

DISCLAIMER: Council has made the information available under Section 10 to 18 (inclusive) of the Local Government Official Information and Meetings Act 1987 ONLY. Council does not warrant its accuracy and disclaims all liability whatsoever for any error, inaccuracy or incompleteness of the Information. No person should rely on any information without seeking appropriate independent and professional advice.

Property Info

Property Number: 7762

Address: 21 Dives Avenue Hawera 4610

Assessment Number: 1232157300

Street: Dives Avenue

Locality: Hawera

Requires Review: undefined



Application Form

- ☐ Building or Relocation Consent
☐ Project Information Memorandum

South Taranaki District Council
Private Bag 902, Hawera
Ph: 06 278 0555 or 0800 111 323
Fax: 06 278 8757



1. Applicant Details

1a. I am the ☐ Property Owner ☐ Lessee ☒ Agent

1b. Name Roger Prestidge

1c. Postal Address 27 Puriri St
Hawera

1d. Contact Numbers Phone 06 278 5465 Mobile — Fax —

1e. Email —

1f. Preferred means for correspondence ☒ Mail ☐ Email ☐ Fax

1g. Builder (Name & Address) Roger Prestidge
Phone 278 5465 Mobile — Reg No. —

Plumber (Name & Address) —
Phone — Mobile — Reg No. —

Property Owner Details (if different from Applicant)

1h. Name Toby Broomhall

1i. Postal Address 21 Victoria Street Hawera

1j. Contact Numbers Phone 06 278 6732 Mobile — Fax 06 272 8755

Property Details

1k. Site Address 21 Dives Avenue
Hawera

1l. Current use of site House

1m. Legal Description — 1n. Rapid Number —

2. The Project

2a. Type of work ☒ New building ☐ Alteration ☐ Log fire
☐ Plumbing & drainage only ☐ Relocation ☐ Addition
☐ Demolition/Removal ☐ Re-pile existing building

2b. Category of work ☒ Residential ☐ Accessory Building ☐ Milking shed
☐ Commercial/Industrial/Community ☐ Replacement or upgrade of septic tank

2c. Detailed description of the Development/Project Pour Concrete Pad and Erect 6m x 6m Garage

- 2d. Will business activities take place when building is completed? ☐ Yes ☒ No
- 2e. Will the building work result in a change of use of an existing building? ☐ Yes ☒ No

Current Use

Intended Use

Flat empty Back Section -
Car Garage.

2f. Year building was constructed

2g. Total floor area affected by building work: 36 m²

2h. The completed building will be: ☒ Single storey, single unit building ☐ Multi-storey, or multi-unit building
Number of units: Number of storeys:

2i. Intended life of the building ☐ Indefinite but not less than 50 years ☒ Less than 50 years
please specify number of years

2j. Estimated value of the building work (including GST) \$ 10,000

2k. Have any building consents been issued previously for this project? ☒ No ☐ Yes (Provide details below)

Date of consent

Consent number

3. Project Information Memorandum (PIM) - Do not fill in this section if the application is for a Building Consent only

- 3a. The project involves:
- ☐ Land undergoing subdivision, where title has not yet been issued
 - ☐ Alterations to land contours
 - ☐ New or altered connections to public utilities (water / stormwater / sewer)
 - ☐ New or altered locations and/or external dimensions of buildings
 - ☐ Building work over, or adjacent to, any road or public place
 - ☐ Building work over, or adjacent to, any existing drains or sewers, or in close proximity to wells or water mains
 - ☐ New or altered access for vehicles
 - ☐ Disposal of stormwater and wastewater
 - ☐ Other matters known to the applicant that may require authorisations from the Council

please specify:

4. Building Consent - Do not fill in this section if the application is for a PIM only

The following plans and specifications are attached to this application:

- ☒ Three sets of plans (at least one in A3) drawn to a recognised metric scale; include a north arrow, in black ink (not pencil or red pen). Two sets of specifications and other documentation
- ☒ Site / location plan (clearly showing distances to the site's boundaries)
- ☒ Floor plan
- ☒ Elevations
- ☒ Foundation plan
- ☒ Cross sections and building design details
- ☒ Bracing design and calculations
- ☒ Specific engineering design
- ☒ Manufacturer's specifications
- ☒ Plumbing and drainage design

☐ Other - please specify

5. Compliance with New Zealand Building Code - Do not fill in this section if the application is for a PIM only

Clause Tick relevant building code clauses		Means of Compliance (Refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications. If not applicable, write N/A)	Waiver / Modification Requested (State nature of waiver or modification of building code requested. If not applicable, write N/A)
<input checked="" type="checkbox"/>	B1 Structure	/	
<input checked="" type="checkbox"/>	B2 Durability	/	
<input type="checkbox"/>	C1 Outbreak of fire	N/A	
<input type="checkbox"/>	C2 Means of escape	N/A	
<input type="checkbox"/>	C3 Spread of fire	N/A	
<input type="checkbox"/>	C4 Structural stability during fire	N/A	
<input checked="" type="checkbox"/>	D1 Access routes	N/A	
<input type="checkbox"/>	D2 Mechanical installations for access		
<input checked="" type="checkbox"/>	E1 Surface water		
<input checked="" type="checkbox"/>	E2 External moisture		
<input checked="" type="checkbox"/>	E3 Internal moisture		
<input type="checkbox"/>	F1 Hazardous agents on signs	N/A	
<input type="checkbox"/>	F2 Hazardous building materials	N/A	
<input type="checkbox"/>	F3 Hazardous substances and processes	N/A	
<input type="checkbox"/>	F4 Safety from falling	N/A	
<input type="checkbox"/>	F5 Construction and demolition hazards	N/A	
<input type="checkbox"/>	F6 Lighting for emergency	N/A	
<input type="checkbox"/>	F7 Warning systems	N/A	
<input type="checkbox"/>	F8 Signs	N/A	
<input type="checkbox"/>	G1 Personal hygiene	N/A	
<input type="checkbox"/>	G2 Laundering	N/A	
<input type="checkbox"/>	G3 Food preparation and prevention of contamination	N/A	
<input type="checkbox"/>	G4 Ventilation	N/A	
<input type="checkbox"/>	G5 Interior environment		
<input type="checkbox"/>	G6 Airborne and impact sound		
<input type="checkbox"/>	G7 Natural light		
<input type="checkbox"/>	G8 Artificial light		
<input type="checkbox"/>	G9 Electricity	N/A	
<input type="checkbox"/>	G10 Pipes services	N/A	
<input type="checkbox"/>	G11 Gas as an energy source		
<input type="checkbox"/>	G12 Water supplies		
<input type="checkbox"/>	G13 Foul water		
<input type="checkbox"/>	G14 Industrial liquid waste		
<input type="checkbox"/>	G15 Solid waste		
<input type="checkbox"/>	H1 Energy efficiency		

If you need more space to detail how you propose to comply with the building code, please attach a separate sheet.

6. Compliance Schedule - Do not fill in this section if the application is for a PIM only

- ☒ There are no specified systems in the building - Proceed to section 7
- ☐ The specified systems for the building are indicated below
- ☒ Automatic systems for fire suppression (for example, sprinkler systems)
 - ☒ 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 serves only that unit)
 - ☒ Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)
 - ☒ Automatic back-flow preventers connected to a portable water supply
 - ☐ Lifts, escalators, travelators, or other systems for moving people or goods within buildings
 - ☐ Emergency power systems for, or signs relating to, a system or feature specified in any of the above
 - ☐ Mechanical ventilation or air conditioning systems
 - ☐ Building maintenance units providing access to exterior and interior walls of buildings
 - ☐ Audio loops or other assistive listening systems
 - ☐ Smoke control systems
 - ☐ Emergency lighting systems
 - ☐ Escape route pressurisation systems
 - ☐ Riser mains for use by fire services
 - ☐ Laboratory fume cupboards
- ☐ The following specified systems are being altered, added to, or removed in the course of the building work

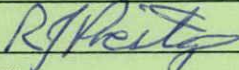
7. Applicant's Declaration

I understand that as the applicant, the Council will send all invoices to me, and all correspondence related to the application will be made to me.

I confirm that I have read and understood the Privacy Statement and that the information provided on the Application Form is true and correct.

Privacy Statement

Information on these forms is required to be provided under the Acts, Regulations and bylaws administered by the Council and is required to process your application. This information has to be made available to members of the public, including business organizations. In appropriate circumstances, it may also be made available to other units of the Council, Council's approved contractors, Department of Building and Housing, Building Research Association of NZ, Statistics NZ and other government agencies. Under the Privacy Act 1993, you have the right to access the personal information held about you by the Council and you can also request that the Council correct any personal information it holds about you.

	12/10/06
Signature	Date
Roger Prestidge	
Name (print clearly)	

FOUNDATION CHECKLIST

SOUTH TARANAKI DISTRICT COUNCIL

Owners Name: <u>T Beentham</u>	Consent No. B0: <u>060843</u>
Project Address: <u>21 - Duss Ave</u>	Phone No.: _____
Contact Person: <u>ROGER</u>	Cell Phone No.: _____
Date and Time of Inspection: <u>8/11/06 - 1.15pm</u>	
Builders Name: _____	Reg No.: _____

SCANNED

Site Parameters:

	PASS	FAIL	N/A
Sitting confirmed	<input checked="" type="checkbox"/>		
Footprint layout checked	<input checked="" type="checkbox"/>		

Slab Foundations:

	PASS	FAIL	N/A
Bearing capacity	<input checked="" type="checkbox"/>		
Height pegs placed	<input checked="" type="checkbox"/>		
Foundation depth & width	<input checked="" type="checkbox"/>		
Reinforcing bars - No., size, laps	<input checked="" type="checkbox"/>		
Starter reinforcing - spacing, size	<input checked="" type="checkbox"/>		
Cover to reinforcing	<input checked="" type="checkbox"/>		
Bridging drains (SED)			<input checked="" type="checkbox"/>
Specific design required		YES	NO

Pile Foundations:

	PASS	FAIL	N/A
Bearing capacity			<input checked="" type="checkbox"/>
Excavation sizes and depths			<input checked="" type="checkbox"/>
450mm crawl space achieved			<input checked="" type="checkbox"/>
Anchor piles			<input checked="" type="checkbox"/>
Braced piles			<input checked="" type="checkbox"/>
Ordinary piles			<input checked="" type="checkbox"/>
Pole foundation (SED)			<input checked="" type="checkbox"/>
Specific design required		YES	NO



INSP

SED = Specific engineering design

Photo taken	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
-------------	---	-----------------------------

Field Inspection Notes:

DPC Increase
Feetings Solid
D129 Horizontal
LAPPED TIED +
EVALUATED -
OK TO POUR
CONCRETE FOR

Building Control Officer: Garage

Date: _____

1532

Vision Print 30241



FILE COPY

Building Consent

Sections 40 to 52
New Zealand Building Act 2004

Application Details

Applicant:	Application No:	BC060843
R J Prestidge	Consent Issue Date:	8/11/2006
27 Puriri Street	Application Date:	12/10/2006
Hawera 4610		

Project Detail

Description of Project:	Pour concrete pad and erect garage
Intended Life (Years):	50
Owner:	T D Broomhall
Estimated Value:	\$ 10,000.00
Location:	21 Dives Avenue Hawera 4610
Legal Description:	LOT 1 DP 10276
Valuation Reference No:	1232157300

Contractor Details

Builder:	R J Prestidge
Designer:	No Designer advised for this application
Plumber:	No Plumber advised for this application
Drainlayer:	No Drainlayer advised for this application



Signed for and on behalf of the Council:

Building Control Officer:

Date: 8/11/2006

Conditions of Building Consent No: BC060843

REQUIRED INSPECTIONS

24hrs notice is required for all inspection bookings

FOOTING/FOUNDATIONS:

Depth, diameter, bearing capacity, height pegs and steel placement.

PRE SLAB BUILDING - PLUMBING & DRAINAGE:

Fill compaction, waste pipe & drainage falls and diameters, venting, valving. Protection of wastes, drainage & water pipes through slab. Binding layer. Correct placement and sealing of damp proof membrane. Starter lengths into slab. Supplementary bar placement. Correct mesh size, fixing & placement. Elevation & location of construction & expansion joints.

CONSENT COMPLIANCE CHECK:

Final Compliance Inspection: Building consent authority is to be notified that all work has been completed in accordance with the approved plans & specifications.
ARRANGE FOR FINAL INSPECTION.

ELECTRICAL CERTIFICATE:

An Electrical Installation Certificate for safety systems is required to be submitted to Council at completion of the work.

BUILDING WORK:

All work is to comply with the New Zealand Building Code.

COMMENCEMENT OF WORK:

The Owner of person undertaking the building work shall give at least 2 working days notice of the intended commencement of building work.

INSPECTION NOTIFICATION:

The request for inspections is to be made at least 24 hours before any inspection is required.

COMPLIANCE:

This building consent confirms compliance with the New Zealand Building Code. It does not give approval to commence building work until all other approvals have been obtained. Any approvals required for this project are listed on the Project Information Memorandum.

COMPLETION ADVICE:

The owner shall as soon as practical after completion of the building work, notify the Hawera Administration Office that the work has been completed in accordance with this building consent by completing and returning the attached Advice of Completion form.

COMMENCEMENT OF WORK:

This Consent shall lapse and be of no effect if the building work has not started within 12 months and is to be completed within 2 years of the date of issue of the Consent.

Project Information Memorandum

Sections 31 to 39

New Zealand Building Act 2004

Issued in accordance with Building Consent No: BC060843

This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the Building Consent attached.

This Project Information Memorandum has been prepared for the purposes of Section 31(2) of the Building Act 1991 and contains all relevant information held by the South Taranaki District Council.

The information provided is based on a search of Council's property records and there may be other information relating to the land, which has not been specifically recorded against this property or known to Council.

Any changes to the approved plans and specifications require an amendment form to be completed with appropriate changes and then submitted and approved by Council prior to any further work being carried out.

Signed for and on behalf of the Council:

Building Control Officer: _____

Date: 8/11/2006

Advice of Completion of Building Work

Section 43(1), Building Act 1991

Please return to the South Taranaki District Council

Private Bag 902, Hawera
Phone 0800 111 323 or 06 278 0555
Facsimile No: 06 278 8757

Consent Details

Applicant:	Application No:	BC060843
R J Prestidge	Home Phone:	06 2786732
27 Puriri Street	Business Phone:	06 2785465
Hawera 4610	Mobile Phone:	

Project

Description:	Pour concrete pad and erect garage
Owner:	T D Broomhall
Location:	21 Dives Avenue Hawera 4610
Legal Description:	LOT 1 DP 10276
Valuation Reference No:	1232157300

You are hereby advised that

___ All of the building work under the above Building Consent is believed to have been completed to the extent required by that Building Consent.

You are requested to issue a Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a building certifier as stated below).

The attached particulars include:

___ Building Certificates

___ A Code Compliance Certificate issued by a Building Certifier

___ Producer Statements

Signed for and on behalf of the Owner:

Name: _____

Contact Phone number: _____

PIM NOTES

OWNER: Toby Broomhall

ADDRESS OF WORK:

21 Dives Ave, Hawera

BUILDER:

Roger Prestidge

DESCRIPTION OF WORK:

DESCRIPTION OF WORK:

PROPOSED USE:

Garage

VALUATION NO: 12321/573/00

LEGAL DESC: Lot No: _____ DP: _____

Section: _____ Survey District _____

Blk: _____

Rapid number

Fonterra supplier number _____

DATE	ACTIVITY	OFFICER	HOURS	RATE	AMOUNT
19/10/06	Planning	SB	14	86	21.50
				TOTAL	
				PAID	
				BALANCE	

PROPERTY INFORMATION MEMORANDUM PROCESSING

	Date Placed in Tray	Date Completed
Planning	18/10/06	18/10/06
Water and Sewer		
Vehicle Crossing		

- ☒ Compliance Check with District Plan rules
- ☒ PIM Note
- ☒ Compliance Check with Resource Consent number RM
granted / /
- ☒ Designations/Protected Trees/Historic sites etc.....
- ☒ Site Plan required. Date

Please indicate on the enclosed map the distances from the proposed _____ to all boundaries

Complies: Yes/No MPakes

Date 18/10/06

Officer's Name

SHalley

ANDRE

APPLICATION NO: BC 060843

OWNER: Toby Broomhall

SERVICES

WATER MAIN

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

SEWER MAIN

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

STORMWATER

APPLICATION FORM SENT

MAIN SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

DISCONNECTION AND RECONNECTION FEES (DEMOLITION & REMOVALS)

WATER

SEWER

SIGNATURE

DATE

OTHER (e.g. HEALTH/STRUCTURAL etc)

LICENCES REQUIRED (Health/Dangerous Goods etc)

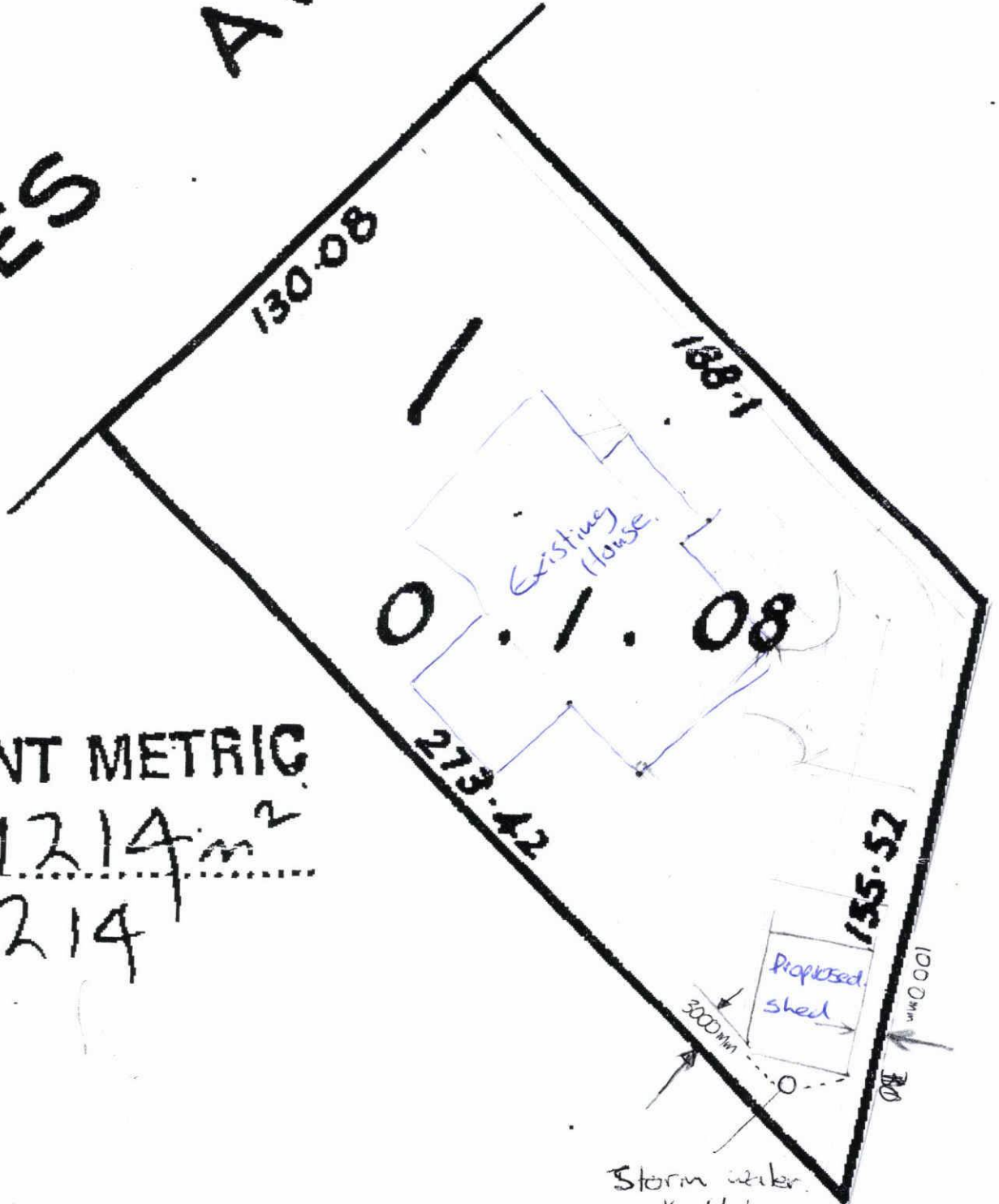
SIGNATURE

DATE

DIVES AVENUE

VALENT METRIC

IS 1214m²
1214



8/11/2006
PLAN 060843

BUILDING CONSENT PROCESSING SHEET

OWNER: T. Broomhall

APPLICATION NO: BC 060843

SITE ADDRESS:
21 Dives Ave,
Hawera

BUILDER:

PLUMBER:

DESCRIPTION OF PROPOSED WORK:
Pour Concrete Pad +
Erect New Garage

PROPERTY NO: 7762

VALUATION NO: 12321/573/00

VALUE OF WORK \$: 10,000

RAPID NO:

DATE	ACTIVITY	OFF	HRS	AMT	DATE		INSP REQ	INSP COM	HRS	AMT
12/10	Admin	24		50		SITE				
31/10	processed	A.P.	5	43.00		FOOTING				
						FLASHINGS PROPRIETARY				
						FLASHINGS				
						FOUNDATION WALLS				
						CAVITY SYSTEM				
						CONCRETE FLOOR SLAB				
						SUB SLAB WASTES				
						CONCRETE BRICKWORK				
						BLOCKWORK				
						PRELINE - INSULATION/				
						MOISTURE/STRUCTURE				
						TIMBER SUBFLOOR				
						PRELINE BRACING				
						BRACING PANEL CHECK				
						PRIOR TO DECORATING				
						PRELINE - PLUMBING				
						PIPEWORK				
						DRAINAGE				
						DISABLED FACILITIES				
						FIRES FREESTANDING/				
						INBUILT				
						FIRE CODES				
						EXTERIOR COATINGS				
						COMPLETION BUILDING/				
						PLUMBING				
						AMOUNT PAID				
						REFUND/PAY				



INCOMPLETE

FEES (INCLUSIVE OF G.S.T.)

ADMINISTRATION COMPONENT

PIM FEE

CODE COMPLIANCE CERTIFICATE

INSPECTIONS

PROCESSING COSTS

UTILITY CHECK

STRUCTURAL CHECK

PHOTOCOPYING

WATER CONNECTION

SEWER CONNECTION

\$ 50

\$ 21.50

\$ 58.50

\$ 150.00

\$ 43.00

\$

\$

\$

\$

\$

\$

RECEIPT NO: R 101511

DATE 8/11/06

\$ 323.00

RECEIPT NO: R

DATE

INVOICE ☒

LETTER ☐

PIM ☐

CONSENT ☒

CCC ☐

NTF ☐

QUALITY CONTROL COMPLETED

CONSENTS OFFICER

NOT APPROVED ☐

APPROVED ☒

OFFICER'S NAME Andre (BLG) / SHalley (PLNG)

BUILDING:

CONSENT CONDITIONS

- 1.☒

FOOTINGS
- 2.☐

BLOCKWORK
- 3.☒

PRE CONCRETE FLOOR SLAB (PLUMBING)
- 4.☒

PRE CONCRETE FLOOR SLAB (BUILDING)
- 5.☐

SUB FLOOR FIXINGS / INSULATION
- 6.☐

FRAMING / ROOF STRUCTURE FIXINGS
- 7.☐

EXTERIOR CAVITY SYSTEMS
- 8.☐

FLASHINGS (PROPRIETARY & MAIN)
- 9.☐

PRELINE MOISTURE / BRACING / FIXINGS
- 10.☐

BRACING COMPLETION
- 11.☐

PRELINE INSULATION
- 12.☐

PRELINE PLUMBING
- 13.☐

PLUMBING / VALVING
- 14.☐

DRAINAGE
- 15.☐

SEPTIC TANK
- 16.☐

DISABLED FACILITIES
- 17.☐

FIRE CODE COMPLIANCE

18.☐

CHIMNEY INSPECTION

19.☐

PRE FIRE INSTALLATION

20.☐

FIRE APPLIANCE

22.☐

FIRE INSTALLATION NOTIFICATION

23.☐

SMOKE DETECTION

24.☐

EXTERIOR WALLS (COATINGS)

25.☐

LOADINGS FOR RELOCATED BUILDINGS

26.☐

CONCRETE (SLUMP TEST)

27.☐

DEMOLITION (SITE LEFT TIDY)

28.☐

WATER / SEWER DISCONNECTIONS

29.☐

DEMOLITION / FOOTPATH DAMAGE DEPOSIT

30.☐

SEPTIC TANK REMOVAL

31.☐

INFORMATION (PLUMBING DRAINAGE FURTHER CONSENT)

32.☐

ELECTRICAL CERTIFICATE

33.☐

Ps4 PRODUCER STATEMENT

34.☒

BUILDING WORK

NOTES:

BUILDING:

HAZARDOUS SECTION

☒

(Checked against the requirements of Section 31 of the Building Act 1991)

CHECKED AGAINST STDC REGISTER

☒

CHECKED AGAINST TRC REGISTER

☒

QUALITY CONTROL CHECK LIST

B1 Structure	<input checked="" type="checkbox"/> Site area of building <input checked="" type="checkbox"/> Footings <input checked="" type="checkbox"/> Reinforcing <input type="checkbox"/> DPM <input checked="" type="checkbox"/> Floor slabs <input checked="" type="checkbox"/> Holding down bolts <input type="checkbox"/> Pile spacings under floor access	<input type="checkbox"/> Subfloor framing <input checked="" type="checkbox"/> Framing general <input checked="" type="checkbox"/> Lintel sizes <input checked="" type="checkbox"/> Roof framing <input checked="" type="checkbox"/> Truss spacing and fixing <input checked="" type="checkbox"/> Bracing <input checked="" type="checkbox"/> Roof bracing
B2 Durability	<input checked="" type="checkbox"/> All above <input type="checkbox"/> External joinery <input type="checkbox"/> External cladding	<input type="checkbox"/> Roof <input type="checkbox"/> Plumbing <input type="checkbox"/> Fixtures and fittings
C1 Outbreak of fire	<input type="checkbox"/> Fire installations <input type="checkbox"/> Solid fuel appliances	<input type="checkbox"/> Gas appliances
C2 Means of escape	<input type="checkbox"/> Stairs <input type="checkbox"/> Corridors <input type="checkbox"/> Travel distances	<input type="checkbox"/> Fire safety systems <input type="checkbox"/> Number of occupants <input type="checkbox"/> Exit ways
C4 Structural stability	<input type="checkbox"/> Footings <input type="checkbox"/> Subfloor <input type="checkbox"/> Framing <input type="checkbox"/> Framing general	<input type="checkbox"/> Lintels <input type="checkbox"/> Roof fixing and framing <input type="checkbox"/> Bracing
C3 Spread of fire	<input type="checkbox"/> Fire walls <input type="checkbox"/> Occupants to have time to escape	<input type="checkbox"/> Fire filters to undertake rescue apps
D1 Access routes	<input type="checkbox"/> Disabled access <input type="checkbox"/> Stairwells	<input type="checkbox"/> Corridors
D2 Mechanical installations for access	<input type="checkbox"/> Lifts	<input type="checkbox"/> Escalators
E1 Surface Moisture	<input type="checkbox"/> Floor slabs above ground level	<input type="checkbox"/> Site stormwater disposal
E2 External Moisture	<input type="checkbox"/> Ventilation under house <input type="checkbox"/> Foil floor insulation <input type="checkbox"/> DPM <input type="checkbox"/> Building paper	<input type="checkbox"/> External joinery <input type="checkbox"/> External claddings (floors/walls) <input type="checkbox"/> Drainage
E3 Internal Moisture	<input type="checkbox"/> Wall linings	<input type="checkbox"/> Floor coverings and membranes
F1 Hazardous agents on site	<input type="checkbox"/> Dangerous goods, stores etc	
F2 Hazardous building material	<input type="checkbox"/> Site	<input type="checkbox"/> Asbestos etc.
F3 Hazardous substances and processes	<input type="checkbox"/> Paint shops	<input type="checkbox"/> Spray painters etc.
F4 Safety from falling	<input type="checkbox"/> Floor slabs <input type="checkbox"/> Window heights	<input type="checkbox"/> Balustrades <input type="checkbox"/> Disabled access
F5 Construction and demolition hazards	<input type="checkbox"/> Site area of building	<input type="checkbox"/> Safe practices
F6 Lighting for emergency	<input type="checkbox"/> Public buildings <input type="checkbox"/> Rest homes	<input type="checkbox"/> Hospitals etc.
F7 Warning systems	<input type="checkbox"/> Public buildings <input type="checkbox"/> Rest homes	<input type="checkbox"/> Hospitals etc. <input type="checkbox"/> Domestic Dwellings

QUALITY CONTROL CHECK LIST – continued

G1 Personal Hygiene	<input type="checkbox"/> Water temperature	<input type="checkbox"/> Floor surfaces (disabled access)
	<input type="checkbox"/> Sanitary fixtures and fittings	
G2 Laundry facilities	<input type="checkbox"/> As required by regulations	
G3 Good preparation and prevention of contamination	<input type="checkbox"/> Surfaces used	<input type="checkbox"/> Safeguard food from contamination
	<input type="checkbox"/> Water temperatures	
	<input type="checkbox"/> Availability of water	<input type="checkbox"/> WHB/sinks in kitchens etc.
G4 Ventilation	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Manual (opening windows)
G5 Interior Environment	<input type="checkbox"/> Insulation	<input type="checkbox"/> Ventilation
	<input type="checkbox"/> Heating	<input type="checkbox"/> Linings
G6 Airborne and sand impact	<input type="checkbox"/> Industrial areas	<input type="checkbox"/> Isolation of tenancies
	<input type="checkbox"/> Residential close to industrial	
G7 Natural light	<input type="checkbox"/> External joinery	<input type="checkbox"/> Windows etc.
	<input type="checkbox"/> Light wells	
G8 Artificial light	<input type="checkbox"/> Lux at floor level throughout building	<input type="checkbox"/> Energy lighting
G9 Electricity	<input type="checkbox"/> Electrical energy certificate	
G10 Piped services	<input type="checkbox"/> Piping plumb out	<input type="checkbox"/> Gas pipe out
G11 Gas as an energy source	<input type="checkbox"/> Ventilation available	<input type="checkbox"/> Gas pressures
	<input type="checkbox"/> Isolation valves safe	
G12 Water Supplies	<input type="checkbox"/> Safety of potable water	<input type="checkbox"/> Pipe out of building
	<input type="checkbox"/> Water temperatures	<input type="checkbox"/> Valving to be used
G13 Foul water	<input type="checkbox"/> Disposed to reticulated disposal	<input type="checkbox"/> Disposed via onsite disposal
G14 Industrial hazardous waste	<input type="checkbox"/> Disposal of	
G15 Solid waste	<input type="checkbox"/> Disposal of	
H1 Energy efficiency	<input type="checkbox"/> Insulation	
	<input type="checkbox"/> Glazing etc (% of glass per wall area)	
Compliance schedule	Is compliance schedule required? If yes application/information to be sent with building consent. YES/NO	

HERITAGE STATUS CHECK

Tax Invoice/Statement: 2993

GST Reg. No: 52-769-477

Invoice Date: 01 November 2006

R J Prestidge
27 Puriri Street
Hawera 4610

PAID
FILE COPY

Address: Private Bag 902
Hawera
Phone: 06 278 0555
Free Phone: 0800 111 323
Facsimile: 06 278 8757
Email: contact@stdc.govt.nz
Website: www.stdc.co.nz

Application Number: BC060843
Description: Pour concrete pad and erect garage
Owner: T D Broomhall
Location Address: 21 Dives Avenue Hawera 4610

Charge Description	Charge	GST	Amount
Building Consent Administration Fee	\$44.44	\$5.56	\$50.00
Code of Compliance Certificate Fee	\$52.00	\$6.50	\$58.50
Rural/Residential Inspection Fee	\$133.33	\$16.67	\$150.00
Building Consent Processing/Plan Checking	\$38.22	\$4.78	\$43.00
Planning Assessment	\$19.11	\$2.39	\$21.50
Total	\$287.10	\$35.90	\$323.00

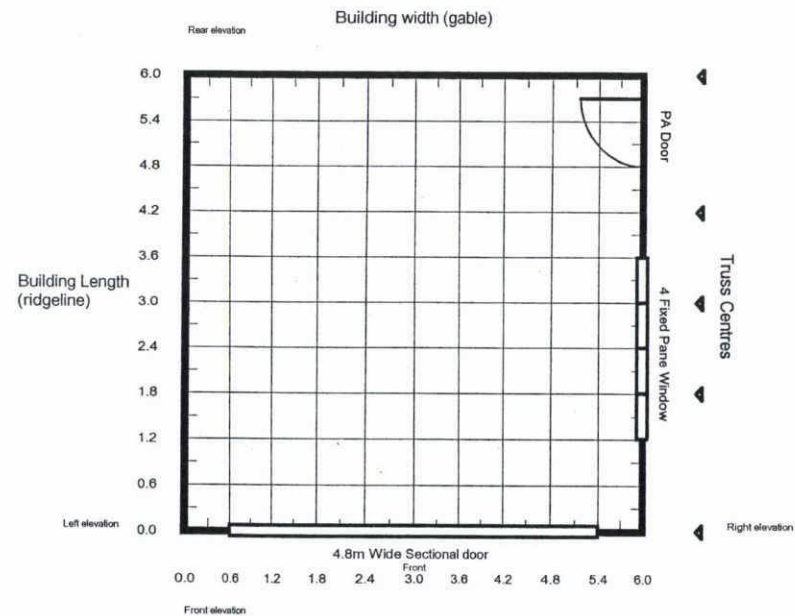
We look forward to receipt of your payment to enable completion of your consent.

Remittance Advice

Please post to:
South Taranaki District Council
Private Bag 902
Hawera

Application Number: BC060843
Applicant: R J Prestidge
Amount Due: \$323.00

Versatile Buildings 600 Series Floor Plan
 Customer: Mr. Toby Broomhall
 Site Address: 21 Dives Avenue, Hawera,
 Reference: BW-1054
 Contact: Bryan Worthington, Taranaki, (06) 757 3980



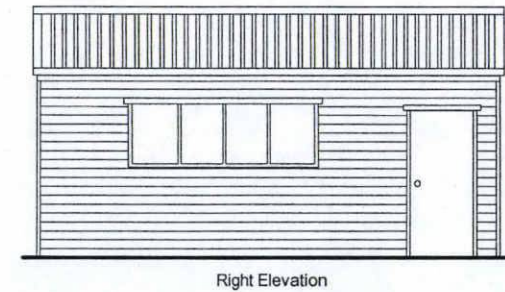
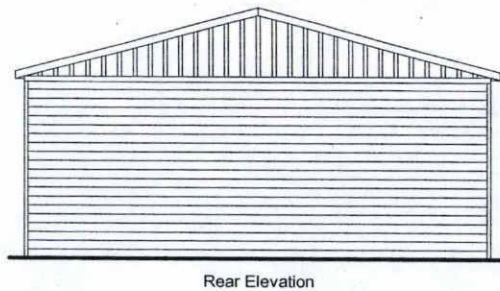
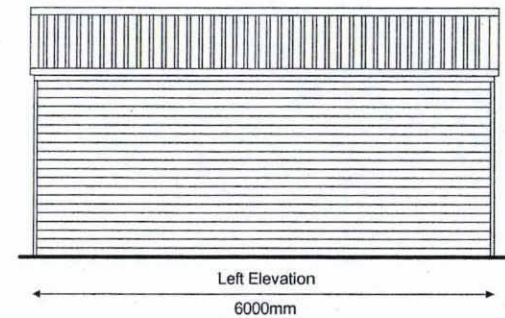
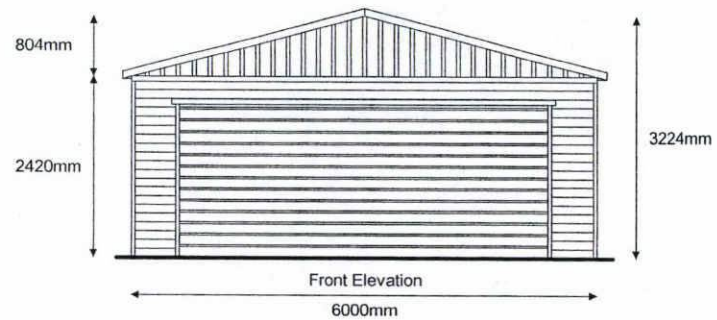
Versatile Buildings 600 Series Elevations

Customer: Mr. Toby Broomhall

Site Address: 21 Dives Avenue, Hawera,

Reference: BW-1054

Contact: Bryan Worthington, Taranaki, (06) 757 3980



Versatile Buildings 600 Series Specifications

Customer: Mr. Toby Broomhall

Site Address: 21 Dives Avenue, Hawera,

Reference: BW-1054

Contact: Bryan Worthington, Taranaki, (06) 757 3980

Model:	Versatile 600 Series
Size & Stud Height:	6.0m long x 6.0m wide, with 2.4m stud height
Floor Type:	Concrete floor
Roof Details:	15 degree pitch. Thickness: 0.35mm
Trusses:	90mm x 35mm kiln dried, stress graded timber as per floor plan
Wall Framing:	H1.2 treated 90mm x 35mm kiln dried, stress graded timber
Wind Zone:	High wind zone
Cladding Type:	Versaclad 'weatherboard' profile
Gable Cladding:	Board & Batten profile
Gable Soffit:	None
Downpipes Location:	Rear of building

Notes:

GENERAL: Construction to comply with Mitek Producer Statement, VB 2000 and in all other respects NZS 3604:1999 and the NZ Building Code.

FOUNDATIONS: Concrete floor shall be 20Mpa, 100mm thick. Footing as detailed

WALL FRAMING: All timber shall be machine stress graded, gauged and treated to minimum TPA Specification H1.2 for habitable buildings or C.F, MGP 10 framing for garages. Studs shall be 90 x 35mm at 600mm crs and housed into 90 x 35mm plates. Lay Supercoarse DPC under all plates. Refer Producer Statement VB 2000, Sheet 4 for timber grade options and specification. Fix proprietary nail plates and hardware in accordance with Producer Statement VB 2000, Sheets 4 and 5.

ROOF FRAMING: Purlins shall be 90 x 45mm on edge at 1500mm crs fixed to Gangnail 15 degree roof trusses. Fix purlins and ridge braces as detailed in Producer Statement VB 2000, Sheet 13. See Gangnail truss details and specification on Sheets 14 and 15. For raking ceiling (skillion roof) refer VB 2000, Sheet 13.

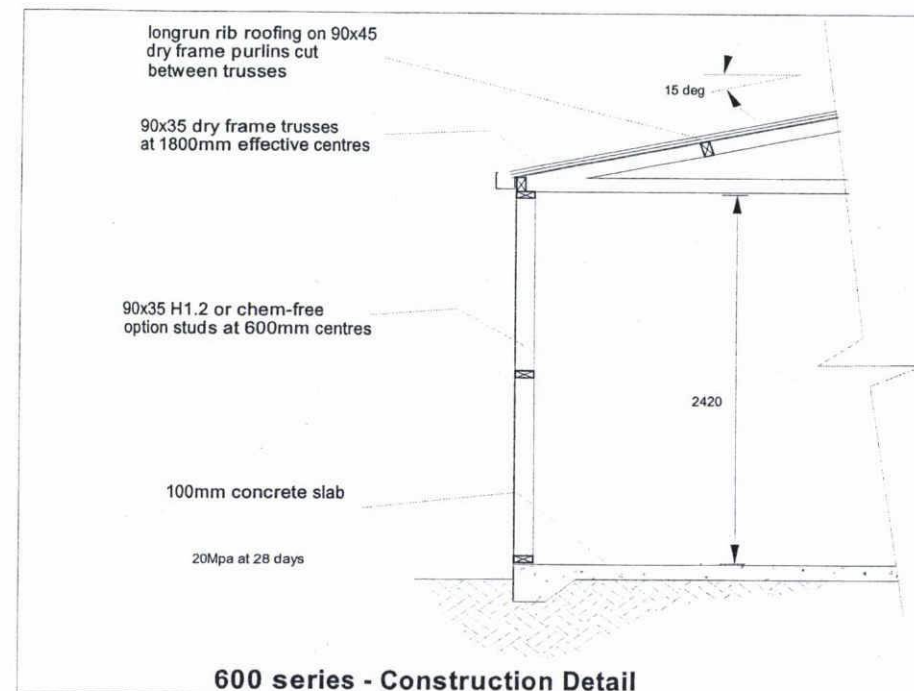
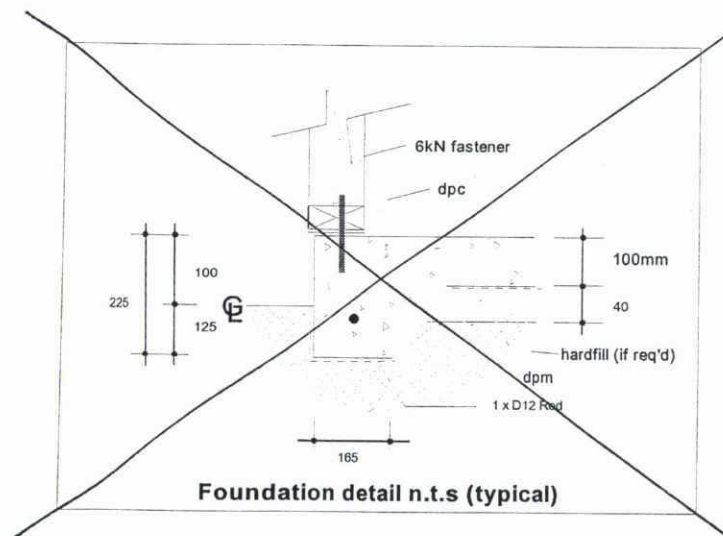
SIDE ENTRY OPENING LINTELS: LVL beam sizes and spans are specified in VB 2000, sheet 4. Fixing details are shown on Sheet 9 of VB 2000.

ROOFING: Shall be Versatile 6 rib longrun metal roofing fixed with 75mm spiral shank weatherseal roof nails, over bituminous type building paper supported by ultra-violet fast lashing.

WALL CLADDING: Fix with galvanised clouts as specified in VB 2000 sheet 6.

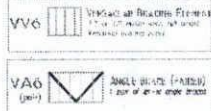
ROOF BRACING: For all buildings fix Lumberlok roof plane strap bracing in accordance with VB 2000 Producer Statement, Sheet 7. For 2.7 & 3.0m stud buildings refer VB 2000, Sheet 8.

WALL BRACING: Fix bracing in accordance with VB 2000, Sheet 6. Bracing panel locations and fixing refer to "Wall Bracing: 600 Series, Feb 04 Ver1.4." For 2.7 & 3.0m stud buildings refer VB 2000, Sheet 8.



LEGEND

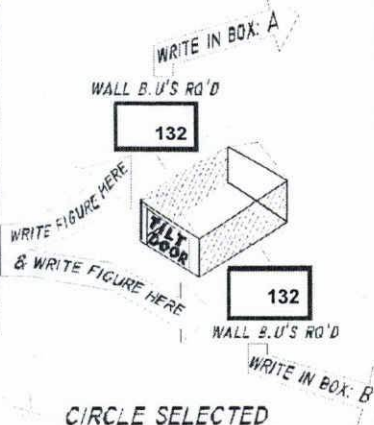
refer to: *Producer Statement, VB2000*,
for bracing element & fixing details.



Client : Toby Broomhall
Order No: 1307
Size : 6000 x 6000mm
Windzone: High
Roof Pitch: 15 Deg

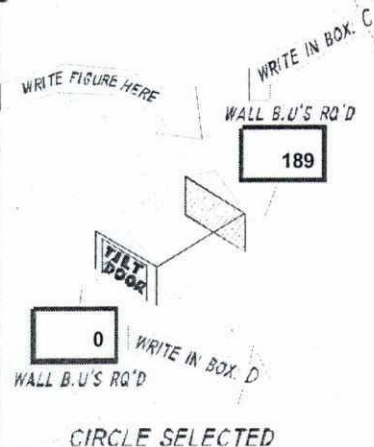
STEP 1: BRACING DEMAND FOR WIND DIRECTION. **ALONG**=(RIDGE LINE)

WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	35	46	66	85
3600	42	55	79	102
4200	49	64	93	119
4800	56	73	106	136
5400	63	83	119	153
6000	70	92	132	170
6600	77	101	146	187
7200	84	110	159	204
7800	91	119	172	221
8400	98	129	185	238
9000	105	138	198	255



STEP 4: BRACING DEMAND FOR WIND DIRECTION. **ACROSS**=(GABLE END)

WALL WIDTH	LOW	MED	HIGH	V.HIGH
3000	49	65	95	119
3600	58	78	113	143
4200	68	91	132	166
4800	78	104	151	190
5400	87	117	170	214
6000	97	130	189	238
6600	107	143	208	261
7200	117	156	227	285
7800	126	168	246	309
8400	136	181	265	333
9000	146	194	284	356
9600	156	207	302	380
10200	165	220	321	404
10800	175	233	340	428
11400	185	246	359	451
12000	194	259	378	475



600 SERIES BRACING V2.0

BRACE RATINGS

- **External Walls:** Flexi-Brace is the only secondary brace that can be used on its own without the combination of the cladding. In this case reduce the Flexi-Brace ratings to 80% eg. aVF5 would be rated @ 64 BU's

- Internal Walls:

A. Where internal walls are lined one side with plasterboard and combined with Flexi-Brace use the following values:

VF5 + plasterboard (1200mm) = 139BU's

VF7 + plasterboard (600mm) = 50BU's

B. Where internal walls are lined with sheet material other than plasterboard, ie customwood or plywood use the secondary brace ratings as quoted only to achieve the total BU's required.

STEP 2a: CLADDING: PRIMARY BRACING				BOX: A	
TYPE	RATING	QUANTITY	TOTAL	CLADDING ACHIEVED	TOTAL BU'S REQ'D
VV6-12	60	5	300	300	132
VV6-18	90	0	0		
STEP 2b: HARDWARE: SECONDARY BRACING				TOTAL BU'S ACHIEVED	
TYPE	RATING	QUANTITY	TOTAL	300	
VA6	70	0	0	HARDWARE REQ'D	
VT6	100	0	0	0	
VF7	30	0	0	HARDWARE ACHIEVED	
VT6 Pr	200	0	0	0	
VF5	80	0	0	TOTAL BU'S ACHIEVED	
VF8	60	0	0	300	
VM6	150	0	0		
VF6	105	0	0		
VP1	135	0	0		
VP2	179	0	0		

STEP 2c: CLADDING: PRIMARY BRACING				BOX: B	
TYPE	RATING	QUANTITY	TOTAL	CLADDING ACHIEVED	TOTAL BU'S REQ'D
VV6-12	60	2	120	120	132
VV6-18	90	0	0		
STEP 3d: HARDWARE: SECONDARY BRACING				TOTAL BU'S ACHIEVED	
TYPE	RATING	QUANTITY	TOTAL	12	
VA6	70	1	70	HARDWARE REQ'D	
VT6	100	0	0	70	
VF7	30	0	0	HARDWARE ACHIEVED	
VT6 Pr	200	0	0	TOTAL BU'S ACHIEVED	
VF5	80	0	0	190	
VF8	60	0	0		
VM6	150	0	0		
VF6	105	0	0		
VP1	135	0	0		
VP2	179	0	0		

STEP 5a: CLADDING: PRIMARY BRACING				BOX: C	
TYPE	RATING	QUANTITY	TOTAL	CLADDING ACHIEVED	TOTAL BU'S REQ'D
VV6-12	60	5	300	300	189
VV6-18	90	0	0		
STEP 5b: HARDWARE: SECONDARY BRACING				TOTAL BU'S ACHIEVED	
TYPE	RATING	QUANTITY	TOTAL	300	
VA6	70	0	0	HARDWARE REQ'D	
VT6	100	0	0	0	
VF7	30	0	0	HARDWARE ACHIEVED	
VT6 Pr	200	0	0	TOTAL BU'S ACHIEVED	
VF5	80	0	0	300	
VF8	60	0	0		
VM6	150	0	0		
VF6	105	0	0		
VP1	135	0	0		
VP2	179	0	0		

STEP 5c: CLADDING: PRIMARY BRACING				BOX: D	
TYPE	RATING	QUANTITY	TOTAL	CLADDING ACHIEVED	TOTAL BU'S REQ'D
VV6-12	60	0	0	0	0
VV6-18	90	0	0		
STEP 5d: HARDWARE: SECONDARY BRACING				TOTAL BU'S ACHIEVED	
TYPE	RATING	QUANTITY	TOTAL	0	
VA6	70	0	0	HARDWARE REQ'D	
VT6	100	0	0	0	
VF7	30	0	0	HARDWARE ACHIEVED	
VT6 Pr	200	0	0	TOTAL BU'S ACHIEVED	
VF5	80	0	0	0	
VF8	60	0	0		
VM6	150	0	0		
VF6	105	0	0		
VP1	135	0	0		
VP2	179	0	0		

VERSACLES

V2.1

LEGEND

Step 4a: ELEVATION LAYOUT: ALONG UNITS

Side Wall

ALONG

PRIMARY: CLADDING

SECONDARY: HARDWARE

1. Cladding units on top row (primary) only. Hardware (VA6, VT6, VF5 etc) on Secondary or bottom row.

Step 4b: ELEVATION LAYOUT: ALONG UNITS

Side Wall

ALONG

PRIMARY: CLADDING

SECONDARY: HARDWARE

FRONT ENTRY: (refer note 1, right)

SIDE ENTRY: (refer note 1, right)

NOTES:

- Versatile Buildings are designed for only 3 walls to be braced (i.e. no bracing in tilt-door walls). Bracing units are transferred to opposite wall where no bracing can be achieved in any wall (along or across)
- This bracing sheet shall be read in conjunction with VB2000.
- Fix bracing elements as per VB2000 Section 6: Wall Bracing pages 28 & 29

Step 8a: ELEVATION LAYOUT: ACROSS UNITS

Rear Wall

ACROSS

PRIMARY: CLADDING

SECONDARY: HARDWARE

Step 8b: ELEVATION LAYOUT: ACROSS UNITS

Front Wall

ACROSS

PRIMARY: CLADDING

SECONDARY: HARDWARE

ELEVATION LEGEND

WINDOWS SIDE DOOR TILT-DOOR

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

VS6 SUPERCLAD BRACING ELEMENT
1.2 or 1.8 metre wide, full height
Superclad bracing panel.

VV6 VERSACLAD BRACING ELEMENT
1.2 or 1.8 metre wide, full height
Versaclad bracing panel.

All secondary bracing ratings must only be used in conjunction with Superclad or Versaclad on external walls. On internal walls lined one side with plaster board, customwood or similar the values can be used on their own to achieve required bracing units

VA6 ANGLE BRACE (PAIRED)
(pair) 1 pair of let-in angle braces

VF7 1 SINGLE FLEXI-BRACE
1x full height single panel.

VF5 1 SINGLE & 1 1/2 FLEXI-BRACE
1x full height single panel, 1 half height single panel.

VF6 1 DOUBLE & 1 1/2 FLEXI-BRACE
1x full height double panel, 1 half height double panel.

VF8 1 DOUBLE FLEXI-BRACE
1x full height double panel, 1 half height double panel.

VPI PLY BRACE
1x full height single flexi-brace and plywood, to outside face.

VP2 PLY BRACE
1x full height single flexi-brace and ply to both faces.

VT6 CROSSED STRIP BRACE
crossed strip-brace @ approx. 45°, with tensioner.

CROSSED STRIP BRACE (PAIRED)
crossed strip-brace @ approx. 45°, with tensioner.
Bottom plate connections must be 600mm+ apart.

VT6 CROSSED STRIP BRACE (PAIRED)

VM6 CROSSED MULTI-BRACE
crossed multi-brace @ approx. 45°, with tensioner. Refer sheet 8 for VM6 installation.

design: drawn: S.A. Coll Versatile drawing: date: VB2000-6/1 Oct. 05

building data: LENGTH: 6 m WIDTH: 6 CLADDING: Superclad ☐ Versaclad ☒ Other ☐ WIND ZONE: Low ☐ Medium ☐ High ☒ V.High ☐

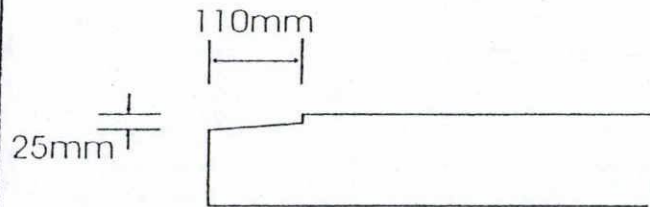
Bolt Positions:

150mm from all corners and door openings.

Thereafter at 900mm centers.

All the layout drawings show stud and door positions. Make sure bolt placement are not in line with studs.

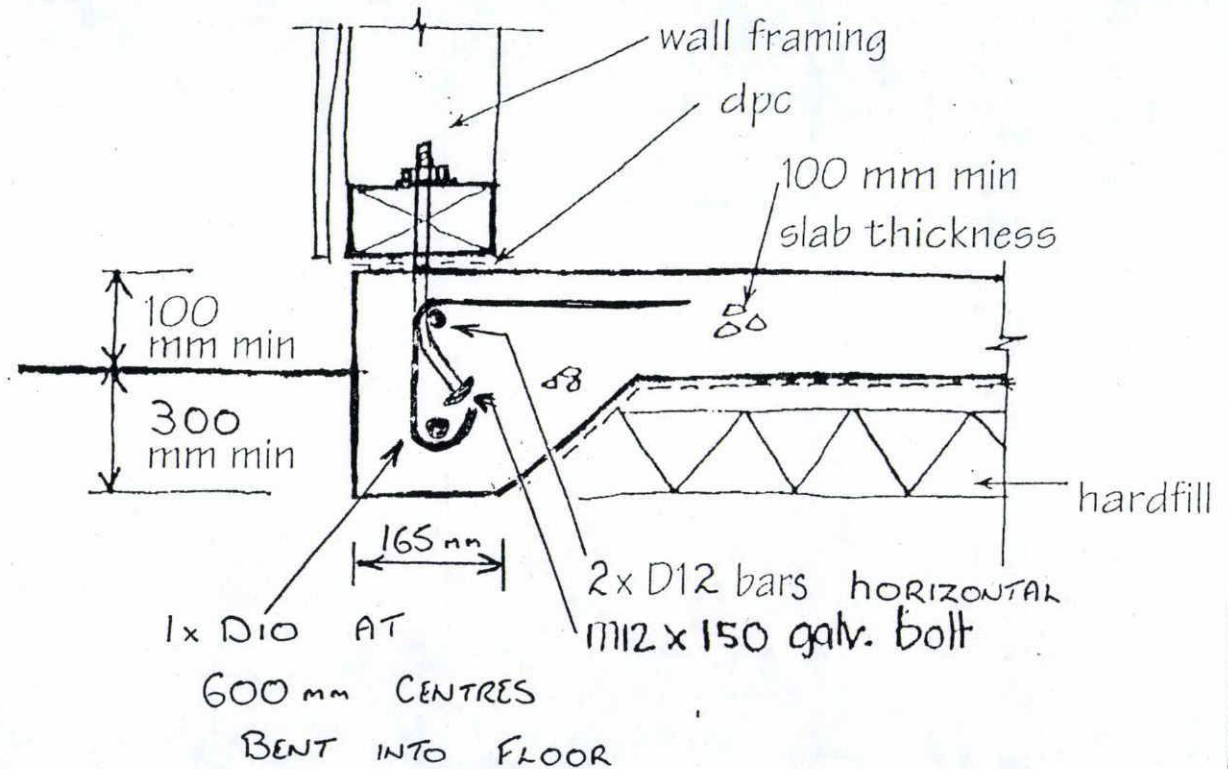
Slab Recess



The length of the recess is the same as the lifta-door you have ordered.

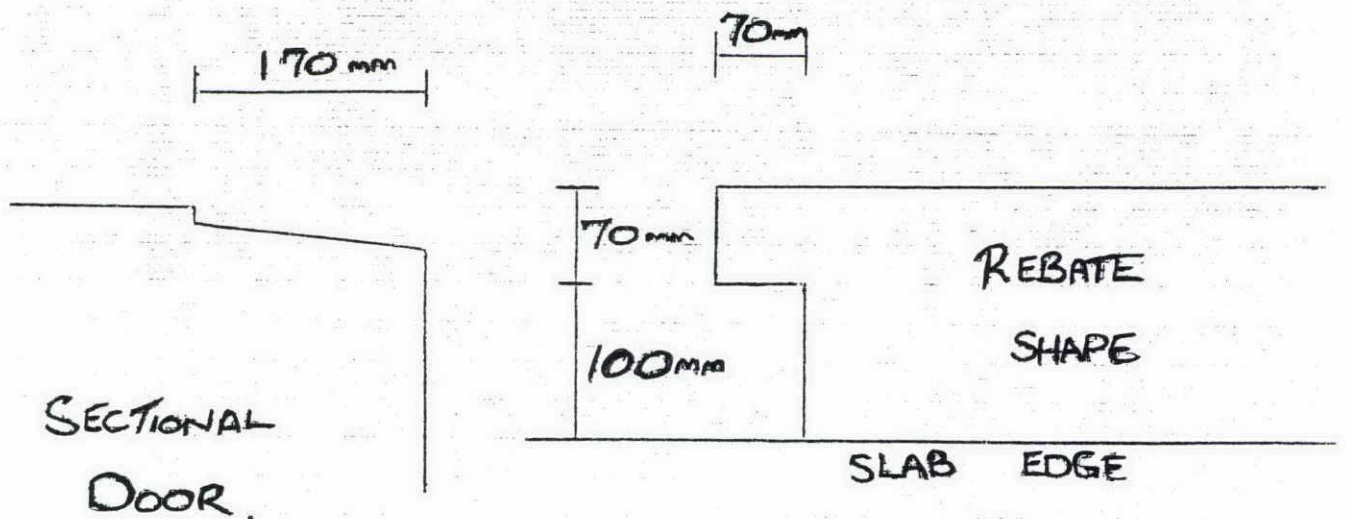
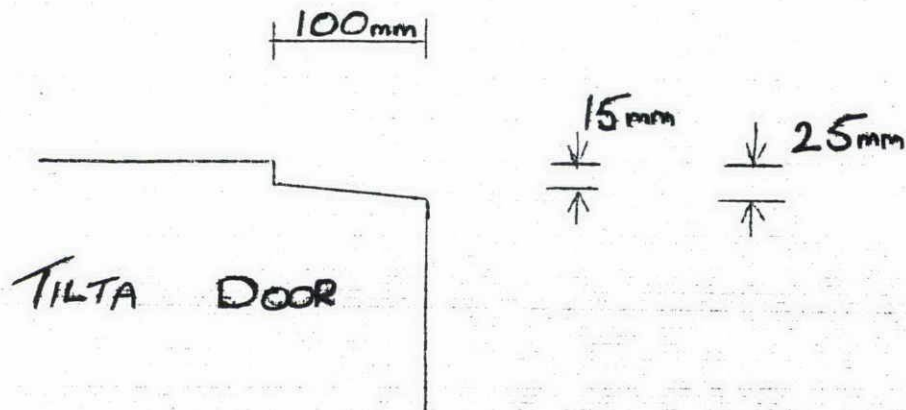
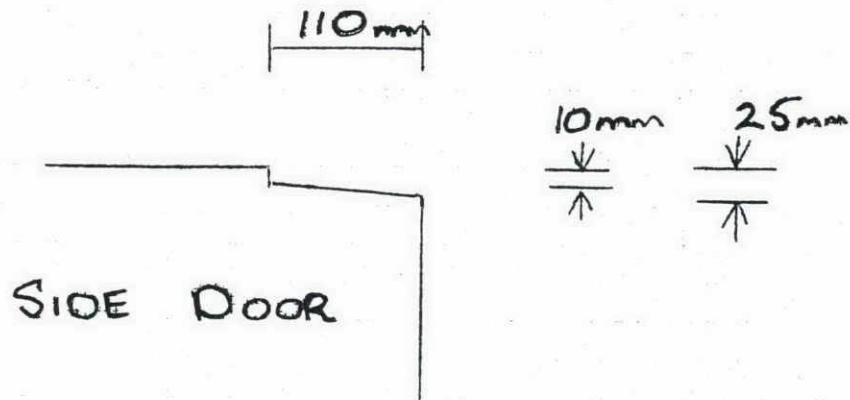
e.g. 2.6m door = 2.6m recess and 4.5m door = 4.5m recess

Typical Slab Detail



TO NZ3604

FLOOR REBATES



4.8 m TO OPENING
SIZE VARIES

VB2000

CONTENTS

SECTION 1	SPECIFICATION DETAILS
SECTION 2	FOUNDATION DETAILS
SECTION 3	WALL FRAMING DETAILS
SECTION 4	ROOF FRAMING DETAILS
SECTION 5	HARDWARE FIXING DETAILS
SECTION 6	WALL & ROOF BRACING DETAILS

CLIENT

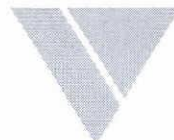
Mr. Toby Broomhall

21 Dives Avenue
Hawera



MiTek New Zealand Ltd.

HOME OF **GANG-NAIL®** BUILDING SYSTEMS



VERSATILE®
BUILDINGS

VB2000

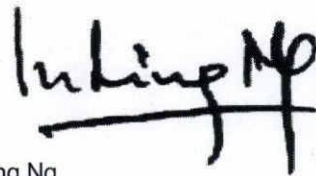
PRODUCER STATEMENT DESIGN

The building design VB2000 has been compiled using sound and widely accepted engineering principles and in accordance with NZS4203:1992 and NZS 3603:1993 as verification methods and acceptable solutions of the approved documents issued by the Building Industry Authority to satisfy the requirements of clause B1: Structure of the Building Regulations 1992.

As independent design professionals covered by a current policy of Professional Indemnity Insurance to a minimum value of \$2,000,000. I BELIEVE ON REASONABLE GROUNDS that subject to:

1. The verification of all design assumptions detailed in the drawings and: -
2. All proprietary products meeting the performance specification requirements.

The proposed building is to be constructed in accordance with the drawings, specifications and other attached documents, which comply with all relevant provisions of the Building Code



In Ling Ng
B.E. (Hons) MIPENZ (Structural)
CPEng, IntPE
Member ID 146585
for MiTek New Zealand Ltd.
20 Kotzikas Place
Christchurch
New Zealand

23rd June 2005



MiTek New Zealand Ltd.

HOME OF **GANG-NAIL®** BUILDING SYSTEMS



VERSATILE®
BUILDINGS

VB2000

PRODUCER STATEMENT DURABILITY

To satisfy the requirements of Clause B2: 'Durability' of the New Zealand Building Code, the metal cladding material needs to meet a 15-year durability life. To achieve that, the following provisions must apply:

Range of Product and Use.

Specification:	AS1397:2001
Coating type:	Zinc/Aluminium & painted
Steel thickness range:	0.35mm - 0.95mm BMT
Steel grade range:	G300 - G550
Application:	Standard Versatile Walls on Class IV Building category as per NZS4203:1992
Fasteners:	Heavy Zinc or Zinc-tin coated clouts to comply with AS3566.2-2002 Classes 3 & 4. Aluminium rivets for all steel components. IF1114:1986

Requirements, Limitations and Exclusions.

- Applicable to buildings in Sea-Spray zone and exposure zones 1,2,3 & 4 in accordance with Clause 4, Durability, NZS 3604:1999 which is an acceptable solution under clause B2 of the NZBC
- Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Specifications.
- Normal and regular maintenance must be carried out on the exterior surface of the cladding and the following guide must be followed to ensure the durability requirements are met.

Regular Maintenance.

Exposure zones 1,2,3 & 4. (All areas other than sea spray zones - see below)

- Rain washing only required on exposed sections, sheltered or protected areas such as under spouting, top cladding boards and tops of doors require washing every 3 months.

Sea spray zones (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of Geothermal activity.

- Rain washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and when corrosive salts are present.

Extended Maintenance, Painting or Repainting.

• Extended Durability

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


• Evident Corrosion

Areas that show signs of white or red rust/ corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required. Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment.

If evident corrosion is not treated quickly rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

References.

1. NZS 3604:1999, clause 4, Durability.
2. Versatile Buildings Assembly Instructions.
3. New Zealand Building Code 1992



Jeffrey Geayley
for Versatile Buildings Ltd
112 Waterloo Road, Christchurch
New Zealand
Dated: 24th February 2005

VB2000

EXPLANATION

The following designs cover the structural aspects (excluding floor details) of the construction of Versatile Buildings Ltd standard range of garages for both the 600 and 1000 Series. The sequence of design information is broken down into the following categories:

- Wall Framing.
- Truss Design.
- All Structural Fixings.
- Building Stability Design for both roof and walls.

All other aspects of the Structure are constructed in accordance with the standard Versatile Buildings Ltd details for garages.

Copyright: These drawings must not be used without express prior permission from MiTek NZ Ltd. and Versatile Buildings Ltd.

BRANZ Note: Copies of Bracing Test Report for wall cladding, Test number STR346, available for inspection from Versatile Buildings Ltd., 112 Waterloo Road, Christchurch.

Building Classification: Buildings designed for Class 5 Category as defined in NZS4203:1992 Table 2.3.1

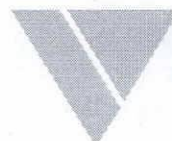
Patent: 'FlexiBrace' subject to Patent No: 504428 MiTek N.Z. Ltd.

Steel 'Stud Saver' subject to registered Patent No's 330803 & 314494



MiTek New Zealand Ltd.

HOME OF **GANG-NAIL®** BUILDING SYSTEMS

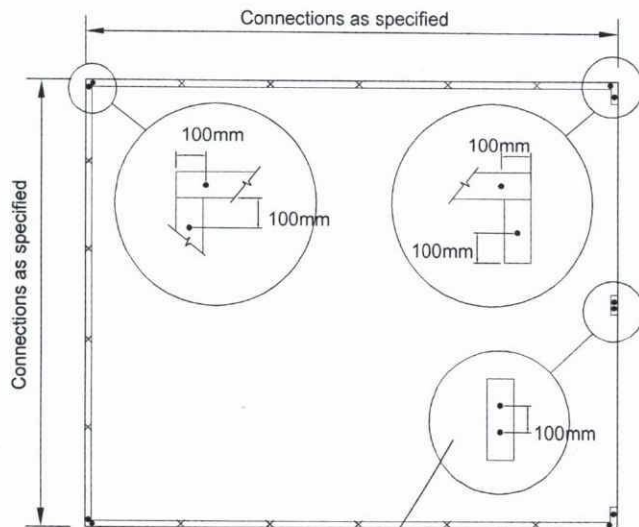


VERSATILE®
BUILDINGS

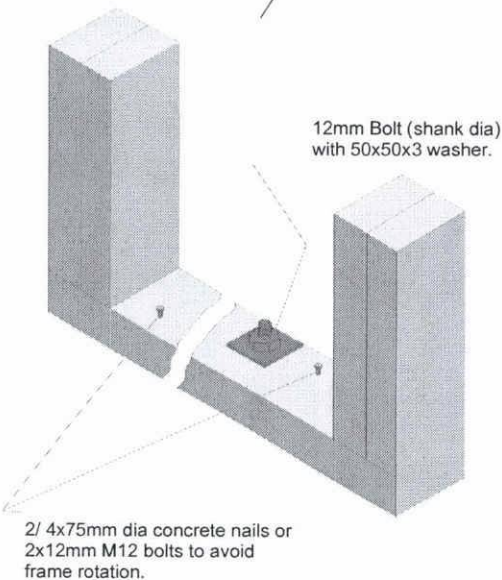
VB2000

FOUNDATION DETAILS

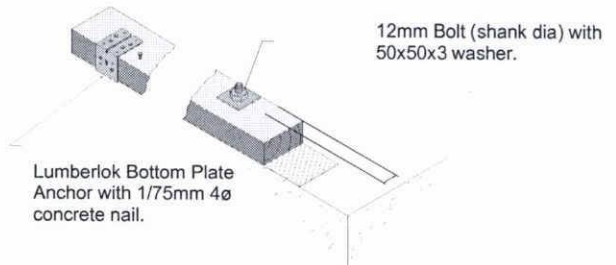
2.4m WALL HEIGHT BOTTOM PLATE FIXING LOCATIONS



NOTE: Connections must be applied to all corners and door openings shown and then spaced, as per layout above, between these points



BOTTOM PLATE CONNECTION TYPE



NOTE: For fastener spacing @ 900 ctrs, truss spans building width can be increased by 25%

Wind Load	Max Building	Fixing Spacing
High	9600 12000	1200 900

VB2000

DESIGN INFORMATION

Design Scope

The VB2000 design series covers the structural requirements for the Purlin fixing, Truss fixing, Truss design, Truss bracing, Wall & Roof Bracing, Lintels, Verandah / decks & Garaports. All other structural requirements are as per NZS3604: 1999

Building Erection

Proper bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixings must be installed before applying any loads.

Design References

NZS3603:2005
NZS3604:1999
NZS4203:1992
NZS3602:2003
TP1.85

Truss Joints

GANG-NAIL plates are to be pressed into both sides at each joint by a licensed GANG-NAIL fabricator

Load Details

These drawings have been prepared using the above design loads.
It is the responsibility of the user to ensure that the design data and loads are still correct at the time of construction.

Design Loads

Dead loads for Light Roof
0.15kPa (includes weight of trusses, purlins, associated framing and zincalume roof).

Live loads
1.0kN concentrated load, 0.25kPa uniform load on roof section & 2.0kPa uniform load for decks.

Wind loads
Buildings designed for UP TO VERY HIGH wind conditions as per the attached selection charts and as defined by NZS3604:1999.

Seismic loads
Siesmic Zones A, B or C.

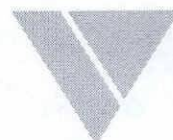
Snow loads
Buildings designed for up to 1.00kPa Snow load as shown on the attached selection chart.

Refer to MiTek New Zealand Limited for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.
Buildings designed for class IV category as NZS4203:1992 Table 2.3.1



MiTek New Zealand Ltd.

HOME OF GANG-NAIL® BUILDING SYSTEMS



VERSATILE®
BUILDINGS

VB2000

WALL FRAME DETAIL

Wall Frame Sizes

Wind Load	Wall Height (mm)	Stud Ctrs (mm)	Size & Grade
High	2400	600	90X35 MGP10

Timber Grade & Design

- Top plates, bottom plates & studs are to be constructed in 90 x 35 minimum grade to be MGP10 or MSG10 or better in all situations as described in the table shown above.
- All other timber not specified can be non standard grade.
- All purlins and stiffening added to the lintels to be minimum 90x45 MSG8 grade.

Timber Treatment

- Treated Timber is to be used in the construction of the buildings as defined by the frame and truss requirements in NZS3602:2003. All treated timber is to meet the required standards.
- Minimum H1.2 timber treatment is to be used in all frames & including areas of the building where it is to be enclosed with GIB board lining, i.e. sleepouts etc.
- Treatment of Verandah & Deck construction refer to Verandah and Deck details in this document (if included)
- Trusses including Gable Ends can be untreated.

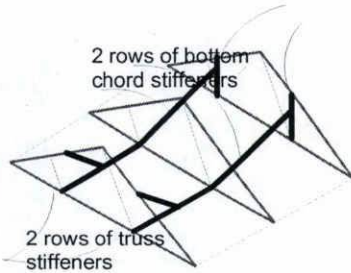
VB2000

SPAN, LOAD AND TRUSS DETAILS

Truss Stiffener Position

Diagram indicative only

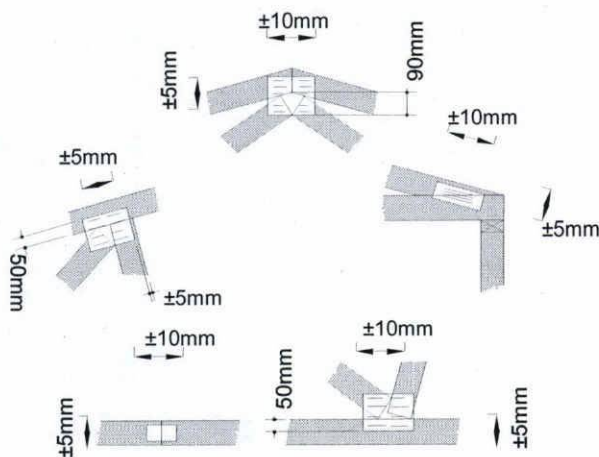
2 Vertical Stiffeners



Span Chart

Truss Centers	Wind Load	Snow Load (kPa)
1800	High	0.5

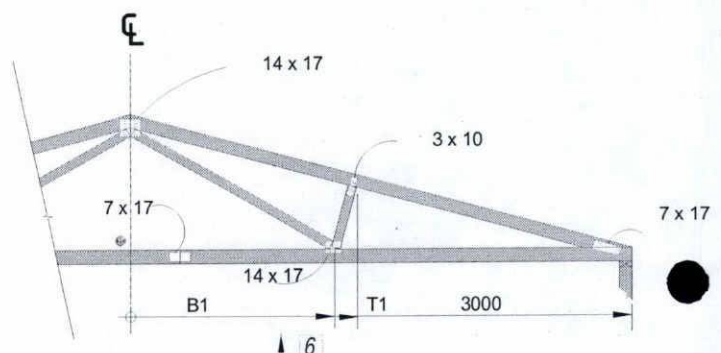
Construction Tolerances



NOTE:

Plates are to be fully pressed home on both sides of joints.
The plate axis must be located in the specified or indicated direction.
Typical positioning tolerances for plates

6,000 Span



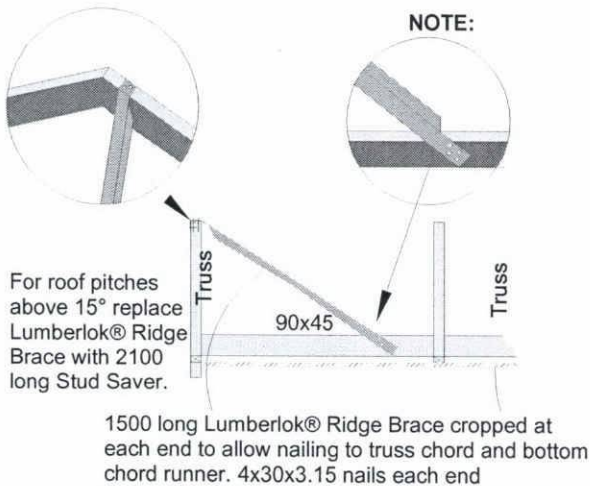
NOTE:

1. Truss Top Chord pitch range is 15°, 20°, 25°, 30°
2. ● Indicates location of Bottom chord brace (truss stiffener)
3. ↑ 6 Indicates the truss camber (typical)
4. All truss plates are Gang-Nail® GN10 type
5. All top & bottom chords are to be MGP10 90x35 Radiata pine
6. All webs are to be a min. MSG8 - 70x35 Radiata pine

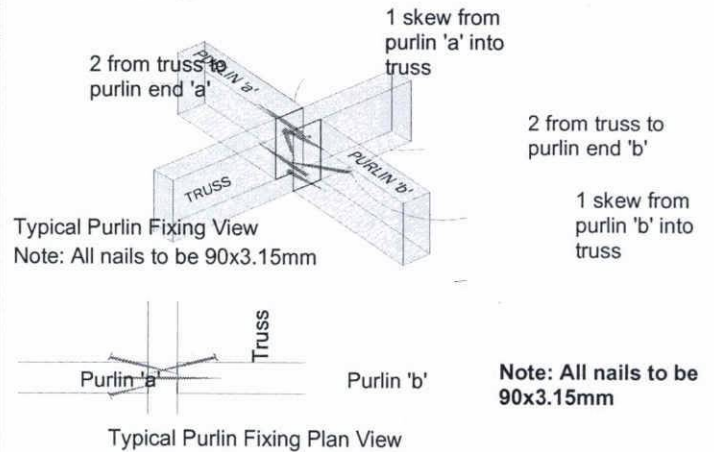
VB2000

TRUSS DETAILS

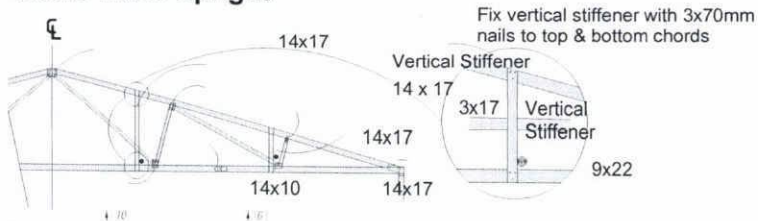
Ridge Brace



Purlin Fixing Detail

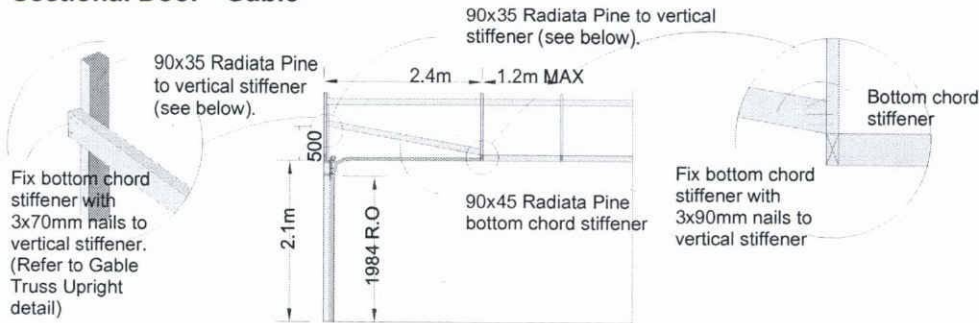


Gable Truss Upright



For Roller & Sectional Doors

Sectional Door - Gable



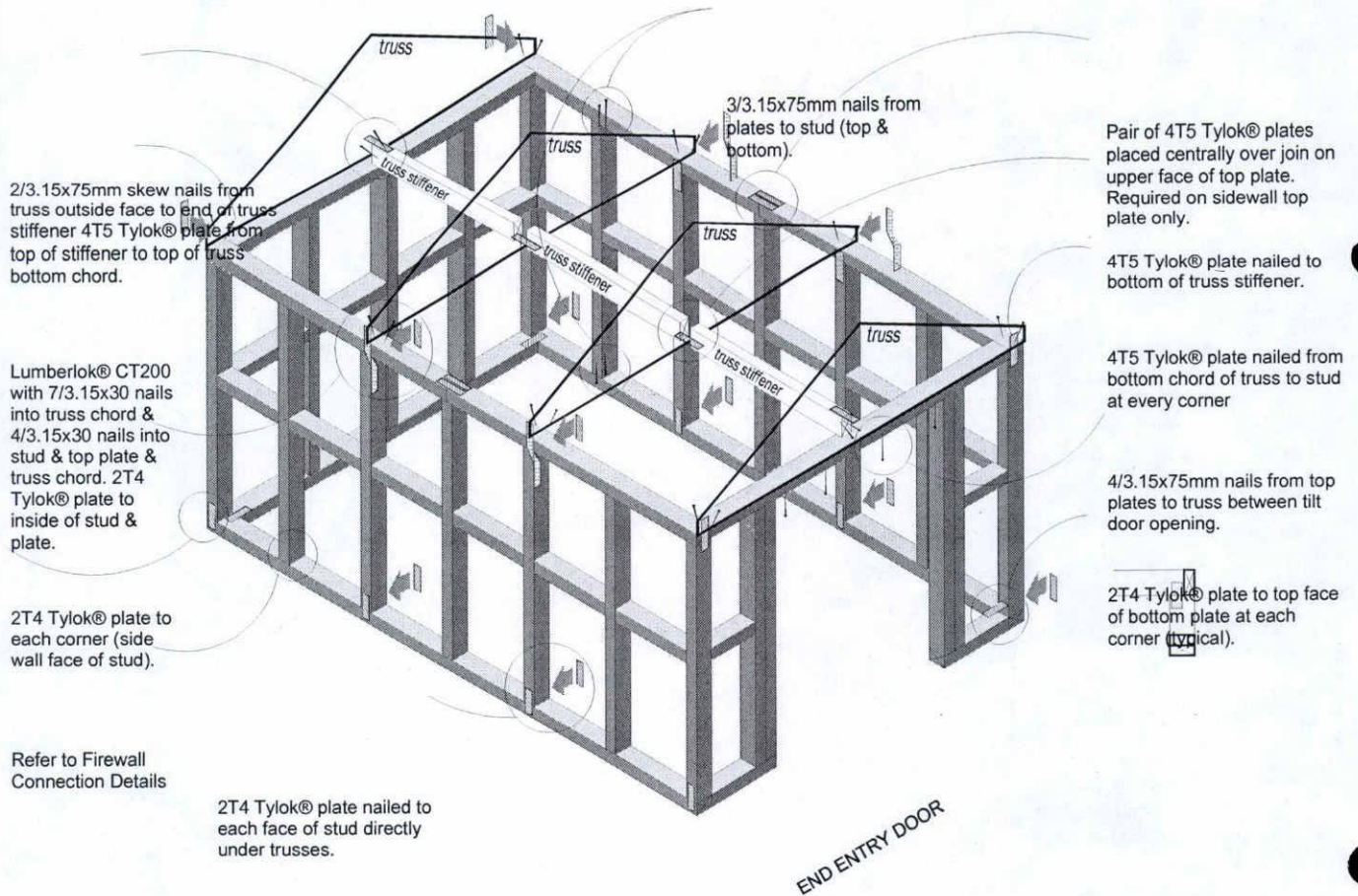
NOTE:

1000 Series Truss Set-Back. When 2.4 truss set-back on 1000 series, a solid blocking between studs under the top plate shall be provided under the truss position. 2/90x35mm framing as blocking.

VB2000

HARDWARE FIXING DETAILS

Hardware Fixing Locations

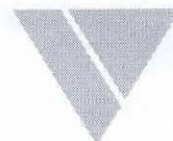


NOTE: Hardware fixings apply to both 600 & 1000 series buildings.



MiTek New Zealand Ltd.

HOME OF **GANG-NAIL®** BUILDING SYSTEMS



VERSATILE®
BUILDINGS

VB2000

EXPLANATION

The Building Stability Design of the standard range of garages is broken down into two separate areas, and are as follows: -

Roof Bracing

Using a diaphragm approach, the roof is braced using a series of Strip Brace and / or Multibrace patterns in the plane of the truss top chords to transfer the wall and roof wind demand to the top plates. The loads at the top plate level are then transferred to the foundation through the wall bracing system.

The layouts of Strip Brace and Multibrace patterns are determined by the size and shape of the building plus the relevant wind zones appropriate for that design. These layouts are determined on the VB2000 Series drawings on the following pages.

Wall Bracing

Using a Bracing Units approach the tables shown on the following pages give the loading demand of the respective buildings dimensions and wind loads. The use of wall cladding and / or Secondary Bracing systems provides the method of achieving the required bracing demand. These cladding and secondary bracing units are detailed on the following pages also.

Within allowable side wall and end wall length ratio there is an ability to brace buildings on all three sides only when large door openings make installation of braces impossible. The bracing demand in these situations is laid out in the tables on the following pages.

The VB2000 Series covers stand alone buildings up to but no greater than a width and or length of 12m. In cases where partion walls are available, buildings can be over the 12m overall dimension provided the rules on the following page are followed and installed as per the diagram shown on the following page.

All Angle Brace, Strip Brace, Multibrace & Flexi-Brace options can be located anywhere along the braced wall provided they fit the required dimensions.

VB2000

BRACING DEMAND RULES

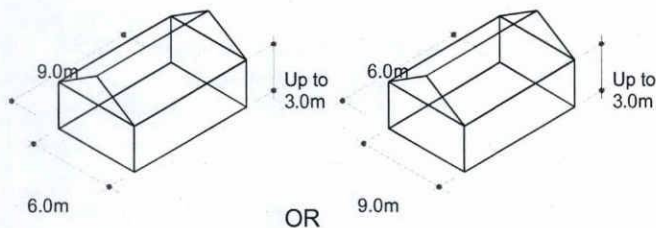
1. BUILDING DIMENSIONS

The maximum building dimensions must not exceed 12m in width and or length.

2. SIDE/END WALL RATIOS DEFINITION

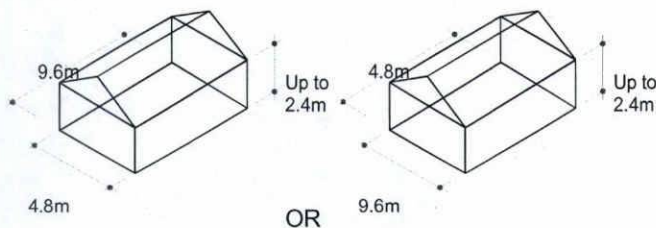
a. 1 to 1.5 Ratio applies only when 3 walls of bracing are available (See rule 4a) on L,M,H & V/High Wind Loads up to 3.0m high.

e.g.



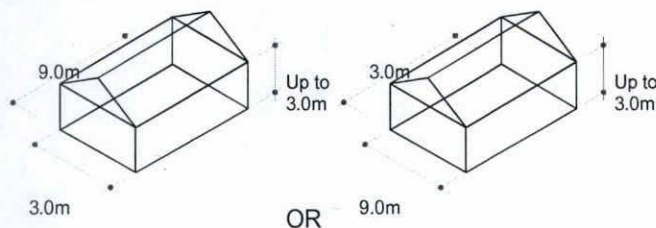
b. 1 to 2 Ratio applies only when 3 walls of bracing is available (See rule 3a) on L, M,H & V/High Wind Loads up to 2.4m high.

e.g.



c. 1 to 3 Ratio applies only when 4 walls of bracing is available (See rule 3b) on L, M,H & V/High Wind Loads up to 3.0m high.

e.g.



3. WALL BRACING DEMAND OPTIONS

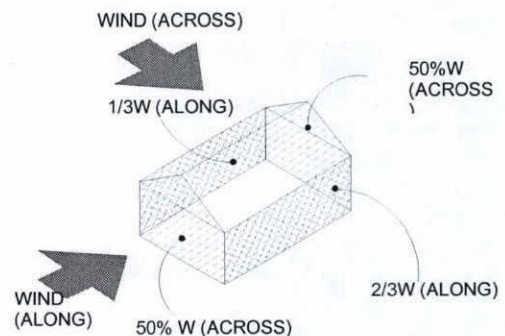
4a. Where 3 walls only are available, establish the demand for ALONG & ACROSS for the specific tables on the following pages. Apply the full bracing unit required to the respective walls and brace accordingly.

4b. Where four walls can be used for bracing, establish the demand on the following pages) by using the tables called "Both end walls available" and "Both side walls available."

NOTE

The shortest two walls must have bracing equally distributed between them.

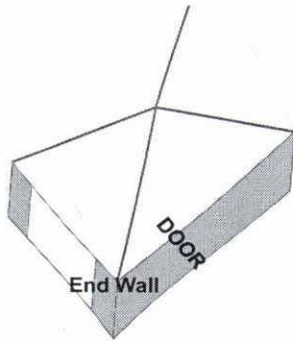
If that is achieved the Total Bracing Units in the longer walls maybe distributed on a 2/3 to 1/3 split, e.g. A total of 150 Bu's can be distributed in one of the longer walls and the remaining BU's distributed to the other longer wall. (See below)



VB2000

ROOF BRACING

BRACING 6.0m Width, 6.0m Length, High Wind Zone



Side Wall

ROOF BRACING NOTES

Indicates a single row of Lumberlok Strip Brace tensioned up and laid over the top of the purlins, fix each end with 3 x 30 x 3.15 nails (typical) Fix at ridge crossing with 2/30x3.15 nails.

VB2000

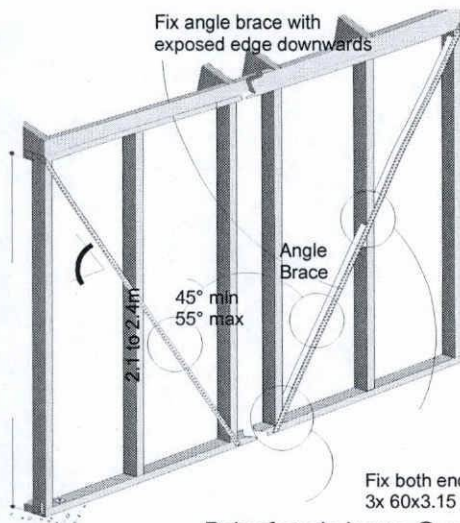
WALL BRACING

BRACING ELEMENT

Wind Total BU's

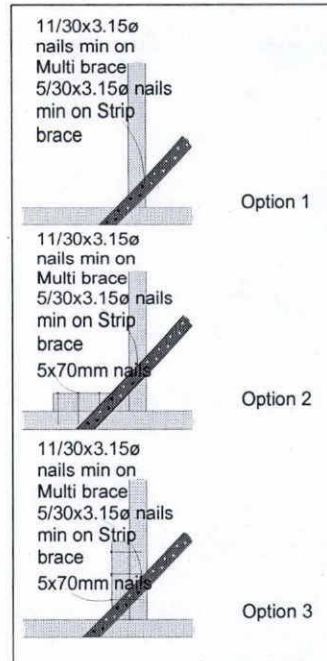
VA6

70



Fix intermediate stud crossings with 2x 60x3.15 nails

Fix both ends with 3x 60x3.15 nails



Option 1

Option 2

Option 3

10 321 | 573 | 6

Ans.

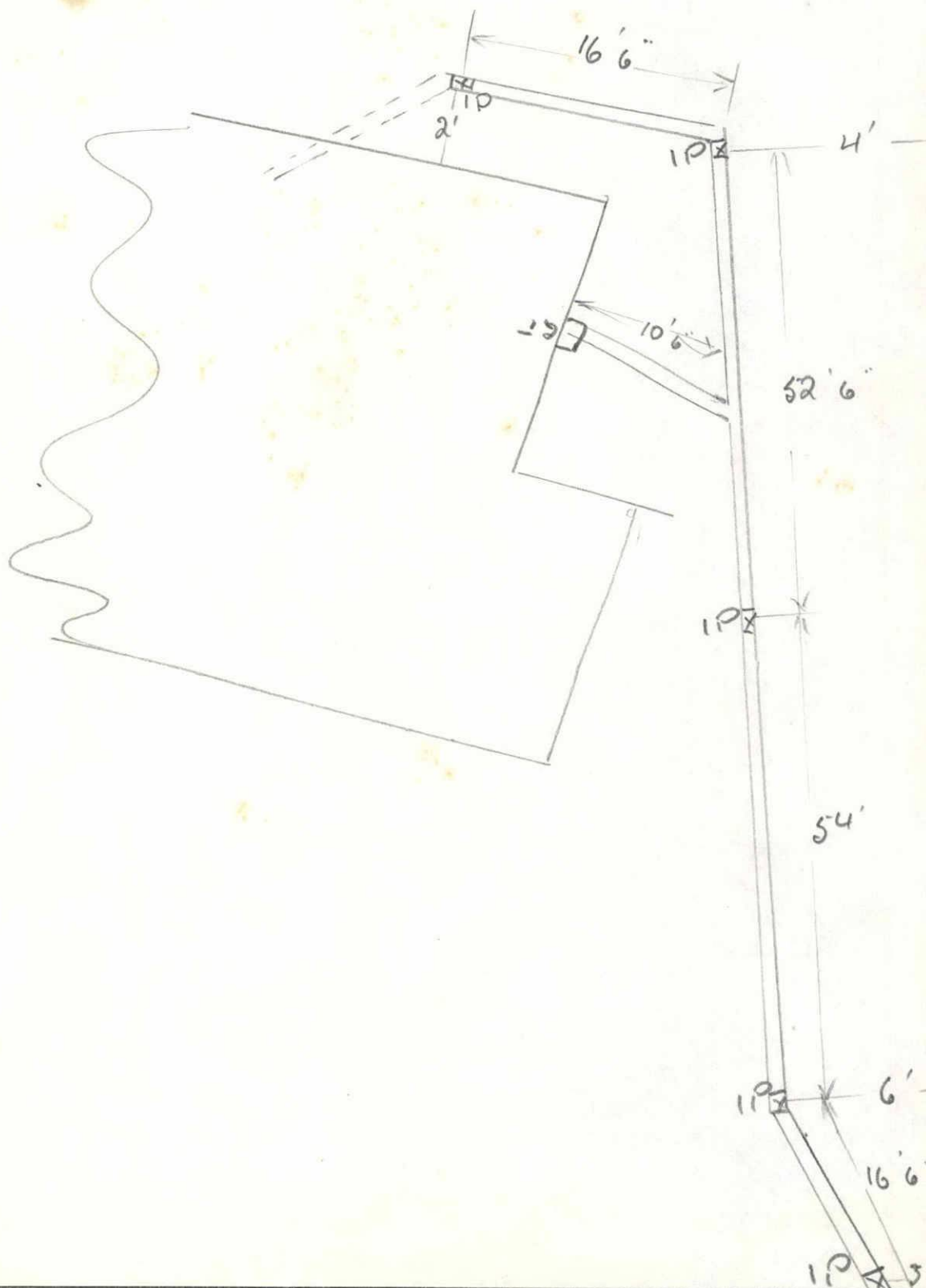
Desc: Address: 21 DIVES HVE Date: June 1963

Drainlayer: B.L. BLOOR Type of Pipe and Joint Used: G.I.W. rR Rings

EKAHL: 59/1378



From S. Y. B. Sewed



DIVIES AVE

STREET