



RRD001Y8A8

Document Number: RDC-459509

Date Registered: 12/5/2014

Processing PIM / TAR / BC / Amendment
Master Checklist

Ref: CP 06

Ver: 20

Issued: 07/01/2014

IT-641173

Page 1 of 6

CATEGORY	RBW	INSPEC	CONTRACTOR	INSPECTOR	INSPECTOR
1 A II	1200		PIM/BC	Barny	Tom
PIM/BC Application No.		# 72250			
Valuation No.		07000 579 36			
Owner:		Wellington			
Property File No.		P 29265			
Project Location:		618 Te Weta Rd., Haikite Valley			
Description of Work:		New carport.			
PIM Issued:		3414			
BC Issued:					

REFUSE TO
ISSUE

PIM Tracking Record:

Hazard/Caution/ Information (as noted on file)	high landslide possibility soft soils not expected					
Processing	Referral Date (Building Services)	Name	Signature	Date Reviewed	Early Notification of PIM suspension	
Building Services	28/3/14	Allen	[Signature]	28/3/14	Y	N
Admin Assistant - Building	28/3/14	K Crisp	[Signature]	28-3-14	Y	N
Resource Engineer	28-3-14	D	D	28/3/14	Y	N
Development Contributions					Y	N
Pollution Control					Y	N
Planning	31-3-14	Siman T	ST	1/4/14	Y	N
Regulatory/Geothermal					Y	N
Environmental Health					Y	N
Recreation & Community					Y	N

BC Tracking Record

	Date Reviewed	Name	Suspend Consent		Approval Signature	Date of Approval
Accessibility Review			Y	N		
Building Consent	11/4/14 29/4/14	Allen	Y	N		

REFUSE TO
ISSUE

Records sent to applicant and TA. Administration to complete on issue (✓ included or x NA)	Plans	Supporting documentation	Section 37 Notice
	PIM	Building Consent	Section 36 Notice
Name	Signature	Date	

REFUSE TO
ISSUE

Received by Customer Services

25 MAR 2014

Received by Building Services

Date 26.3.14

Landslide PIM ENDORSEMENTS

300 a b c d e g h i j k l f
302 a b c d e g h i j k l m n o p q r s t u v w1 w2 w3 x y z f
304 a b c f
306 a b c d e g h i j k l m n o f
308 a b c d e f
312 a b c d e g h i j k l m n o p q r f
314 a b c c1 c2 d d1 e g h i j k l m f
316 a b c c1 c2 d e g h i j k f
318 a b c d e g h i j k f
320 a b c c1 c2 d1 d2 e g h i j f
322 a b f
324 a b c d e g h i j k f
330 a b c d f
336 a b f
338 a b c d e g h i j f

340 a b c d f
342 a b c f
344 a b c d e g h i j k l m n o p q r s t u v w f
346 a f
348 a b c d e g h i j k l m n o p q r s t u v w x y z f
350 a b c d e g f
352 a b c f
354 a b c f
356 a b c d e g h f
358 a b c d f
360 a b c d f
362 a f
364 a f
366 a b c d f
368 a b f
370 a b f
372 a b f
374 a b f
376 a a1 b c d f

REFUSE TO
ISSUE

BUILDING SECTION Please record anything that may be relevant to the processing Building Officer

PLANNING SECTION (Section 37 Notice) Please record considerations and reasons for decisions

Zone WMA A

Any notified plan changes / proposed Designations relevant? (check RDC web site)

Y

N

Any relevant Planning Land Features that may impact on whether planning consent require.

Y

N

Check all Planning PIM standard statements-(Circle any relevant) special zoning provisions SP / Scheduled site / Building on, uncompleted subdivision / Development / Road widening / Appendix A sites / Service lanes / Special Height controls (airport, Maori Villages) / Airport noise / height issues / reserve contribution required for permitted activity / Hazardous substances / Contamination etc

Proposal may affect Marae (can be on an adjacent site) (Liaise with Director Kaupapa Maori)

Outcome.....

The proposal requires resource consent or other planning consent (early notification if yes)

Y

N

No resource consent or other planning consent is required for the proposal

- The proposal is a permitted activity and enough info is provided to demonstrate all relevant performance standards are met, site plan sighted, height and day lighting planes checked, all required parking and turning, reserve contribution needs to be picked up for permitted activities etc
- Existing use rights apply (why).....
- Proposal in accordance with designation.....
- Other reason.....

356(c)

The proposal requires resource consent under Rule/(s)..... of the Operative District Plan (*note the rules and reasons why consent required*)

356(d)

Resource consent has been applied for on..... The consent number is.....

The planner processing the application is

356(a)

The proposal is in accordance with Resource Consent numbered RC..... Which was granted on

Please ensure you are familiar with any consent conditions and ensure all are complied with.

356(f)

The proposal is not in accordance with Resource Consent numbered RC..... Provide details of conditions not met and info required. (**early notification**)

Y

N

354(c)

The proposal requires outline plan approval as the site is designated for the purpose of

370(a)

There is insufficient information with the application to determine whether resource consent is required or otherwise. The following information is required. (**early notification**)

370(f)

The proposal may affect an historic place (*let Building know ASAP for section 39 notification*) The site is listed in Appendix A of the District Plan. Number..... The site is registered NZHPT, site.....

Y

N

Free Text

**REFUSE TO
ISSUE**

Further Information Reviewed (*record what was supplied, how compliance demonstrated and outcome*)

Name

Simon T

Signature

ST

Date

1/4/14

RESOURCE ENGINEER Please record considerations and reasons for decisions**Further Information Reviewed** (record what was supplied, how compliance demonstrated and outcome)

Name

Signature

Date

ENGINEERING POLLUTION CONTROL Please record considerations and reasons for decisions

Circle

Grease trap required

Y

N

Further Information Reviewed (record what was supplied, how compliance demonstrated and outcome)**REFUSE TO
ISSUE**

Name

Signature

Date

ENGINEERING (Development Contribution Notice) Please record considerations and reasons for decisions

Circle

Development contribution applies (early notification)

Y

N

Copy of Development contribution notice attached (early notification)

Y

N

GEO THERMAL Please record considerations and reasons for decisions**ENVIRONMENTAL HEALTH** Please record considerations and reasons for decisions

Officers will contact the applicant to complete Health application and information booklet

Y

N

RECREATION AND COMMUNITY Please record considerations and reasons for decisions

The applicant requires the approval of the Parks and Recreational Manager to carry out works proposed in the vicinity of Council vegetation.

Y

N

The applicant requires the approval of the Parks and Recreational Manager to shift / replace Council vegetation that will be effected by the proposal. The applicant shall pay / carry out compensation / remedial work as instructed

Y

N

Building Consent Processing Section:**Building Consent Endorsements / Conditions:****Conditions:****Inspections:**

400 see over page

Additional BA Conditions**Important Endorsements**

401	a	b	402	a	b	c	d	e	g	h	i	j	k	l
C	d	f		m	n	o1	o2	oa	ob	p	q	r	s	t
				u	v	w	x	y	f					

Compliance Schedule SS and CS systems

403	a	b	c	d	f									
	ss1	ss2	ss3/1	ss3/2	ss3/3	ss4	ss5	ss6	ss7	ss8/1				
ss8/2	ss8/3	ss9/1	ss9/2	ss10	ss11	ss12	ss13/1	ss13/2	ss13/3	ss14/1				
ss14/2	ss15/1	ss15/2	ss15/3	ss15/4	ss15/5	ss16								
cs1	cs2	cs3	cs4	cs5	cs6	cs7	cs8/1	cs8/2	cs8/3	cs9				
cs10	cs11	cs12	cs13	cs14	cs15	cs16								

Attachments

404 a b c d f

Restricted Building Work

405 rbw car bri roo ext fou f

FREE TEXT:

Site Inspection Calculation / Conditions and Fees Sheet

PROCESSING	TIME ALLOCATED	TIME TAKEN (Quantity)	TOTALS in Dollars
Processing hours INSPECTOR	1.5 hr		\$ 255.00
Processing Fees Paid			\$ 333.00
SUB TOTAL			\$ 788.00
Further information	1/2 hr	1/2 hr	\$ 170.00
TOTAL PROCESSING CHARGE			\$ 92.00

400 INSPECTIONS (Circle correct letter)	Guide Only- (minimum ¼ hour increments)	# of Inspections	# of ¼ hour Increments
a. Siting, Footings, Foundations	3	1	2
a Retaining Walls	2-3		
b. Subfloor Bracing & Fixing	2		
<input checked="" type="radio"/> Pre-floor P&D	2		
d. Concrete Floor Building	2		1
e. Pre-Wrap <200-<300->	3-4-5		
g. Wrap Only	2		
g. Wrap/Cavity Battens	3		
h. ½ High Brick	2		
i. Bond Beams (One Block- full basement)	2-3		
j. Precast Concrete Work	2		
k. Pre Plaster	3		
l. Solar water heater	2		
m. Preline Building	3		
n. Preline P&D	2		
o. Wet Areas/Tanking/Basements	2		
p. Postline (Addition – New Dwelling)	0.5 – 0.75		
q. Sanitary & Stormwater Drainage)	0.5 – 0.75		
r. Enclosed Decks – membrane roofs/gutters	2		
s. Disconnection drainage	2		
t. Swimming Pools (Pool fencing)	2		
u.a. Solid Fuel Heater	2		
u.b In Built Solid Fuel Heater	2		
<input checked="" type="radio"/> v. Final Inspection (Dwellings ≤ 200m² needs 1 hour minimum) (Commercial/Industrial needs 1½ hours min)	4-5 (6)	1	3
w Combined inspections	Complete free text on sheet 5		0
x Trade waste	No charge		0
f Free text	Complete free text on sheet 5		0
Total number of ¼ hour increments			# 6
1	Total number of ¼ hour increments x \$42.50 = (Inspection cost)		\$ 255.00
2	Building officer desk top review (allow 5 min each inspection dwellings/commercial)	# of inspections x \$/5 minutes 2 x \$14.17 =	\$ 28.34
3	LBP Process (allow 15 min / LBP Category)	# of LBP Cat. x \$/15 minutes <input checked="" type="radio"/> x \$42.50 =	\$ —
4	Travel (total travel time one way only, calculate by using Google maps from Rotorua Museum)	# of inspections x \$/minute x Time/ trip 2 x \$2.83 x 41 =	\$ 232.00
5	CCC Assessment (not required for Garages, carports and minor works)		\$ —
6	Other		\$ —
TOTAL INSPECTION CHARGE (Talley sub totals for boxes 1 to 6)			\$ 515.40
Total number of inspections		2	Total inspection time on site 1 1/2 HRS
Record number and time of allowance for inspections and building category onto site summary sheet (Circle "Completed" to the right)			Completed

03 APR 2014

File Ref: P29265
Building Consent No: 72250

CHITTENDEN, MR JOHN
70 OKAREKA LOOP ROAD
RD 5
ROTORUA 3076



Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Dear Sir/Madam

PROJECT INFORMATION MEMORANDUM NO: 72250

Address of Project:

**618 TE WETA ROAD, WAIKITE
VALLEY**

Please find enclosed your Project Information Memorandum.

Your Project Information Memorandum (PIM) conditions are usually related to land use issues and council utilities, i.e., sewer, water, storm-water, roading, etc, and also issues related to the Resource Management Act and the District Plans. It does not refer to structural or Building Code issues (these are addressed in your Building Consent).

You will need to meet all the conditions of your PIM before starting your building work.

Please note:

"Your Project Information Memorandum is not a 'Building Consent' and is not an authority to commence building work."

That authority is contained within the conditions of the Building Consent.

Should you have trouble understanding any of the conditions of your PIM then you should phone Council on (07) 348 4199 and ask to speak with the relevant division of Council (i.e. Planning, Engineering, Health etc) and seek clarification from them.

Yours faithfully

D Holder
Building Services Manager

Encl.



Project Information Memorandum No: 72250

Section 34, Building Act 2004

Received: 25 Mar 2014

Issued: 03 Apr 2014

DESTINATION

ROTORUA

ROTORUA DISTRICT
COUNCIL

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

Agent

CHITTENDEN, MR JOHN
70 OKAREKA LOOP ROAD
RD 5
ROTORUA 3076

Owner

WELLINGTON, MR GRAHAM KEITH
618 TE WETA ROAD
RD 1
ROTORUA 3077

Site Information

Property ID: P29265
Street Address: 618 TE WETA ROAD, WAIKITE VALLEY
Valuation number: 07000 579 36
Legal Description:: LOT 5 DPS84898

Project Information

Project is for: CARPORT
Intended Use: GARAGE/CARPORT (OUTBUILDING)
Intended life: Indefinite but not less than 50 years
Value of Work: 10,000

Conditions.....

PROJECT INFORMATION MEMORANDUM STATUS

SUBJECT TO THE BUILDING CONSENT BEING ISSUED

The proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any endorsement of the Building Consent.

SPECIAL FEATURES OF LAND

EARTHQUAKE ZONE 2

The proposed building work is to be sited on land which Council has identified as being Earthquake Zone 2.

EXPOSURE ZONE B

Building elements will be required to be of specific design if within 50mtrs of a bore, steam vent, mud pool or other fume source.

ACCESS/VEHICLE CROSSING

ACCESS FROM FORMED ROAD

The proposed building work is to be sited on land which the Council has identified in its records as being able to have vehicular access from a formed road or street under the control or ownership of the Rotorua District Council.

VEHICLE CROSSING TO BE INSTALLED

The vehicle crossing, if not already complying, is to be installed prior to the building being occupied and must meet the requirements of Council's crossing bylaw, the Local Government Act and the Engineering Code of Practice. Note that a Road Corridor Access Request will be required for these works.

STORMWATER DISPOSAL

The proposed building work is to be sited on land which Council has identified as not being serviced by a public stormwater system. All stormwater runoff from any new roof or hard standing areas shall be collected and disposed of "onsite" in accordance with the Building Act Requirements

SEDIMENT CONTROL

During the construction phase of the project no sediment, silt or other material shall be permitted to discharge off site. Please install silt fences, bunds and/or detention ponds at the beginning of site works. Note that the discharge of contaminants (silt etc) off site contravenes Section 15 of the Resource Management Act and you may be subject to an infringement fine of up to \$1000.00.

INFORMATION REQUIRED FOR BUILDING CONSENT BUILDING SERVICES

NZ BUILDING CODE

Sufficient details to clearly show how the building work is to comply with the New Zealand Building Code are required. (The use of the Rotorua District Council check list may assist you.)

Good Ground Assessment

A soil report complying with "Rotorua Civil Engineering Industry Standard (RCEIS) 2000 Version 2004" Chapter 3 will be required for this project.

PERMITTED ACTIVITY

ROTORUA DISTRICT PLAN

The proposed building work is a Permitted Activity under the Rotorua District Plan. No Resource Consent is required.

PERFORMANCE STANDARDS

RURAL 1 & A

The activity is permitted subject to compliance with the performance standards and requirements of the Rural 1 and Rural A zone.

DEVELOPMENT CONTRIBUTIONS

Development Contribution not applicable.

Signed for and on behalf of the Council:

Name: Ann Kelly

Position: Building Services Administration

Signed: _____



Date: 03 APR 2014

08 MAY 2014

CHITTENDEN, MR JOHN
70 OKAREKA LOOP ROAD
RD 5
ROTORUA 3076

File Ref: P29265
Building Consents no: 72250

Dear Sir

REFUSAL TO ISSUE BUILDING CONSENT

We confirm that the sum of \$333.00 being refund for the Technical Processing Fee has been deposited to your bank account.

This fee was paid on permit No: **72250 - (618 TE WETA ROAD WAIKITE VALLEY)** as a portion of the lodgement fee

RE: CARPORT

If you have queries regarding this matter, please do not hesitate to contact me.

Yours faithfully



Ann Kelly
Team Leader Administration
Building Services

COPY

ACCOUNTS PAYABLE REFUND

Invoice file number:	185224
Creditor code:	REFUND
Creditor name:	CHITTENDEN, MR JOHN
Invoice number:	BC-72250
Status	CAPTURED

Invoice Details

Applicant advised they were not going to proceed with consent.

Consent status - Refused to issued.

BUILDING REFUND - CONSENT NO: 72250

Total Amount (excl. GST)	\$333.00
With-holding tax	\$0.00
GST amount	\$0.00
Total Amount (incl. GST)	\$333.00

Allocations

Budget Officer:	DARRELL HOLDER
Department:	GEN

Amount	GL Code	Job Code
333.00	95 90 90 7110	

A Kelly



A Hoffman



K Shand



Allan Hoffman

From: crumpandcol@gmail.com on behalf of John Chittenden <johnandcol@ihug.co.nz>
Sent: Thursday, 8 May 2014 11:52 a.m.
To: Allan Hoffman
Subject: Re: Building Consent 72250 - 618 Te Weta Road

Allan
Thanks for that
The engineer had no concerns with the design.
For the clients it had become a matter of cost

Cheers
John c

REFUSE TO
ISSUE

On 8 May 2014 11:34, Allan Hoffman <Allan.Hoffman@rdc.govt.nz> wrote:

Hi John

Without prejudice I can we can refund the processing fees but the admin, CT and PIM allowance had been either produced or time used and is therefore non-refundable.

•	Lodgement paid	\$696.00
-	Administration	\$130.00
-	PIM	\$218.00
-	CT	<u>\$ 15.00</u>
=	refund	\$333.00

The only option we have when a consent had been received and is asked to be withdrawn is to "refuse to issue consent" so I will stamp the documents to identify this and have Ann sort out the refund.

Do you mind me asking what the engineers concerns were over that stopped this consent being finalised?

Allan Hoffman
Senior Building Officer-Client Support and Special Projects, Building Services
Rotorua District Council | D: 07 3518064 | M: 277031302

From: crumpandcol@gmail.com [mailto:crumpandcol@gmail.com] **On Behalf Of** John Chittenden
Sent: Thursday, 8 May 2014 7:34 a.m.
To: Ann Kelly
Cc: Allan Hoffman
Subject: Re: Building Consent 72250 - 618 Te Weta Road

Ann / Allan

After liaising with an engineer and consulting with the clients they have decided that the extra cost involved by the 2nd request for information does not warrant continuing with this project.

They have asked me to enquire if any of the Pre-lodgement fees are refundable at this stage.

Regards

John Chittenden

On 30 April 2014 14:24, Ann Kelly <Ann.Kelly@rdc.govt.nz> wrote:

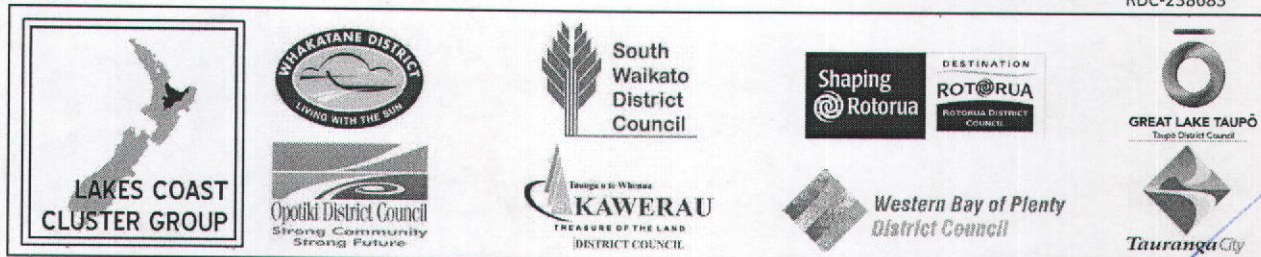
Attached is a letter requesting further information for the above consent. The original will be posted.

Any queries should be directed to Allan Hoffman – allan.hoffman@rdc.govt.nz



Ann Kelly
Team Leader Administration, Building Services
Rotorua District Council
D: 07 351 8590 F: 07 349 0993
E: ann.kelly@rdc.govt.nz
W: www.rdc.govt.nz
Civic Centre Building, 1061 Haupapa Street
Pvt Bag 3029, Rotorua Mail Centre, Rotorua 3046, NZ





Form 2

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT Section 33 or 45, Building Act 2004

1. THE BUILDING [if item is not applicable put N/A in the space]

Street address of building: 618 Te Weta Rd
Waikite Valley

[If no street address – details of nearest intersection] _____

Legal description of land where building is located: Lot 5 Block 84998
Site area: 25.18 m² Ha. Sec _____ Block _____

Building name: Carport Valuation No: 07000 579 36

Location of building within site/block number: [Include nearest street access] N/A.

Number of levels: [Above & below ground] 1 Level/Unit No: _____

Floor area: 36 (sq m) [Indicate area affected by the building work]

Current, lawfully established, use: _____ Year First Constructed: _____

[Add no. of occupants per level and per use if more than 1] N/A.

OFFICE USE ONLY:

File No: 22265
Consent/PIM Number: PIM/BC
Compliance Schedule No: 72250
Date received: 26/3/14
Vetted CAT8
Complete/Incomplete/Exempt Complete
Name _____
Date _____
Signature _____
Restricted Building Work?
Yes ☐ No ☐

2. OWNER

Name of Owner: L. Booth, G Wellington
Contact person: Linda Booth
Mailing address: 618 Te Weta Rd.
Waikite Valley RD1 Rotorua
Street address/registered office: _____
Phone No: _____ Landline: 3331522
Mobile: _____ Daytime: _____
After hours: _____ Facsimile: _____
Email: _____
Website _____

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

- ☐ Certificate of Title ☐ Lease Agreement
☐ Agreement for Sale and Purchase ☐ Other document

3. AGENT [Only required if application is being made on behalf of the owner]

Name of Agent: John Chittenden Design
Contact person: John Chittenden
Mailing address: 70 Loop Rd
Lake Okareka, RD5 Rotorua 3076
Street address/registered office: 70 Loop Rd.
Phone No: _____ Landline: 3628420
Mobile: _____ Daytime: 3628420
After hours: 3628420 Facsimile: 3628420
Email: johnandcol@ihug.co.nz
Website _____

Relationship to owner: [State details of the authorisation from the owner to make the application on the owner's behalf] _____

Agent / Designer

FIRST POINT OF CONTACT for communications with the Council / Building Consent Authority: ☐ Owner ☒ Agent

Or: (if different to above details) Name: _____ Email: _____

Mailing Address: _____ Phone: _____ Facsimile: _____

To be completed in lieu of Authorisation Letter

I, LINDA BOOTH & GRAHAM WELLINGTON as the owner of the above property, authorise JOHN CHITTENDEN to act as my agent.

Signature L. Booth, G. Wellington

Date 5/3/14

4. APPLICATION (Tick if applicable)

I request that you issue a (for the building work described in this application)

☐ Project Information Memorandum (PIM)

☒ Project Information Memorandum (PIM) and Building Consent

☒ Building Consent The existing PIM No [if applicable] is: _____

☐ Amendment to an existing Building Consent. The existing BC No is: _____

State the reference number if this application involves a National Multiple Use Approval: _____

Name: John Chittenden Signature: [Signature] Date: 28/2/2014

If you do not want information contained in this application to be made available for purposes of marketing please tick the box ☐

The signature is that of the ☐ Owner OR the ☒ Agent on behalf of and with the approval of the Owner

5. THE PROJECT

DESCRIPTION OF BUILDING WORK: (Provide sufficient information below to enable scope of work to be fully understood)

New carport between existing garage and dwelling.

Current use of building: Dwelling [e.g. home, implement shed, office]

Will the building work result in a change of use of the building? ☐ Yes ☒ No If Yes, provide details of the new use of the building:

Intended life of the building if less than 50 years: _____ [Years]

List Building Consents previously issued for this project (if any): Nil

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

\$ 10,000 [State estimated value as defined in section 7 of the Building Act 2004]

6. RESTRICTED BUILDING WORK [residential building work affecting structure or weather tightness] OR CONTACTS

Will the building work include any restricted work? ☒ Yes ☐ No

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work (If these details are unknown at the time of the application, they must be supplied before the building work begins):

Note: Continue on another page if necessary

DESIGNER:

Name: John Chittenden

Address: 70 Loop Rd, Lake Okatake RD.

Email: johnandcol@hug.co.nz

Telephone: 3629420 LBP No: BP110725

License Class: DESIGN

ENGINEER:

Name: _____

Address: _____

Email: _____

Telephone: _____ Reg No: _____

License Class: DESIGN

BUILDER:

Name: Kelvin Handley

Address: Springfield, Rotorua 3015

Email: _____

Telephone: 027 206 2313 LBP No: BP 113729

License Class: CARPENTRY

BRICK / BLOCK LAYER:

Name: _____

Address: _____

Email: _____

Telephone: _____ Reg No: _____

License Class: BLOCKLAYING

ROOFER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: ROOFING or CARPENTRY (delete one)	EXTERNAL PLASTERER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: EXTERNAL PLASTERING
FOUNDATIONS / FLOORS: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: FOUNDATIONS or CARPENTRY (delete one)	GAS FITTER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____
PLUMBER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____	DRAIN LAYER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____
LICENSED BUILDING PRACTITIONER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: _____	LICENSED BUILDING PRACTITIONER: Name: _____ Address: _____ Email: _____ Telephone: _____ Reg No: _____ License Class: _____

**REFUSE TO
ISSUE**

7. PROJECT INFORMATION MEMORANDUM [Do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: [Tick the matters relevant to the project]

- ☐ Subdivision
- ☐ Alterations to land contours [e.g. digging out the site for a building platform]
- ☐ New or altered connections to public utilities [e.g. Council sewer, stormwater or water mains]
- ☒ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☒ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the Territorial Authority: [Specify]

The following plans and specifications are attached to this application:

Building Code Clause <i>Tick relevant clauses</i>	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
<input checked="" type="checkbox"/> B1 Structure	<input checked="" type="checkbox"/> AS1NZS1170 <input checked="" type="checkbox"/> B1/AS1 <input checked="" type="checkbox"/> NZS3604 <input type="checkbox"/> NZS4229 <input type="checkbox"/> Other	<input type="checkbox"/> B1/VM1 <input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> B2 Durability	<input checked="" type="checkbox"/> B2/AS1	<input type="checkbox"/> B2/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> C1-4 Fire Clauses <input type="checkbox"/> C1-6 Fire Safety Clauses	<input type="checkbox"/> C/AS1 <input type="checkbox"/> C/AS2 <input type="checkbox"/> C/AS3 <input type="checkbox"/> C/AS4 <input type="checkbox"/> C/AS5 <input type="checkbox"/> C/AS6 <input type="checkbox"/> C/AS7 <input type="checkbox"/> C/VM1	<input type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> D1 Access routes	<input type="checkbox"/> D1/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> D2 Mechanical installation for access	<input type="checkbox"/> D2/AS1 <input type="checkbox"/> D2/AS2 <input type="checkbox"/> D2/AS3 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> E1 Surface water	<input checked="" type="checkbox"/> E1/AS1 <input type="checkbox"/> AS3500	<input type="checkbox"/> E1/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> E2 External moisture	<input checked="" type="checkbox"/> E2/AS1 <input type="checkbox"/> E2/AS2 <input type="checkbox"/> SED <input type="checkbox"/> E2/AS3	<input type="checkbox"/> E2/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> E3 Internal moisture	<input type="checkbox"/> E3/AS1 <input type="checkbox"/> Other		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> F1 Hazardous agents on site	<input checked="" type="checkbox"/> F1/AS1	<input type="checkbox"/> F1/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> F2 Hazardous building materials	<input checked="" type="checkbox"/> F2/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F3 Hazardous substances and processes	<input type="checkbox"/> F3/AS1	<input type="checkbox"/> F3/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> F4 Safety from falling	<input checked="" type="checkbox"/> F4/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> F5 Construction and demolition hazards	<input checked="" type="checkbox"/> F5/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> F6 Visibility in escape routes	<input type="checkbox"/> F6/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> F7 Warning systems	<input checked="" type="checkbox"/> F7/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other (Specify): _____

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Building Code Clause <i>Tick relevant clauses</i>	Acceptable Solution & NZS 4121 Accessible Design	Verification Method	Alternative Solution [Supporting documents listed below]	Waiver/ Modification [Supporting documents listed below]	Proposed Inspections
<input checked="" type="checkbox"/> F8 Signs	<input checked="" type="checkbox"/> F8/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G1 Personal hygiene	<input type="checkbox"/> G1/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G2 Laundering	<input type="checkbox"/> G2/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G3 Food preparation and prevention of contamination	<input type="checkbox"/> G3/AS1 <input type="checkbox"/> NZS 4121		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G4 Ventilation	<input type="checkbox"/> G4/AS1	<input type="checkbox"/> G4/VM1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G5 Interior environment	<input type="checkbox"/> G5/AS1	<input type="checkbox"/> G5/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G6 Airborne impact sound	<input type="checkbox"/> G6/AS1	<input type="checkbox"/> G6/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G7 Natural light	<input type="checkbox"/> G7/AS1	<input type="checkbox"/> G7/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G8 Artificial light	<input type="checkbox"/> G8/AS1	<input type="checkbox"/> G8/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input checked="" type="checkbox"/> G9 Electricity	<input checked="" type="checkbox"/> G9/AS1	<input type="checkbox"/> G9/VM1	<input type="checkbox"/>	<input type="checkbox"/>	By certification only
<input type="checkbox"/> G10 Piped services	<input type="checkbox"/> G10/AS1	<input type="checkbox"/> G10/VM1	<input type="checkbox"/>	<input type="checkbox"/>	By certification only
<input type="checkbox"/> G11 Gas as an energy source	<input type="checkbox"/> G11/AS1			<input type="checkbox"/>	By certification only
<input type="checkbox"/> G12 Water supplies	<input type="checkbox"/> G12/AS1 <input type="checkbox"/> G12/AS2	<input type="checkbox"/> G12/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G13 Foul water	<input type="checkbox"/> G13/AS1 <input type="checkbox"/> G13/AS2 <input type="checkbox"/> AS3500 <input type="checkbox"/> G13/AS3	<input type="checkbox"/> G13/VM1 <input type="checkbox"/> G13/VM4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G14 Industrial liquid waste	<input type="checkbox"/> G14/AS1	<input type="checkbox"/> G14/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> G15 Solid waste	<input type="checkbox"/> G15/AS1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____
<input type="checkbox"/> H1 Energy efficiency	<input type="checkbox"/> H1/AS1	<input type="checkbox"/> H1/VM1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Council <input type="checkbox"/> Other (Specify): _____

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8. WAIVER/MODIFICATION TO NZ BUILDING CODE REQUIRED FOR FOLLOWING PARTS OF CODE:

Supporting documentation attached as follows (please list):

9. COMPLIANCE SCHEDULE

The specified systems for the building are as follows: [specified systems are defined in regulations]

Any system installed from below to be accompanied by procedures for inspection and routine maintenance. [Council to vet and verify in first column.]

There are no specified systems in the building ☒

		COUNCIL	Applicant to complete				
			Existing	New	Altered	Added	Removed
Specified Systems Prescribed by Building Act 2004 Compliance Schedule Handbook 25 May 2007							
ss1	Automatic systems for fire suppression	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss2	Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and services only that unit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss3	Electromagnetic or automatic doors and windows						
	ss3/1 Automatic doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss3/2 Access controlled doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss3/3 Interfaced fire or smoke doors or windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss4	Emergency lighting systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss5	Escape route pressurisation systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss6	Riser mains for use by fire services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss7	Automatic back-flow preventers connected to a potable water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss8	Lifts, escalators, travelators, or other systems for moving people or goods within buildings						
	ss8/1 Passenger carrying lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss8/2 Services lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss8/3 Escalators and moving walks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss9	ss9/1 Mechanical ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss9/2 Air conditioning systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss10	Building maintenance units providing access to exterior and interior walls of buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss11	Laboratory fume cupboards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss12	Audio loops or other assistive listening systems						
	ss12/1 Audio loops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss12/2 FM radio frequency systems and infrared beam transmission systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss13	Smoke control systems						
	ss13/1 Mechanical smoke control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss13/2 Natural smoke control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss13/3 Smoke curtains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss14	Emergency power systems for a system or feature specified in any of specified systems 1-13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss14/1 Emergency power systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss14/2 Signs in relation to any specified systems 1-13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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COMPLIANCE SCHEDULE [Continued]

			Applicant to complete				
		COUNCIL	Existing	New	Altered	Added	Removed
ss15	Other fire safety systems or features						
	ss15/1 Systems for communicating spoken information intended to facilitate evacuation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss15/2 Final exits		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss15/3 Fire separations		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss15/4 Signs for communicating information intended to facilitate evacuation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ss15/5 Smoke separations		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ss16	Cable cars		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Only include where one or more of ss1-6, 9 or 13 are included.

10. ATTACHMENTS

The following documents are attached to this application: [Tick as applicable]

☒ Plans and specifications (list) _____

Project Specification

Plans 5Lk 101-105

201

301

401

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☒ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum

☐ Development contribution notice

☐ Certificate attached to Project Information Memorandum

☐ National Environmental Standard Checklist

☐ Other information relevant to this application: [Please specify]: _____

COUNCIL USE ONLY

ESTIMATED TOTAL VALUE OF WORK

\$ 10000

GST inclusive

Project floor area

m²

FEE PAYABLE

Project Information Memorandum	\$ <u>218</u>
Building Administration	\$ <u>130</u>
Technical Processing fee	\$ <u>383</u>
Inspection fee	\$ <u>515.40</u>
Certificate of Title	\$ <u>15</u>
Other	\$ _____
LODGEMENT FEE	\$ <u>696</u>
Technical Processing fee	\$ <u>92.00</u>
Inspection fee	\$ <u>515.40</u>
Industry Levy (DBH)	\$ _____
Industry Levy (BRANZ)	\$ _____
BCA Levy	\$ _____
Vetting	\$ _____
Producer Statements	\$ _____
Compliance Schedules	\$ _____
Vehicle Crossing	\$ _____
Street Damage	\$ _____
Water Connection	\$ _____
Sewer Connection	\$ _____
Peer Review	\$ _____
N Z F S	\$ _____
Development Contribution	\$ <u>N/A</u>

TOTAL BALANCE PAYABLE

Lodgement deposit	\$ <u>696</u>
Date paid	<u>25-3-14</u>
Receipt No.	<u>275555</u>
Consent fee balance	\$ _____
Date paid	_____
Receipt No.	_____

PIM/BC
#...72250

Granted by

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Signature

Date

Issued by

Signature


Date

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Please complete

Forward any refunds or further invoices to:

#...72250

	Outdoor Structures (decks, retaining walls, conservatories, roofed pergolas >20m²) Vetting Checklist <i>For initial completion by the applicant</i>	Ref: CV 03
		Ver: 6
		Issued 1 Feb 2013
		RDC-65779
		Page 1 of 2

Copies Rqd	ADMINISTRATION CHECKLIST <i>To be completed by Customer Service Centre</i>				Complete ✓
2	Geyserview printout (contour plan) checked with Applicant for Correctness				<input checked="" type="checkbox"/>
1	Green PIM/BC Master Checklist has been completed				<input checked="" type="checkbox"/>
1	Site Inspection Card completed				<input checked="" type="checkbox"/>
1	Applicant Inspection card complete				<input checked="" type="checkbox"/>
1	Form 6 (Application for Code Compliance Certificate) attached to Applicant Inspection Card				<input checked="" type="checkbox"/>
	Form 2 administratively complete and front cover signed appropriately				<input checked="" type="checkbox"/>
Document	Description	Applicant to Complete	Plan/Spec No.	RDC USE ONLY	
Please refer to RDC website "How do I apply for a Building Consent" if you are not sure how to complete this document or don't know what to provide.					
Address	618 Te Waka Rd.	S	N/A	N/A	<input checked="" type="checkbox"/> P F N/A
Form 2 - Building Consent Application Form completed and signed		S	N/A	N/A	<input checked="" type="checkbox"/> P F N/A
If this project involves the alteration of the primary structure / external moisture management system the work is defined as "restricted building work". The design must be carried out by a Licensed Designer		<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
If this project involves "restricted building work" has Form 2A (Certificate of Design Work) been provided?		<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Have all Licensed Building Practitioner's been identified?		<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
To avoid having your application returned please ensure the plan/specification No. is provide where appropriate.		<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Document					
Current certificate of title no more than 6 months old		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Has site assessment of soil conditions been provided to 3604:2011?		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A	<i>uplift</i>	<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
To what standard has this building been designed?		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Plans/ Specs					
Plans to recognised metric scale, job specific specifications (2 copies)		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Floor Plan					
3 rd copy of floor plan for projects over 10K (max A3)		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Site Plan					
Distances to boundaries indicated					<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Contours provided (existing and proposed)		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Services					
Council & private services (drains) identified in relation to building. <i>None</i>		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Storm Water – Soakholes (sizes and depths) Council Drains (if applicable) disposal		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Floor Plans					
Dimensions of proposed building work		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Construction joints to control concrete shrinkage <i>Not Filled</i>		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Smoke alarms		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Foundation					
Footing dimensions and reinforcement		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Post foundations (must provide resistance to uplift)		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Pile/ pole layout, grade, treatment and sizes		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A
Connection details (SS within 600mm ground)		<input checked="" type="checkbox"/> S	<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> P F <input checked="" type="checkbox"/> N/A

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Miss Design to Follow

Structure			
Bracing and bracing calculations	S	N/A	
Foundation members size, grade and treatment	S	N/A	
Sub floor members size, grade and treatment	S	N/A	
Lintel / beam members size, grade and treatment	S	N/A	
Roof structure members size, grade, spacing & treatment	S	N/A	
Up lift fixings for roof	S	N/A	
Fixing details for structure to floor /foundation	S	N/A	
Elevations			
Elevations provided	S	N/A	
Window and door types and locations	S	N/A	
Roof (roofing material)	S	N/A	
Daylighting (relevant to nearest boundary if applicable)	S	N/A	
Cross Section			
Cross Section provided	S	N/A	
Specific Design			
Producer statement and calculations provided	S	N/A	
Details			
Connection details of components to building	S	N/A	
Tanking and drainage specification/ provisions	S	N/A	
Additional Fees			
Please be aware that additional fees may be applied after lodgment deposit is paid, for inspections, processing, certificates, government levies and the like (discussed?).			

Applicant $s =$

P = Pass

Not Applicable

F = Not supplied – further information required

N/A= Not Applicable

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	<h2>Outdoor Structures Processing Checklist</h2>	Ref: CP 08
		Ver: 09
		Issued: 16 Jan 2014
		IT 641467
		Page 1 of 6

Processor Name: <u>Allo</u>		Building Consent No.: <u>72250</u>	
Project Details (construction type)			
Building Act		Comments/ reason for decision	
1	PIM issued? (subject to conditions)	<input checked="" type="radio"/> P	<input type="radio"/> F <input type="radio"/> N/A <u>3/4/14</u>
2	Sec 36 - Has a Development Contribution Notice been attached to the PIM?	<input type="radio"/> P <input type="radio"/> F	<input checked="" type="radio"/> N/A <u>No DC payable</u>
3	Section 37 notice issued?	<input type="radio"/> P <input type="radio"/> F	<input checked="" type="radio"/> N/A <u>RC not required</u>
4	Sec 39 - Are there any issues associated with Historic Places Trust?	<input type="radio"/> P <input type="radio"/> F	<input checked="" type="radio"/> N/A <u>not on list</u>
5	Sec 67 - Is the building consent subject to a waiver or modification? Sign off by TL/ MBS, condition BC, create information notice, advise Chief Executive, MBIE.	<input type="radio"/> P <input type="radio"/> F	<input checked="" type="radio"/> N/A <u>will archive code compliance project when finished</u>
6	Sec 72 - Is land subject to natural hazards? (Erosion, Falling Debris, Inundation, Subsidence, Slippage) Sign off by TL/ MBS, condition BC, notify appropriate authority for lodgement on title.	<input type="radio"/> P <input type="radio"/> F	<input checked="" type="radio"/> N/A <u>not identified in PIM/BC Master</u>
7	Sec 75 - Is the building constructed on 2 or more allotments? Condition BC, notify appropriate authority for lodgement on title. If there are no party walls, or the allotments have been amalgamated, exempt from section 75 Certificate.	<input type="radio"/> P <input type="radio"/> F	<input checked="" type="radio"/> N/A <u>checked file and because it is being located between two buildings it is okay</u>
8	Sec 84 - LBP's or Owner Builder/Designer listed for Restricted building Work (complete separate checklist and create information on property file where owner involved in design or construction)	<input type="radio"/> P <input type="radio"/> F	<input checked="" type="radio"/> N/A <u>not a dwelling so therefore not RBLW</u>
9	Sec 113 - Specified intended life? Condition BC, create information notice.	<input checked="" type="radio"/> P <input type="radio"/> F	<input type="radio"/> N/A <u>50 yrs</u>
10	Site plan mirrors that of C.T. and location of existing building similar to G.V?	<input type="radio"/> P <input type="radio"/> F	<input type="radio"/> N/A <u>it is of a very large plot of land</u>
11	Sec 363 CPU required as part of the building consent? <ul style="list-style-type: none"> Means of escape Accessibility Construction and demolition hazards Specified systems 	<input type="radio"/> P <input type="radio"/> F	<input checked="" type="radio"/> N/A <u>domestic carport no CPU required</u>
12	Sec 362V - Is the building a household unit being constructed by or on behalf of a property developer for the purpose of sale?	<input type="radio"/> P <input type="radio"/> F	<input checked="" type="radio"/> N/A <u>carport only</u>
13	If this is an alteration, have records been checked to reconcile proposal against existing?	<input type="radio"/> P <input type="radio"/> F	<input type="radio"/> N/A <u>checked TRIM and as per council records</u>
Specification		Comments/ reason for decision	
14	Job specific specification	<input checked="" type="radio"/> P <input type="radio"/> F	<input type="radio"/> N/A <u>specific</u>

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ISSUE**

Ground Works / Siting / Site Preparation B1,B2,E2				Comments/ reason for decision	
15	Scale plan showing boundaries and project	P	F	N/A	Sheet 101
16	Contour plan been provided	P	F	N/A	carport is not reliant on gradient of land
Retaining Wall B1,B2,E2,E1					
17	Type of wall	P	F	N/A	no retaining req
18	PS1 and calculations been provided (surcharge considered if applicable below or above structure)	P	F	N/A	
19	Timber treatment, grade sizing	P	F	N/A	
20	Reinforcing and footing/wall details including control joints	P	F	N/A	
21	Drainage detail including disposal	P	F	N/A	
22	Tanking	P	F	N/A	
23	Safety from falling (separation, vegetation etc)(if using barrier complete section below)	P	F	N/A	
Deck B1,B2,E2					
24	Type of design (SED or other)	P	F	N/A	no proposed deck
25	Pile size, treatment and grade	P	F	N/A	
26	Sub floor bracing calculations provided (deck is over 2m from house)	P	F	N/A	
27	Foundation sizes (braced, anchor and ordinary)	P	F	N/A	
28	Pile fixings	P	F	N/A	
29	Durability requirements (s/s or hot dip galvanized)	P	F	N/A	
30	E2 compliant connection to dwelling or alternative solution	P	F	N/A	
31	Cantilevered deck dimensions and set back	P	F	N/A	
32	Enclosed deck threshold	P	F	N/A	
33	Type of deck (joist spacing considered)	P	F	N/A	
Bearers B1,B2					
34	Timber treatment sizing and grade	P	F	N/A	
35	Span and centres	P	F	N/A	
36	Bearer fixing to piles and joist specified	P	F	N/A	
Floor joists B1,B2					
37	Timber treatment size and grade	P	F	N/A	
38	Joist span and centers (2 kpa load)	P	F	N/A	
39	Stringer size, grade, treatment and fixing	P	F	N/A	
Steps B1,B2,D1					
40	Slip resistance	P	F	N/A	
41	Rise and going (appropriate for type of stair)	P	F	N/A	

REFUSE TO
ISSUE

Jetty/ Bridge B1,B2				
42	SED calculations and producer statement	P	F	N/A no jetty or bridge
43	Foundation design	P	F	N/A
44	Structural components	P	F	N/A
45	Durability of fixings and components (timber treatment)	P	F	N/A
Barriers (safety from falling) B1,B2,F4				
46	Barrier design (F4 AS 1 or alternative)	P	F	N/A no handrail needed
47	Barrier construction detail (SED or B1 AS 2)	P	F	N/A
Pergola/ Verandah B1,B2,E1,E2				
48	Post footings specified provide adequate resistance against uplift (NZS 3604 Section 9)	P	F	N/A RFI
49	Top/bottom of post connections	P	F	N/A Mittek brackets.
50	Verandah beam treatment, grade, size, span	P	F	N/A missing for plan
51	Rafter sizes, span and treatment	P	F	N/A truss design and has a soc for rafters.
52	Purlin size, grade span and fixing	P	F	N/A 75x500 750 cs with one blue screw.
53	Roofing material and profile	P	F	N/A trapezoidal with underlay 6.4m gauge
54	Storm water disposal (down pipe & gutter capacity, type of disposal)	P	F	N/A the internal gutter has been
55	Fixings for uplift	P	F	N/A details would be acceptable.
Playgrounds/ Shade Sails B1,B2,F4				
56	SED calculations and producer statement	P	F	N/A not this casual
57	Foundation design	P	F	N/A
58	Structural components	P	F	N/A
59	Durability of fixings and components (timber treatment)	P	F	N/A
60	Safety from falling (type of paving/ matting and other mitigating factors)	P	F	N/A

REFUSE TO
ISSUE

Conservatory B1,B2,E1,E2,F2				
61	SED/ PS1 & supporting documents	P	F	N/A no conservatory
62	Roof design (type)	P	F	N/A
63	Foundation/ floor design (complete deck section for wooden floor) <ul style="list-style-type: none"> Foundation size Floor thickness DPM? Connection of slab to dwelling 	P	F	N/A
64	Safety from falling (restrictor stays etc > 1m)	P	F	N/A
65	Glazing specification	P	F	N/A
66	Connection to existing walls and roof (weathertight issues) Flashings	P	F	N/A
67	Fixing or conservatory to structure (wall, floor, roof)	P	F	N/A
68	Stormwater disposal	P	F	N/A
69	External envelope of dwelling (Remains intact to avoid H1 assessment)	P	F	N/A
Safety F7				
70	Smoke alarm to attached dwelling (where outdoor structure is attached to dwelling)	P	F	N/A note new made on the plans to comply with F7/AS1
71	Means of escape not impeded from building	P	F	N/A no effect to the existing means of escape
Control of Fire Spread C1-6				
72	Bottom plate/stud fixing details	P	F	N/A Does not need
73	Cantilevered foundation/ slab detail	P	F	N/A can fire protection
74	Combustible claddings (non-combustible when within 1m of boundary).	P	F	N/A due to being greater than 1m
75	Eaves encroachment (Roof/eaves extends to within 650mm of a boundary, the eaves and supporting wall needs to be fire rated 30/30/30.) Clause 7.8.5 NZBC C Docs	P	F	N/A from a balcony or other places
76	An open sided building <40m square requires F rating of 15 minutes if closer than 3m to boundary and roof venting of 15% which is to be no closer than 1m to boundary. Figure 7.10 and Clause 7.8.10 NZBC C Docs Page 174	P	F	N/A property.
77	An open sided building >40m square requires F rating of 15 minutes if closer than 1m to boundary and needs roof venting of 15% which is no closer than 1m to boundary. Figure 7.10 and Clause 7.8.10 NZBC C Docs Page 174	P	F	N/A

P = Pass = Compliance with the Building Code

F = Fail = Non-compliance with the Building Code – further information required

N/A = Not Applicable

REFUSE TO
ISSUE

Producer Statements						
Acceptance Guidelines						
PS will be accepted from approved persons recognised as having appropriate technical competence / qualifications / experience / history within their specific discipline.						
Circle Statement Type: PS 1 – Design PS 2 – Design Review				Comments:		
Circle Category:	PSI	CALCS	SPECS	DRAWINGS	PS2	Producer Statements formatted as below
Structural						
Geotechnical						
Other						

Producer Statements;

A Producer Statement requires the following as a minimum requirement to be accepted by the Rotorua District Council:

- ☐ A written statement
- ☐ Header with 'Producer Statement'
- ☐ Who is issuing the Producer Statement (suitably qualified and author of Producer Statement)
- ☐ The Producer Statement must be addressed for the attention of the Rotorua District Council
- ☐ Who has completed or designed the work identified (qualifications to undertake the work required)?
- ☐ The product name and specifications for application of product used (where applicable)
- ☐ What parts/clauses of the Building Code the work relates to
- ☐ Full legal description of the site where the work will be undertaken
- ☐ Clearly identifying what part of the building consent work is covered by the Producer Statement
- ☐ Provide the sum of Provisional Indemnity Insurance held
- ☐ The author's name and signature
- ☐ Qualifications
- ☐ Address
- ☐ Registration Number
- ☐ Membership of Professional Organisation
- ☐ Date the Producer Statement was produced.

Statements of Compliance;

1. Rotorua District Council will accept a statement of compliance in assessing compliance with the Building Code. Statements of compliance can include, but are not limited to:
 - Buildable truss plans and associated documentation
 - Appraisal certificates
2. Statements of compliance require the following as a minimum to be accepted by the Rotorua District Council:
 - ☐ Who has issued the statement of compliance
 - ☐ Product name
 - ☐ Address of relevant property (where applicable)
 - ☐ Description of application (where applicable)
 - ☐ Date
 - ☐ Name and signature
 - ☐ Registration/license number (where applicable)
 - ☐ Address of author

REFUSE TO
ISSUE

Notes on Acceptance of Producer Statement and/or Statement of Compliance (Reasons for Your Decision to Accept from a particular author):

Alternative Solutions

- Before finalizing a decision of whether to accept or refuse an alternative solution the processor will obtain a peer review from their Team Leader/Technical Leader
- In making a decision, the Building Officer may give consideration to (but is not limited to) comparison with acceptable solutions, other documents, standards, best practice guides, publications, expert opinion, determinations, in-service history, product certification – compliance with Building Code objectives. Consideration may also be given to industry guidance provided in BRANZ Bulletin #456 (Dec 2004)

Other considerations (waivers and modifications- alternative solutions,- warnings and bans- section 37,75 etc)

the design is not in accordance
with any standard that anybody
other than an engineer can confirm
to comply with a

GRANTING BUILDING CONSENT

Sign the application form to grant the building consent once satisfied on reasonable grounds that if the building work was to be constructed in accordance with the approved documents, then compliance with the Building Code will be met.

E-MAILED

30.4.14

30 April 2014
RDC-457208



Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand
P: 07 348 4199
F: 07 346 3143
E: mail@rdc.govt.nz
W: www.rdc.govt.nz

CHITTENDEN, MR JOHN
70 OKAREKA LOOP ROAD
RD 5
ROTORUA 3076

**REFUSE TO
ISSUE**

Dear Sir or Madam:

2nd Request for Further Information on PIM / BC Application.

Building Consent Number: 72250 P29265
Project Location: 618 TE WETA ROAD, WAIKITE VALLEY
Project Description: CARPORT

Thank you for your response to the "RFI" letter sent 15 April 2014. Your reply has raised other questions that need to be addressed. When processing this consent I at no stage considered the connection between the proposed carport and the existing garage as being structural and instead considered this carport to be free-standing with a combined stormwater gutter detail. The reason for this is that I have no method for calculating the values of the connection between these two buildings. Therefore please have an engineer look at the following items.

1. Detail D01 confirming the suitability of this proposed connection.
2. Roof/wall brace structure that negates the need to bracing the front wall and confirm that proposed brace piles will satisfy New Zealand Building Code B1.
3. Verandah beams are not correct to NZS3604:2011 as the maximum loaded dimension of a 300 x 90 is 2.1 metres and the actual load will be 2.7 metres as a minimum.

Please also note that your brace calculations to use brace piles have been calculated using values greater than 160/120 which is all that this type of brace pile will provide.

Two copies of all further information is required to be lodged together and shall include a reference clearly indicating how and where this information has been provided and can be found within the documents.

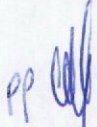
Amended/updated plans that were originally signed by the Design Engineer must be resigned prior to submission to Council.

Further information is required within 28 working days and can be forwarded by mail or lodged with Customer Services. Alternatively you can contact the processing Building Officer 24 hours prior to lodgment and arrange a meeting where each of the outstanding items can be assessed in person.



We appreciate that requests for those items may be frustrating but unless compliance can be clearly demonstrated building consent cannot be issued. We have suspended building consent processing until the above information is provided. Please be assured of our earliest attention to completion of processing and issuing of building consent on receipt of this information.

Yours sincerely



Allan Hoffman
Building Officer

**REFUSE TO
ISSUE**

Thank you for your response to the "RFI" letter sent 15 April 2014 but your reply has raised other questions that need to be addressed. When processing this consent I at no stage considered the connection between the proposed car port and the existing garage as being structural and instead considered this carport to be free standing with a combined stormwater gutter detail. The reason for this is that I have no method for calculating the values of the connection between these two buildings, therefore please have an engineer look at these following items.

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**REFUSE TO
ISSUE**

JOHN CHITTENDEN DESIGN

70 Loop Rd
Lake Okareka
RD 5
Rotorua 3076
PH (07) 3628 420

16/4/2014

Rotorua District Council
1061 Haupapa St
Rotorua

Attn Allan Hoffman

**REFUSE TO
ISSUE**

Building Consent 72250 P29265

Allan

Answers to questions raised in your letter of 15 April 2014-04-16

- (X)
1. When I submitted the plans for vetting I was told by Bushy (Confirmed by Charlie) that if the carport was attached to the existing garage it would not require an engineers input. I subsequently redrew the plans to comply with this.
Also I believe that the bracing design submitted qualifies as an "Alternative Solution" to comply with the Building Code.

Evidence (Calculations) The bracing values for W & E have been obtained from NZS3604:2011 6.8

The only difference here being the supported structure is a lightweight roof, not floor, walls & roof. The construction is as per 6.6, the only difference being the connection where I have used a Bomac strap for the Post/ timber brace for additional strength. This has given me the line values detailed on Sht 104. I have also put the values through the Ezibrace software which is attached.

Evidence (Practical) Over the past 20 years I have built and designed numerous similar structures using the same bracing system. These have all been accepted by the TA (RDC included) and have been issued with a Code of Compliance.

Where bracing cannot be provided along the front of the carport, I have specified Dragon Ties complying with NZS3604 2011, 8.3.3

Also note that the proposed building has an Importance Level of 1.

I suggest that we have to be pragmatic here also in that the low importance level, simple structure and rural environment does not warrant the additional expense of Engineer approval, for what is a fairly common design.

- (X)
- (X)
- ✓
2. I have noted the beam size on Sht 104
 3. I have noted on D01 that the brackets are to be fitted prior the placement of the beam
 4. I have noted the fall on D01, This will be achieved simply by packing the spacers.

5. I have noted on D01 the height of the gutter ends . This will provide sufficient overflow capacity at both ends of the gutter.

Yours Faithfully

J. Chittenden

John Chittenden

15 April 2014
RDC-449295

Rotorua District Council
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
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P: 07 348 4199
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W: www.rdc.govt.nz

E-MAILED
15/4/14

CHITTENDEN, MR JOHN
70 OKAREKA LOOP ROAD
RD 5
ROTORUA 3076

**REFUSE TO
ISSUE**

Dear Sir

Request for Further Information on PIM / BC Application.

Building Consent Number: 72250 P29265
Project Location: 618 TE WETA ROAD, WAIKITE VALLEY
Project Description: CARPORT

You may or may not be aware that the Building Act 2004 requires a territorial authority to be satisfied on reasonable grounds that the provisions of the Building Act will be met if the building work were properly completed in accordance with the plans and specifications that accompany the building consent application.

As code compliance certificate will be issued against the approved plans and specifications it is now imperative that the plans and specifications clearly reflect code compliance.

Having assessed your plans and specifications, we require the following additional details / amendments to ensure compliance is properly demonstrated and enable building consent to be issued:

1. The structural design is outside any standard that Council can verify as being compliant with New Zealand Building Code. Please have an engineer review your concept and confirm that all structural elements and bracing will comply with NZS 1170.

(X)

2. Please note that the beam size is missing from the plans
Beam size does not meet table 10.8 as loaded dimension exceeds maximum measured
3. The detail to page D01 page 401 would be difficult to construct on site with use of multi grip fixings in such a confined location. Confirm that this method is how you wish this to be constructed - Did not realise that this had been considered by the designer as meeting the requisite of being attached to an existing building.
4. Detail how the gutter is to have a fall created to the downpipe.
20 mm fall created by the gutter
5. As this is an internal gutter it must have an overflow ability, provide this detail.
overflow to eave

(X)

(X)

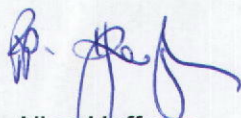
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Yours sincerely



Allan Hoffman
Building Officer

**REFUSE TO
ISSUE**

GeyserView IV Parcel Report

Legal desc: Lot 5 DPS 84898

PIM/BC
#...72250



Parcel Information

Parcel is 'ghosted'

Parcel Id	PFile	Full Address	Parcel Name
7706/13	P29265	618 TE WETA ROAD, WAIKITE VALLEY, R D 1	LOT 5 DPS 84898
Title(s)	SA67B/495		

07000*579*36* 618 TE WETA ROAD

LOT 5 DPS 84898

Capital Value \$338,000.00

Land Value \$138,000.00

Improvements DWG OBS OIS FG

Area (ha) 2.5180

Connections: Sewer 0

Water 0

Refuse Charges 0

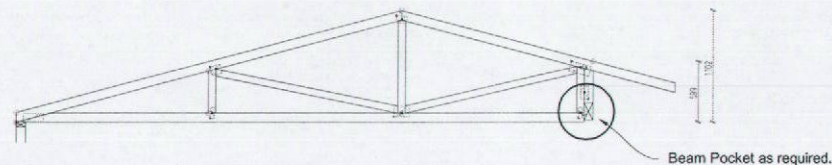
Zone - Operative Plan

Rural A (General)

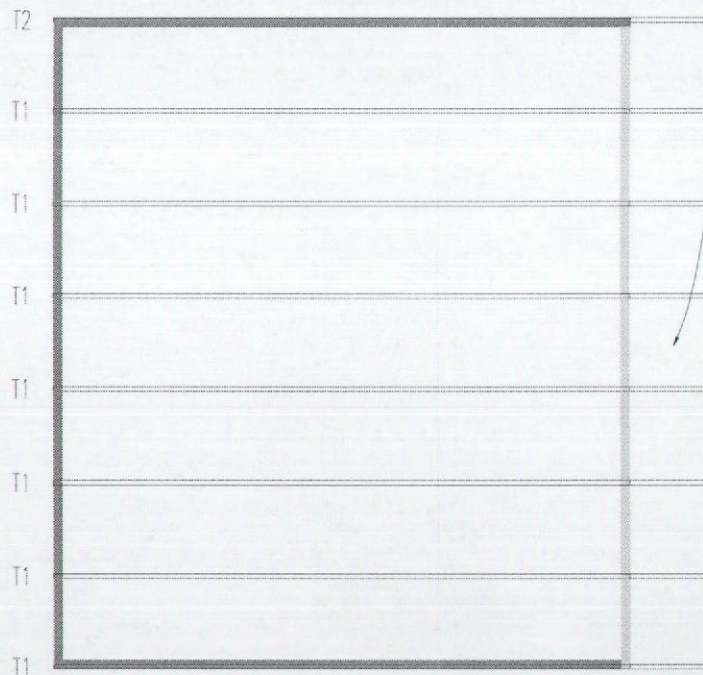
**REFUSE TO
ISSUE**

AC.

BUILDABLE
TRUSS LAYOUT
for
CONSENT



Existing Garage



Top Chord of Trusses
can only overhang a maximum of 800mm
pass beam.

**REFUSE TO
ISSUE**

Existing House

BUILDING CONSENT INFORMATION:

These layouts and associated design statements are provided as a means of showing compliance with NZBC and may be used for Building Consent Application purposes only.

This is a Buildable layout which may have some dimensional changes made at time of truss manufacture.

As built truss layouts, truss fixing details and a Producer Statement for the design of the roof trusses, will be provided at the time of manufacture.

All solid walls shown on this layout are considered to be load bearing.

All point loads over 10kN shown, will require slab / pad thickening, or pile.



Rotoma Timber & Hardware Ltd,
159 Lake Road,
Rotorua, New Zealand.

Ph: +64-7-3477
Fax: +64-7-3460
Email: sales@rotoma.co.nz

Sheet Title:

BUILDABLE
TRUSS LAYOUT
for
CONSENT

Client:

K Handley

Site Address:

Carport
Rotorua

Roof Details:

Roof Pitch: 15 degree
Roofing: Iron
Truss Centres: 900 mm
Ceiling: Nil
B/C Restraints: 1800 mm
T/C Restraints: 900 mm
Design Wind Speed: High
Soffit Overhang: 800 mm
Verge Overhang: 300 mm
Snow Load: N/A
Timber Grade: MSG 8
Timber Treatment: H 1.2

Scale:

1:50

Designed & Drawn by:

Samantha Rollings

Drawn: 25 February 2014

Job Reference:

Q - 14 - 018

Sheet No:

1 of 1

**COUNCIL
COPY**

Fabricator / Designer Statement

Job Ref:

Q-14-018

This statement may be used by the Building Consent Authority for compliance purposes and is issued by a licensed truss fabricator using the Pryda Build software.

CLIENT Name: *K Handley*

SITE Details:

Address : *Carport*
Rotorua

City:

Post Code:

Nominal Design Criteria:

Design working life: 50 years

Building importance: Residential

Roofing: Longrun (6.0 kg/sq.m)

Ceiling: Nil (0.0 kg/sq.m)

Top chord purlins: 900 mm

BC restraints: Lateral tie restraints at 1800 mm

Standard truss spacing: 900 mm

Standard roof pitch: 15.00 deg.

Ult. design wind speed: 44 m/s (wind classification = High)

Design roof snow load: 0 Pa
(incl. probability factor)

Ground snow load: 0 Pa

Location: Region N0 - upper Nth Island

Altitude above sea level: 100 m

Max. eaves height: 3 m

Max. ridge height: 8 m

Int pressure coeff. up: 0.2

Overhang Condition: Metal fascia

The correctness of the Design Criteria used by the Pryda Build truss design software is the responsibility of the fabricator.

Note : A structural fascia beam is required at all hip and dutch hip corners to support the short creeper/rafter overhangs, as shown in AS4440-2004

Note: The external wind pressure coefficients for the standard trusses in this job have allowed for proximity to a gable end.

All truss designs and their connections have been designed using Pryda design software. Additional items such as roof/ceiling plane bracing, special notes, supplementary timber, etc., which may be shown on the plan drawings are the responsibility of others.

All trusses shall be manufactured in accordance with the fabrication specifications provided by Pryda, and installed, connected and braced in accordance with the recommendations given in - : AS4440:2004

"Installation of nailplated timber roof trusses" and any other supplementary details that may be provided, such as the Pryda Installation Guides.

Timber verification and grading values are in accordance with clause B1 and timber treatment in accordance with clause B2 of the New Zealand Building Code.

I/we confirm that the trusses for this project have been manufactured in accordance with the fabrication specifications provided by Pryda New Zealand

Name: Samantha Rollings

Position: Technical Manager

Signed: 

Date: 25-02-2014

**REFUSE TO
ISSUE**

Fabricator / Designer Statement

Job Ref: Q-14-018

Note 1: All timber framing nails are machine-driven, glue coated, or annular/helical deformed shank.
Use specified fixings with Pryda connectors as noted.

Tie-downs to walls/beams:

All trusses need to be fixed at each timber support with 2 / 90x3.15 dia Skew Nail

All additional tie-downs are as follows:

Truss Mark	Support No.	Distance	Fixing	Jt Grp	Support Width	Truss Jt Grp	Uplift (kN)
T1	1	-	2/Z	JD4	90	JD5	-2.72
	13	5640	2/CP190	JD4	90	JD5	-3.58
T2	13	-0	2/Z	JD4	90	JD5	-1.71
	6	5640	2/Z	JD4	90	JD5	-1.35

Secondary fixings (hip & gable ends, valleys):

All trusses are to be fixed at each support with the following:

Hip truss to truncated girder	3 face nails, bottom chords
Jack truss to truncated girder	3 skew nails or back face nails, bottom chords
Creeper truss to hip truss	3 face nails, top and bottom chords
Top chord extensions	2 skew nails
Valley trusses	1 skew nail
Outriggers	2 skew nails

All additional connections are as follows:

**REFUSE TO
ISSUE**

Supporting Truss	Supported Truss	Top Chord	Bottom Chord
------------------	-----------------	-----------	--------------

Fixing Summary:

Connector	Description	Total	Fixing Method (per connector)	
Tiedown			Support	Truss
CP190	Ceiling-Purlin Hanger	14	4/30x3.15d nails	4/30x3.15d nails
Z	Z nail	18		

Producer Statement - PS1 - Design

Job Ref:

Q-14-018

This producer statement applies to the structural engineering design software "Pryda Build" supplied by Pryda NZ to

Rotoma Timber & Hardware Ltd

who is licensed to use the software to produce nailplated timber roof truss, floor truss, lintel and beam designs. These truss designs are in accordance with sound and widely accepted engineering principles and comply with the Compliance Document for the New Zealand Building Code, Clause B1, and New Zealand Building Code Verification Method B1/VM1. The durability shall comply with the New Zealand Building Code, Clause B2, for importance level 2 and a design working life of 50 years.

In addition to the above, this software also complies in part with:

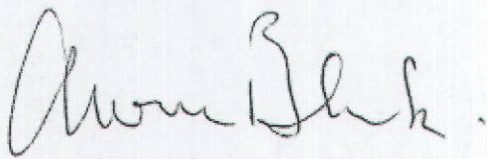
ANSI / TPI 1 - 2002 National Design Standard for metal plate connected wood truss construction.

AS 1649 - 2001 Timber - Methods of test for mechanical fasteners and connectors - Basic working loads and characteristic strengths.

The truss designs require that the supporting structure is stable in its own right, and that the trusses will be braced in accordance with the New Zealand Building Code Standard NZS 3604:2011, and any supplementary details provided, such as the Pryda Installation Guides.

Pryda NZ holds a current policy of Professional Indemnity Insurance with cover no less than NZ\$2 million. The policy includes the engineering design processes used in the software.

On behalf of Pryda NZ (a division of ITW New Zealand)



A C van Blerk BSc (Eng) MIPENZ (214689) CPEng IntPE
Engineering Services Manager

**REFUSE TO
ISSUE**