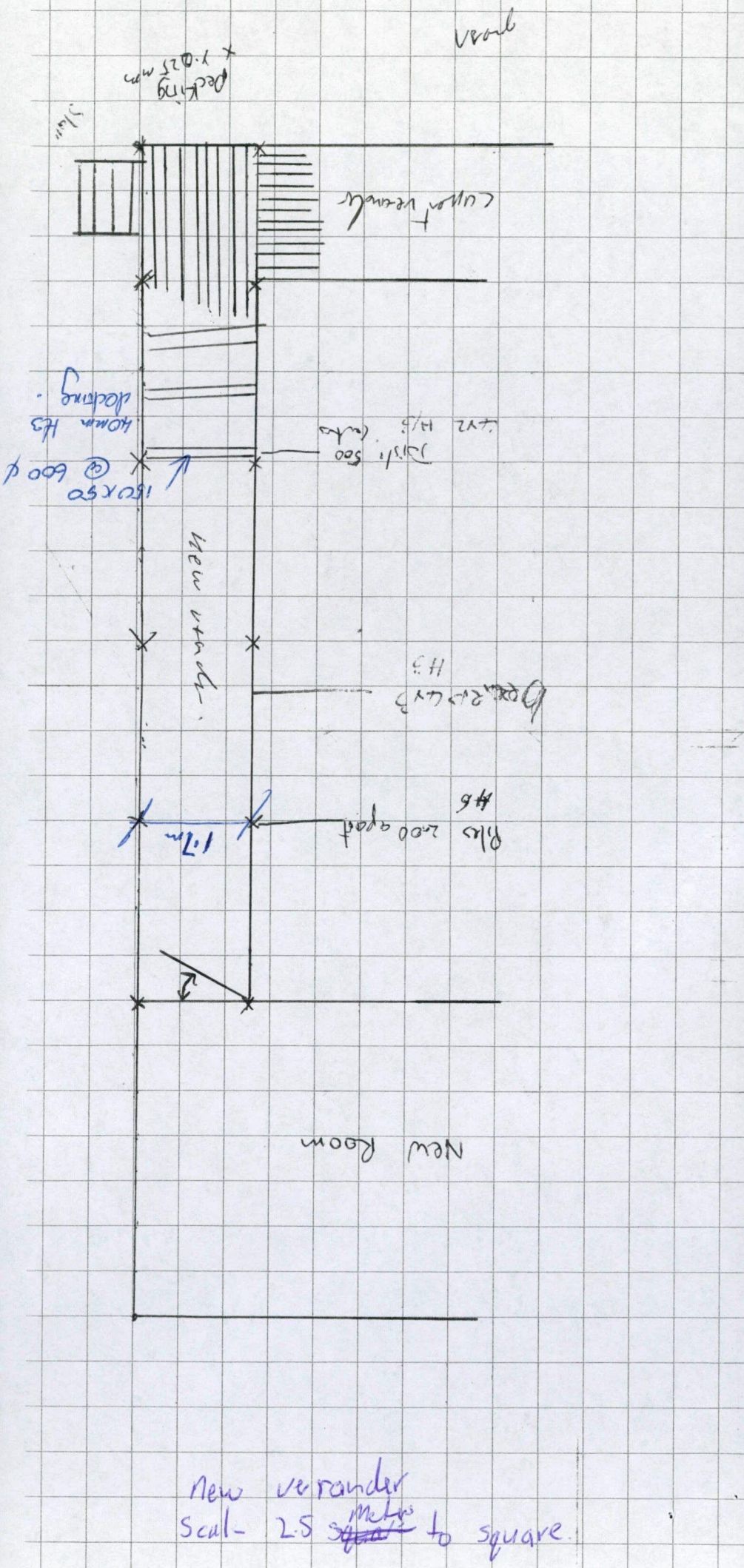
Position: Owner + builder

Date: 11-8-03

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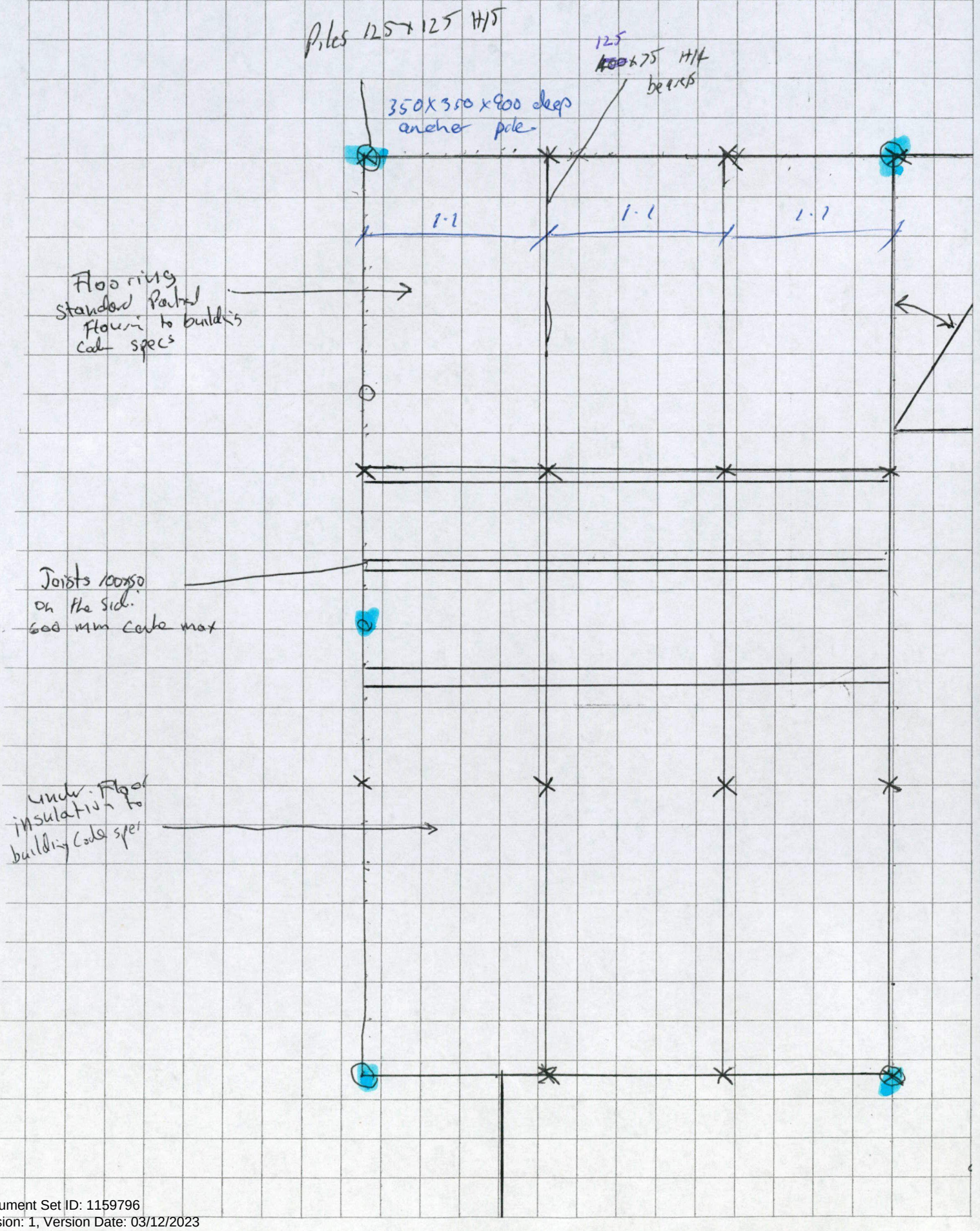


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Pit Plan new Room over view + Specs Broom
3.5 squares to meter



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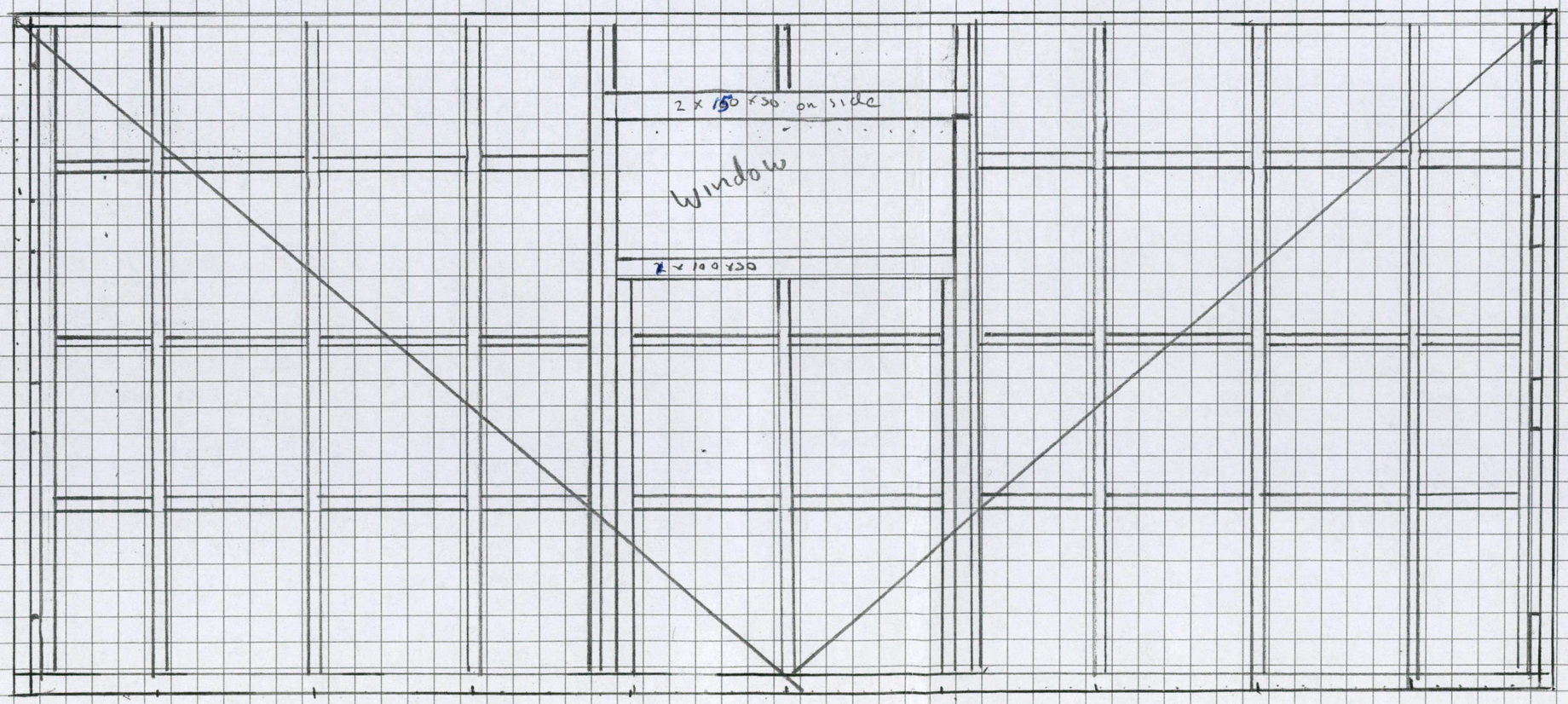
GORMACK GRAPH PAPERS ® C021X 5 mm cross section

RECEIVED
11 AUG 2003

Lintels to be to NZS 3604 (1999).

Construction detail of south wall on new room

Scale 5 squares to the meter or 200 mm each



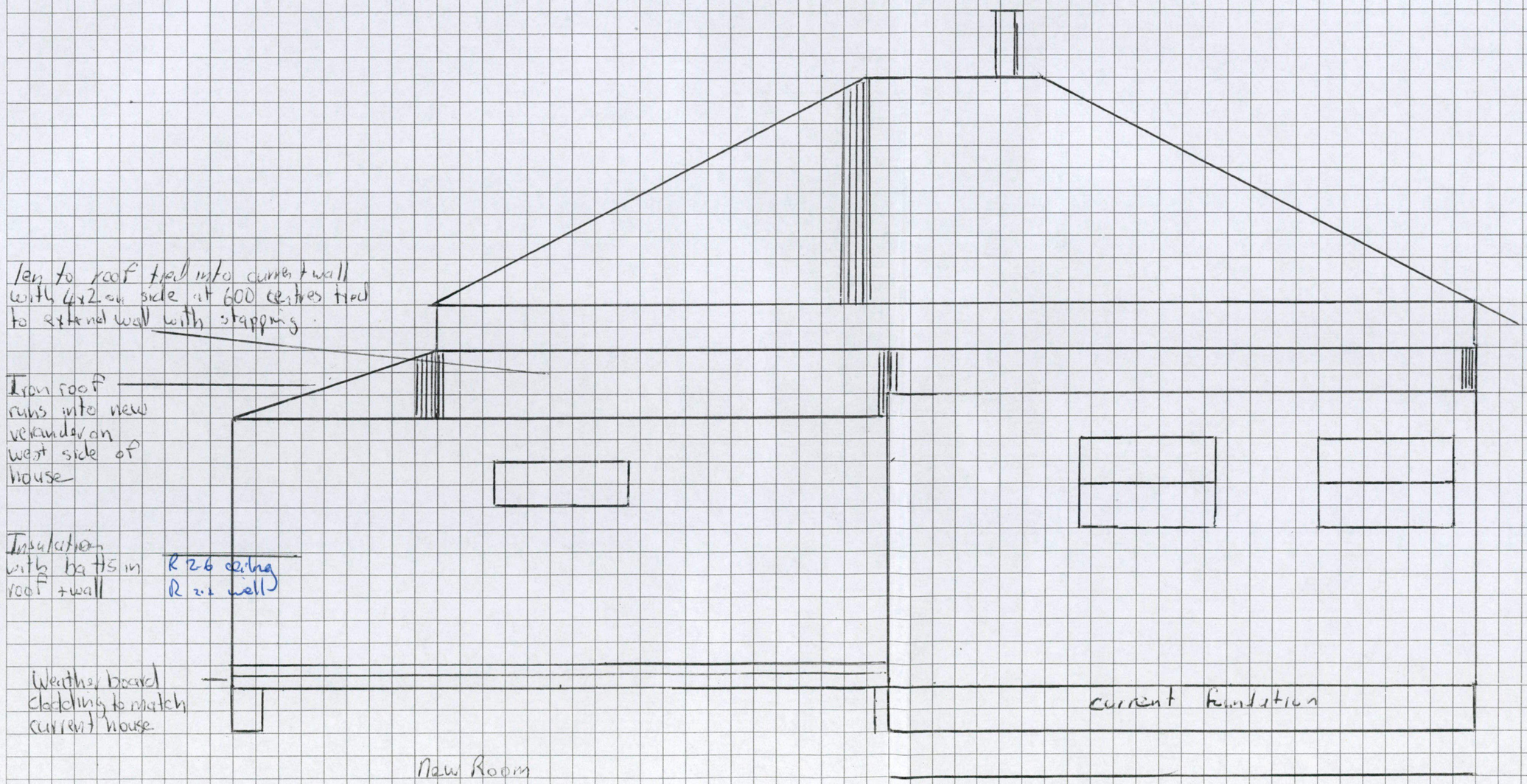
All new walls to be constructed from 100 x 50 H/3 Timber Studs on 600 centre + dwangs 600 apps.
Braced by Steel bracing from corners.

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C021X 5 mm cross section

South Elevation Scale 4squares to metre.

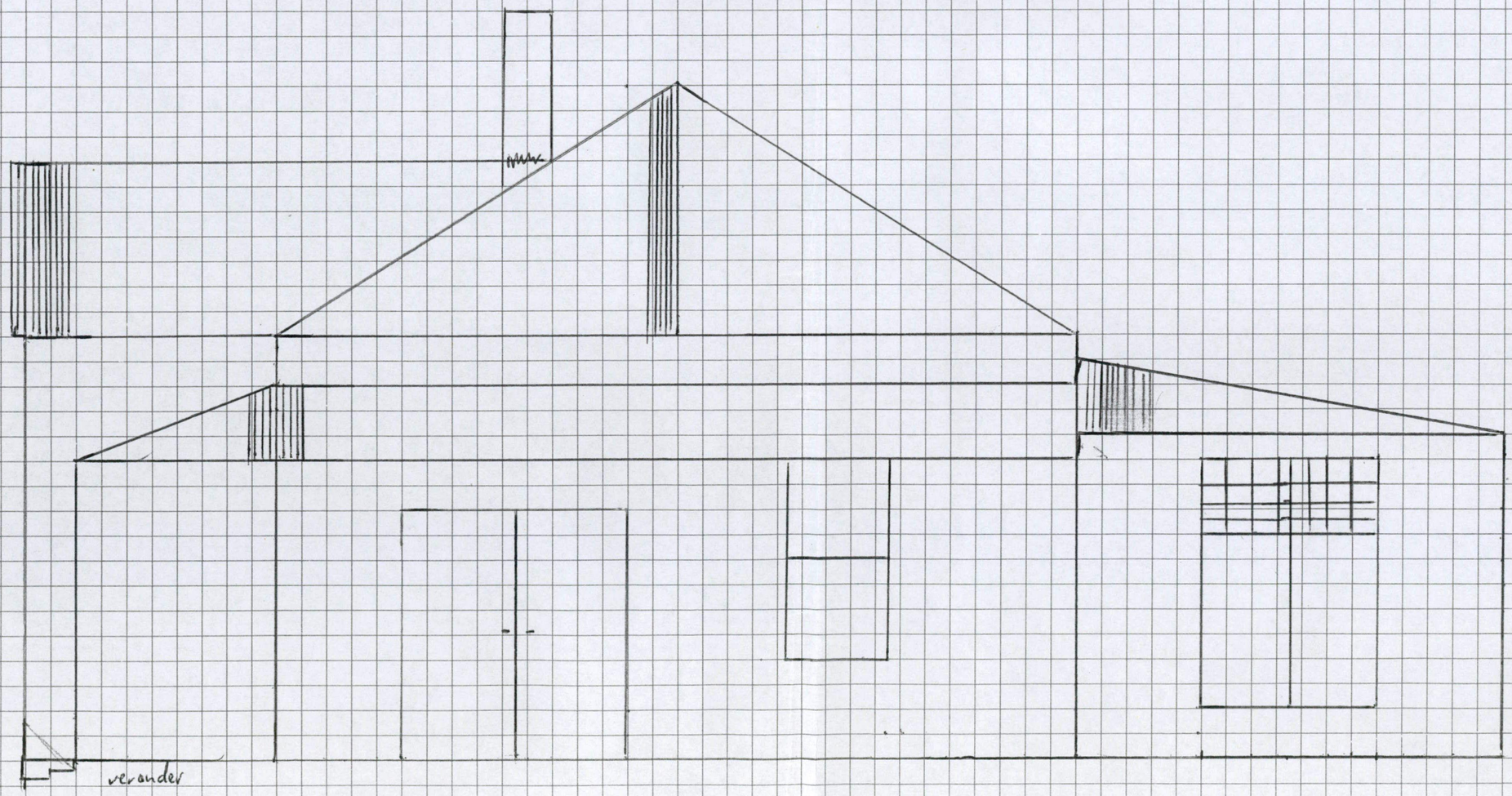


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GORMACK GRAPH PAPERS ®

C021X 5 mm cross section

West Elavation Scale 4 square to the meter or 1 square = 250mm.



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West elevation