

 <p>CHRISTCHURCH CITY COUNCIL - YOUR PEOPLE - YOUR CITY</p>	<p>CHRISTCHURCH CITY COUNCIL CODE COMPLIANCE CERTIFICATE SECTION 95, BUILDING ACT 2004</p>	<p>BA7 PROJECT NO: 10010859</p>
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THE BUILDING

Street Address: 53 BALCAIRN STREET, OAKLANDS, CHRISTCHURCH 80

Legal Description: LOT 44 DEPOSITED PLAN 28928

Other: _____

Use of building: Garage

THE OWNER **AGENT - FIRST POINT OF CONTACT**

<p>Full Name(s): FRIEND, KELLY ANDREW Mailing Address: 53 BALCAIRN STREET CHRISTCHURCH 8025</p>	<p>Name: YEE, STEPHANIE RACHEL Mailing Address: 53 BALCAIRN STREET OAKLANDS, CHRISTCHURCH 8003</p>
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- **BUILDING WORK.** The following work was authorised by this building consent.
GARAGE

FILE COPY

The Christchurch City Council is satisfied, on reasonable grounds, that the building work complies with the building consent and (ticked where applicable)


- The specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachments:

- Yes N/A Compliance Schedule
- Yes N/A Compliance Schedule Statement
- Yes N/A Supplementary sheet with specific information on the use of the building.

NOT APPLICABLE

Signed for & on behalf of the Christchurch City Council:

Name: 

Position: Building Inspection Co-ordinator

Date of issue: 16/02/2009

 CHRISTCHURCH <small>CITY COUNCIL • YOUR PEOPLE • YOUR CITY</small>	<h2 style="margin: 0;">CHRISTCHURCH CITY COUNCIL</h2> <h3 style="margin: 0;">APPLICATION FOR A CODE COMPLIANCE CERTIFICATE</h3> <p style="margin: 0;"><i>Building (Forms) Regulations 2004 – Form 6</i></p>
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THE BUILDING CONSENT	
Building Consent project number ABA <u>100 10559</u> issued by the Christchurch City Council	
Street Address: <u>53 Balcairn St</u>	
THE OWNER (as defined by the Building Act)	AGENT – FIRST POINT OF CONTACT (Must be authorised by the owner to make this application)
Full Name(s): <u>Kelly Andrew Friend</u>	Name: <u>Kirstine Petigrew</u>
Contact Person: _____	Company: _____
Street Address / Registered office: <u>53</u>	Mailing Address: <u>53 Balcairn St</u>
Mailing Address: <u>Balcairn St</u>	Street Address/ Registered office: _____
Phone: Landline <u>3224500</u> Mobile: <u>0211383596</u>	Phone: Landline <u>322 4500</u> Mobile <u>0210438577</u>
Fax: _____	Fax: _____
Email: _____	Email: <u>Kirstypet@hotmail.com</u>
	Relationship to owner: <u>partner</u>
Code Compliance Certificate to be posted to: _____	

I request that you issue a Code Compliance Certificate for the building work described in this application.

- The work was completed in accordance with the approved building consent documents on: 8/02/2009 (date), or
- For building consents issued prior to 31 March 2005, the work was completed in compliance with the Building Code that applied at the time of issue. (_____ insert date of issue)
- The personnel who carried out the building work are listed in the attached statement.
- The specified systems are listed on the attached form are to be contained in the compliance schedule for the building. In the opinion of the personnel who installed them, they are capable of performing to the performance standards set out in the building consent.

Signed: _____ Dated: 12-02-2009

Signature of: Kirstine Petigrew Owner / Agent on behalf & with the consent of the owner
(print name) (Delete one)

- Notes to applicants:**
1. A final inspection must have been completed prior to this application being sought. Inspections for the following day must be booked prior to 4pm.
 - Book an inspection by phone: (03) 941-8904, or
 - Book an inspection by fax: (03) 941-6241 using Form B-083
 - Print out the form <http://www.ccc.govt.nz/Building/Forms/FaxToBookAnInspection.pdf>
 - Request a form by fax: (03) 941-6241
 - Book an inspection online: <http://www.ccc.govt.nz/Building/Forms/frmlnspection.asp>
 2. The Code Compliance Certificate will be based on the approved building consent documents, so any variations to the original approved plans are required to be documented & approved prior to the work being carried out.
 3. A Code Compliance Certificate will not be issued until all the information required on this form relevant to the job is provided to the Council. This includes all Names, Certificates, Registration Numbers, Producer Statements, or any other required documents.
 4. A Code Compliance Certificate will be issued within 20 working days of application if all information is provided and is correct and that all building work complies with the building consent. This period may be suspended if further information is required.

Who was involved in this project?				Council Use
<input type="checkbox"/> Designer	Name	Phone	Reg. No.	
	Address	Fax	Documents Attached?	
<input type="checkbox"/> Builder	Name	Phone	Reg. No.	
	Address	Fax	Documents Attached?	
<input type="checkbox"/> Craftsman Plumber	Name	Phone	Reg. No.	
	Address	Fax	Documents Attached? (B-084)	
<input type="checkbox"/> Registered Drainlayer	Name	Phone	Reg. No.	
	Address	Fax	Documents Attached?	
<input type="checkbox"/> Registered Electrician	Name	Phone	Reg. No.	
	Address	Fax	Documents Attached?	
<input type="checkbox"/> Craftsman Gasfitter	Name	Phone	Reg. No.	
	Address	Fax	Documents Attached?	
<input type="checkbox"/> Structural Engineer	Name	Phone	Reg. No.	
	Address	Fax	Documents Attached?	
<input type="checkbox"/> Engineer	Name	Phone	Reg. No.	
	Address	Fax	Documents Attached?	
<input type="checkbox"/> Surveyor	Name	Phone	Reg. No.	
	Address	Fax	Documents Attached?	

Add any additional people on another sheet.

FOR COUNCIL USE ONLY
Notes:
Reconciliation of inspections Receiving Officer's Name: _____ Date Received: _____



**CHRISTCHURCH CITY COUNCIL
BUILDING INSPECTION SERVICES**

PROJECT NO:

Site Address: 53 Volcania St

Description of Consent: Galg.

100/0859

Demolition		Smoke Alarms		Final (Comm/Ind)	210	Producer Statements
Site Cleared		Glazing (Safety)		B-011 Received		Structural ()
FW Cut and Sealed		Access Routes Non-slip		Car Parking Marked		As Built Drainage Plan
Final (Residential)	210	Retaining Wall Drainage		Downpipes		Mechanical Ventilation
B-011 Received	✓	Swimming Pool (Fence)		Stormwater		Fire Alarm Installer
Wall Cladding Cert	✓	Snow Boards		Rain heads		FPIS Fire Alarms
Downpipes	✓	Balconies		Gully Traps		Sprinkler Installers
Stormwater	✓	Overflow		Main Vents		FPIS Sprinklers
Flashings		Overflow Relief		Surface Water Sumps		Emergency Lighting
Gully Dishes		Pickup completed		Trade Waste-Fit for Use		Extraction (Smoke)
Waste Pipes		Landscaping (Y/N)		Safety Glass		Fire Engineer
Drain Vent (s)		Structural P/S		Glass Manifestation		Elect Certificate
Air Admittance Valve		Tanking Statement		Barriers		Gas Certificate
Surface Water Sumps		Photos taken		Stairs		Back Flow IQP Test
Submersed Outlets		Solid Fuel Heater	232	Hand Rails		Automatic Doors
Hard Standing Levels		Seismic Restraint		HWC Restraints		Section 77 Certificate
HWC Restraint		Hearth		Anti Scald		Lift (As Built)
HWC Valves		Flue		Emergency Lighting		Pressurisation
Anti Scald Protection		Clearances		Ventilation (HVAC)		Smoke Test
Barriers		Mantle		Fire Resistant Rating		Contractor
Landing		B-012 Form		Fire Alarm (Type)		Effluent Disposal
Hand Rails		Smoke Alarms		Egress		Solar Heating Installer
Stair Treads		Accessible Facilities		Signage		B-084 Form signed
Stair Risers		" Route- Door Width		Snow Boards		Reconciliation of Inspections
Ventilation of Spaces		" Toilet		Backflow Prevention		Estimate
Mechanical Ventilation		" Grab Rails		Solar Heating		Actual
Range Hoods		" Hardware		Penetrations - Fixings		Certificate for Public Use
Ceiling Insulation		" Carpark		Waterproofing		Amended Plan Fees
Fire Resistant Rating		" Signage		Roof Load		Refund Debit

PROJECT COMPLETE
 SIGNED: Mr.
 DATE 13 / 2 / 09

Rectification Time Frame/...../..... Signed.....

Have all the non-compliances highlighted on previous site inspection reports been addressed and rectified. Yes No

All work inspected is approved in compliance with the Building Consent and Building Code. Yes No

Some work is not satisfactory as detailed above and rectification is required. Yes No

FINAL

Signed: Mr. Mortlock Date: 12 / 2 / 09

BILL MORTLOCK
 BUILDING INSPECTOR
 Ph. 0274 340 716
 Fax. 03 941 6241
 B-203 September 2008

SITE INSPECTION REPORT
This is not a Code Compliance Certificate

Key
 R = Rectification
 - = Not Applicable
 ✓ = Approved



CHRISTCHURCH CITY COUNCIL BUILDING INSPECTION SERVICES

PROJECT NO:

Site Address: 53 Balcairn St

Description of Consent: Garage

10010859

Prepour Foundation	201	Sub Floor	204	Retaining Wall	212	Sub-floor Drainage	202
Siting		Pile Connections		Novacoil & Pre-Fmd Cnrs		AS 3500 Drainage	
Levels		Bearers		DPC/Tanking/Filter Cloth		Overflow Relief	
FFL 100—150---225		Joists		DPC Protection		Pipe Sizes	
Sediment Control in place and operating		Treatment		Novacoil connected to sw system		Grade	
Vegetation cleared/Bearing		Ventilation		Dish Drn Below Floor Lev		Venting Distance	
Reinforcing		Insulation		Silt Trap		Water Test	
Concrete Cover		Load bearing Support		Concrete Weir		Drainage	208
Slab Ties		Double Joists		100 mm Novacoil		Bedding	✓
Rib-raft floor		Dwangs		Block work Construction	221	Cover	✓
EPS Thickness		Flashings	213	Reinforcing		Inspection Chamber	1
Engineering Report		Windows		Cleanouts		FW to approved outfall	
Surveyors Certificate		Doors		Bond beams		SW to approved outfall	✓
PIM Conditions		Sills		Block size		Main Vent Positions	✓
Pile Footings		Window Head		R/Steel Sizing		Grade	✓
S/S Pipe		Cladding Changes		Engineers Inspection		Water Test	
S/W Pipe		Saddle Flashing		Tanking		SW Soak Hole	
Sub-floor Vents		½ High Brick Veneer	211	Shelf Angles	225	Yard Sumps	
Pre-pour Slab	203	Cavity width		Fixings		Bubble Up Chambers	
Tailings		Brick Ties		Flashing over S/Angle		Y Trap to Sump-- External	
DPM		Building Wrap		Angle Size		Smoke Test	
Mesh		Penetrations		Engineer's Inspection		Manholes/Benching	
Concrete Cover		Flashings		Concrete Construction	220	Engineer's PS4	
Slab Thickening		Wash outs		Reinforcing		Pick-up Completed	
Wastes		Lintels		Tilt Panels		Septic Tank / Eng Rpt	
Shrinkage Control		2 nd Storey Issues		Audit of Engineer's Rpts			
EPS Thickness						B-084 Form signed	

110/90 size SW on chip.

*Kirstene
3224500*

Approved to proceed.

** Grades required in S/Pipe Risers.*

Inspection Bookings Telephone Number: 941 8904

Have all the non-compliances highlighted on previous site inspection reports been addressed and rectified. Yes No

All work inspected is approved in compliance with the Building Consent and Building Code. (Yes) (No) Inspection Type

Some work is not satisfactory as detailed above and rectification is required. (Yes) (No)

Signed: *M. Smith* Date: *9.12.09* 2-8

BILL MORTLOCK
BUILDING INSPECTOR
Ph. 0274 340 716
Fax. 03 941 6241
B-201 July 2008

SITE INSPECTION REPORT
This is not a Code Compliance Certificate

Key
R = Rectification
- = Not Applicable
✓ = Approved



CHRISTCHURCH CITY COUNCIL
SOCKBURN SERVICE CENTRE

31 January 2001

Stephanie Don
53 Balcairn Street
Halswell
Christchurch.

Dear Madam,

PROJECT INFORMATION MEMORANDUM PROJECT NUMBER 10010859

Please find enclosed your Project Information Memorandum in respect of the proposed Garage at 53 Balcairn Street.


Your application for a building consent in respect of the above proposed will now be processed unless you advise the Council to cancel or suspend the application.

Please note also that the Project Information Memorandum may reveal matters affecting compliance with the Building Act 1991, or other authorisations required.

Yours faithfully

Cindy Hawthorne
Senior Technical Clerk
for
AREA DEVELOPMENT OFFICER

FILE COPY

 <p>CHRISTCHURCH CITY COUNCIL · ENVIRONMENT</p>	<p>CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 Project Information Memorandum</p>	<p>FORM BA2A PROJECT NO: 10010859 Issued 31/01/2001</p>
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Site Address: 53 Balcairn Street

Legal Desc: Lot No: 44

DP No: 28928

Applicant: Stephanie Don
53 Balcairn Street
Halswell
Christchurch

Owner: Stephanie Don and Gordon Yee

Proposal: Garage

- No information relevant to this project has been found.

Total Project Information Memorandum fees	\$ 65.00	
Paid	\$ nil	Receipt No.:
Balance to pay	\$ 65.00	<i>Fee is payable upon uplifting building consent</i>

Signed for and on behalf of the Council: _____  Date: 31-Jan-01

NAME: Cindy Hawthorne
POSITION: SENIOR TECHNICAL CLERK

This project may proceed subject to the issue of a Building Consent and any other necessary authorisations being obtained.

NB: This Project Information Memorandum will lapse and be of no effect if a Building Consent has not been issued within 24 calendar months from the above date of issue.

FILE COPY

NIL

RESIDENTIAL/LIVING


PIM APPLICATION CHECK SHEET

Project Number: 10010859

Location: 53 Balcarin St.

Proposal: Garage

Checked	Comment	Officer	Date	Time
<input type="checkbox"/> Building	<input type="checkbox"/> Yes <input type="checkbox"/> No		29/1/01	
<input type="checkbox"/> Planning	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<input type="checkbox"/> Traffic	<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> Envir. Health	<input type="checkbox"/> Yes <input type="checkbox"/> No			
Transitional District Plan		Proposed City Plan		
Zoning		Zoning		4
Designations		Designations		
Road widening		Footprint/Sam		
Protected Item		Protected Item		
Airport Noise		Airport Noise		
Site area		Site area		
Shape factor		Net site area		
Res. Site Density/Plot Ratio		Res. Site Density/Plot Ratio		
Site coverage		Site coverage		✓
Height		Height		✓
Recession Planes		Recession Planes		✓
Street scene		Street scene		-
Garage setback		Garage setback		✓
Internal boundary setback		Internal boundary setback		✓
Waterway setback		Waterway setback		-
Separation distance/windows/balcony		Window/balcony setback		-
Outdoor living/service area		Outdoor living/service area		-
Landscaping		Landscaping		-
Storage space		Storage space		-
Accessory building length		Accessory building length		✓
Accessory building area		Cont. building length		-
Design and appearance		External appearance		-
Other		Other		
Traffic:				
Car parking/garageable spaces		Car parking/garageable space		✓
Visitor Park		Visitor Park		✓
Access/gradients		Access/gradients		✓
Manoeuvring		Manoeuvring		
Crossing separation		Crossing separation		
Crossing distance		Crossing distance		
Crossing width		Crossing width		
Other		Other		
Other		Activity		
Relocated buildings		Permitted		
Family Flat		Controlled		
Reserve Contrib/Dev Levy(Central)		Discretionary		
(Suburbs)		Non-complying		
Subdivision/Title issued				
Cross-lease Owners consent				
Resource Consents recorded				
Other				

 CHRISTCHURCH <small>CITY COUNCIL - ENVIRONMENT</small>	CHRISTCHURCH CITY COUNCIL APPLICATION FOR BUILDING CONSENT	FORM: BA3 PROJECT NO: <u>10010859</u>
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PLEASE COMPLETE ALL SECTIONS OF THIS FORM (IF APPLICABLE TO YOUR APPLICATION)

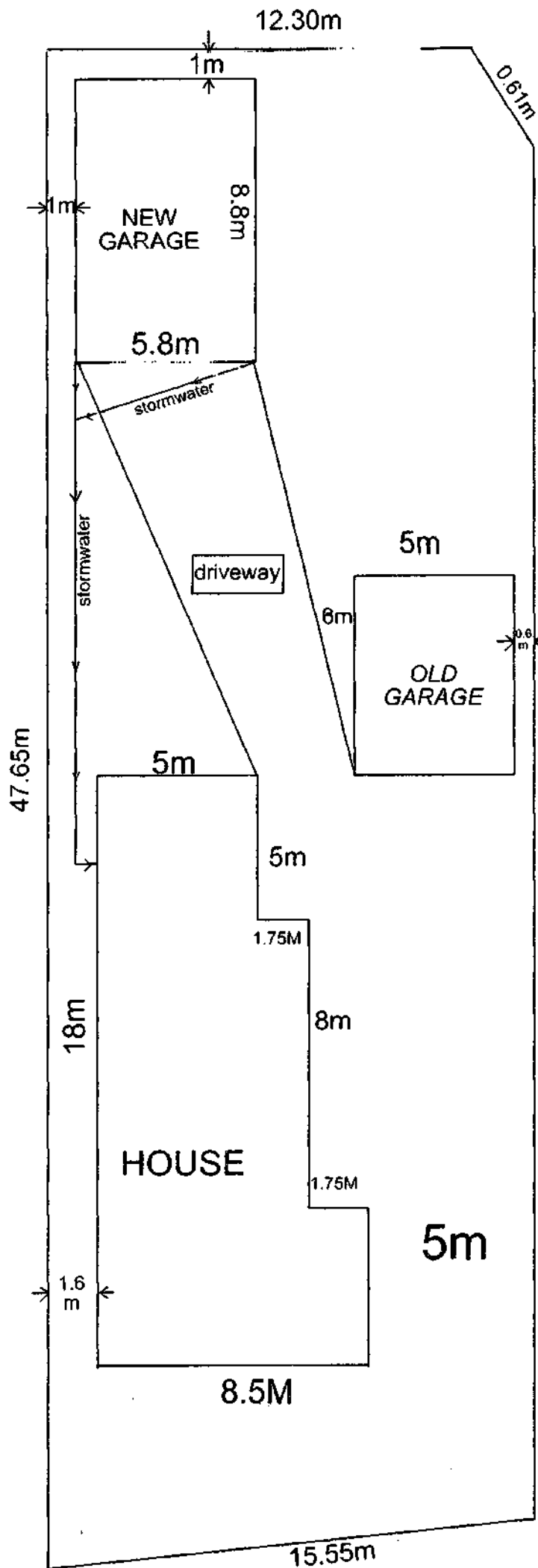
Has a Project Information Memorandum been issued for this project? No Yes ⇒ Project No.: _____

APPLICATION DETAILS [_____]	PROJECT DETAILS [_____]
<ul style="list-style-type: none"> OWNER (as defined by the Building Act 1991) Full Name(s): <u>STEPHANIE DON</u> <u>+ GORDON YBE</u> Street Address: <u>S3 BALCAIRN ST</u> Mailing Address: <u>S3 BALCAIRN ST</u> Phone: <u>03 3226929</u> Fax: <u>N/A</u> 	<ul style="list-style-type: none"> LOCATION Street Address: <u>S3 BALCAIRN ST</u> <u>HALSWELL</u> Lot: <u>44</u> DP: <u>28928</u> Other: _____
<ul style="list-style-type: none"> APPLICANT (Must be authorised by the owner to make this application) Name: <u>STEPHANIE DON</u> Company: <u>N/A</u> Mailing Address: <u>S3 BALCAIRN ST</u> Street Address: <u>S3 BALCAIRN ST</u> Phone: <u>03 3226929</u> Fax: _____ 	<ul style="list-style-type: none"> DESCRIPTION OF WORK: <u>STEEL</u> <u>5.8 x 8.8m GARAGE</u>
Estimated Value of proposed work (inclusive of GST): \$ <u>8000</u>	<ul style="list-style-type: none"> INTENDED USE: <u>GENERAL CAR STORAGE</u>
Building Consent to be uplifted from: <input checked="" type="checkbox"/> <u>SOCKBURN</u> Service Centre <input type="checkbox"/> If prepaid post to Owner / Applicant (delete one)	<ul style="list-style-type: none"> Will the building undergo a change of use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Water Supply Is a new supply required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Residential / Commercial (DELETE ONE) If commercial, has estimate been obtained from the Council? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance from LH / RH boundary (looking from street) <u>1</u> metres Nominate street if a corner site: _____ 	<ul style="list-style-type: none"> Intended Life if less than 50 years: _____ years Being stage _____ of an intended _____ stages
<ul style="list-style-type: none"> Road Opening / Footpath Opening Is an opening required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Select type of service: <u>Sewer / Stormwater</u> 	<ul style="list-style-type: none"> FLOOR AREA Ground Floor: Existing _____ m² Add _____ m² Other Floor: Existing _____ m² Add _____ m² Accessory Building Area: Existing _____ m² Add <u>54</u> m²
_____	<ul style="list-style-type: none"> Planning - Site Coverage Total area of all buildings over foundation at ground level. Existing _____ m² Proposed _____ m²
_____	<ul style="list-style-type: none"> Vehicle Crossing (in relation to this Building Consent) Is a vehicle crossing required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Select: New / Extension / Residential / Commercial

SECTION 1

FOR COUNCIL USE ONLY	
Prepaid Fee: \$ <u>288.00</u> <u>CONSENT</u>	DRAINAGE INFORMATION
Receipt No: _____	Block Plan <input checked="" type="checkbox"/> Full PIM <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Receiving Officer's Name: <u>P. Carr</u>	Date Requested: _____ / _____ / _____
Date Received: <u>26/1/01</u>	

HAZARDS: _____



lot #44
 deposit plan 28928
 S. Don & G. Yee
 53 balcairn st

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
 Rec'd 26 JAN 2001
 Sockburn Service Centre
 PROJECT No.

scale 1m=4.616mm

SECTION 6

Builder's Name: OWNER Phone: 3226929
Address: 53 BALCAZEN ST HAUSWILL Fax: _____

Building Certifier's Name: _____ Phone: _____
Address: _____ Fax: _____

Plumber's Name: _____ Phone: _____
Address: _____ Fax: _____

Drainlayer's Name: KIT DRAYAGE Phone: _____
Address: P.O. Box 20 126 Fax: _____

Engineer's Name: FRED SMITH Phone: 359 4443
Address: _____ Fax: 359 4463

Designer's Name: TOTALSPAN BUILDINGS Phone: 3480020
Address: P.O. Box 11336 COLEN Fax: _____

	YES / NO / NA		YES / NO / NA		YES / NO / NA
Have you fully completed:	Section 1 <input type="checkbox"/>	Section 4 <input checked="" type="checkbox"/>	Section 6 <input checked="" type="checkbox"/>		
	Section 2 <input checked="" type="checkbox"/>	Section 5 <input checked="" type="checkbox"/>	Section 7 <input checked="" type="checkbox"/>		
	Section 3 <input checked="" type="checkbox"/>	Section 5A <input checked="" type="checkbox"/>			

- IF THIS PROJECT CONSTITUTES A DEVELOPMENT PURSUANT TO SECTION 409 OF THE RESOURCE MANAGEMENT ACT 1991, THEN THIS APPLICATION IS ALSO DEEMED TO BE A NOTIFICATION BY THE OWNER OF A RESOURCE CONSENT APPLICATION FOR A DEVELOPMENT.
- Please note this application may not be processed further until any outstanding items have been submitted. Completion of this check sheet is not approval to start work.
- No work is to commence until the Building Consent is uplifted.
- **Building Consent Fees**
 The charges incurred by the Council in processing this application are payable whether or not the project proceeds. Note: Fees for some minor works (eg drainage only works, detached accessory buildings with a value of less than \$5,000) are required to be paid at the time of application.
- I DECLARE I HAVE BEEN AUTHORISED BY THE OWNER TO MAKE THIS APPLICATION

Print Name: GORDON JILL + SEPHANIE DON **Date:** _____

Signature: _____
 SIGNED BY or FOR AND ON BEHALF OF THE OWNER

Project Information Memorandums (PIMs) and Building Consents can be lodged and uplifted at the following centres, where there are Building Information Officers available to assist you.

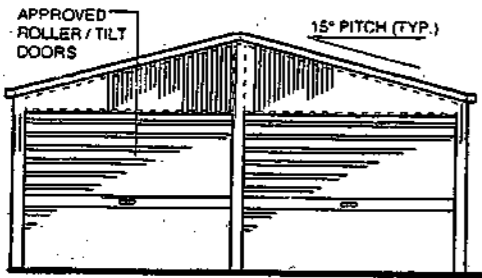
Civic Offices 163-173 Tuam Street PO Box 237 Telephone 371 1995 Fax 371 1792	Linwood Service Centre 180 Smith Street PO Box 24 214 Telephone 389 1477 Fax 372 2639	✓ Sockburn Service Centre 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 372 2539
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Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.

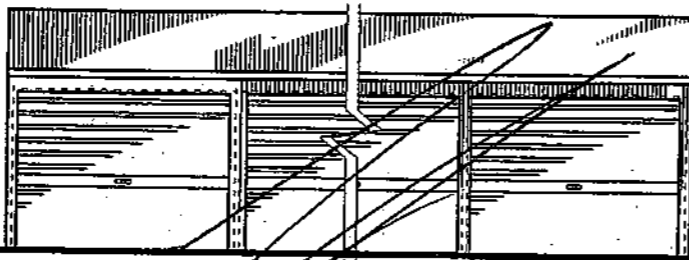
Beckenham Service Centre 66 Colombo Street PO Box 12 083 Telephone 332 3099 Fax 332-3443	Fendalton Service Centre Cnr Jeffreys & Clyde Roads PO 29183 Telephone 351 7109 Fax 372 2748	Papanui Service Centre Cnr Langdons Rd & Restell St PO Box 5142 Telephone 352 8117 Fax 352 1268	✓ Shirley Service Centre 36 Marshland Road PO Box 27 043 Telephone 385 3079 Fax 385 4224
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All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

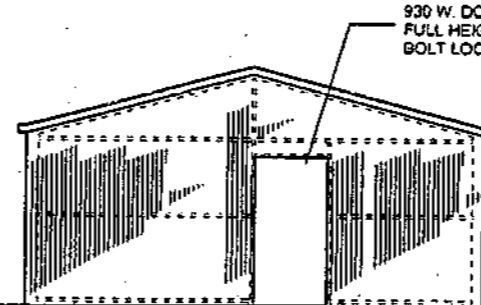
SECTION 7



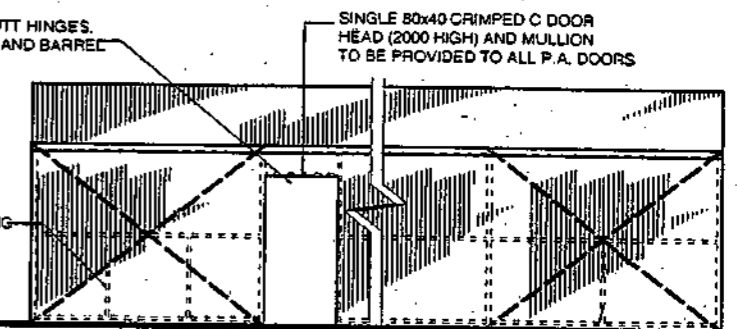
END WALL ELEVATION - FRONT FIT ONLY 1:100



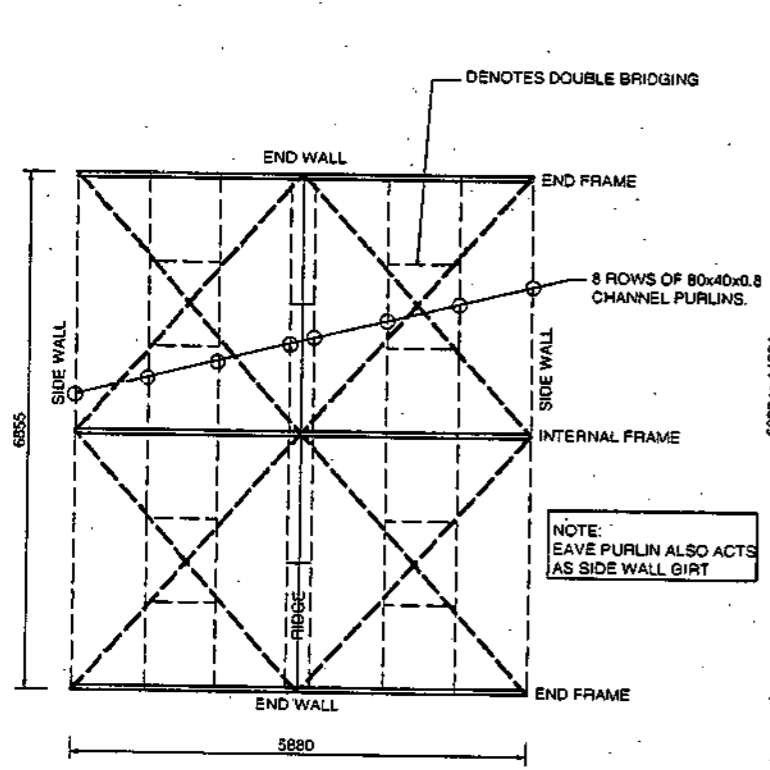
TYPICAL SIDE WALL ELEVATION - SIDE FIT ONLY 1:100
(N.B. IF DOORS NOT REQUIRED EVERY BAY SUBSTITUTE GIRTS / CLADDING AS FOR OTHER SIDE WALL)



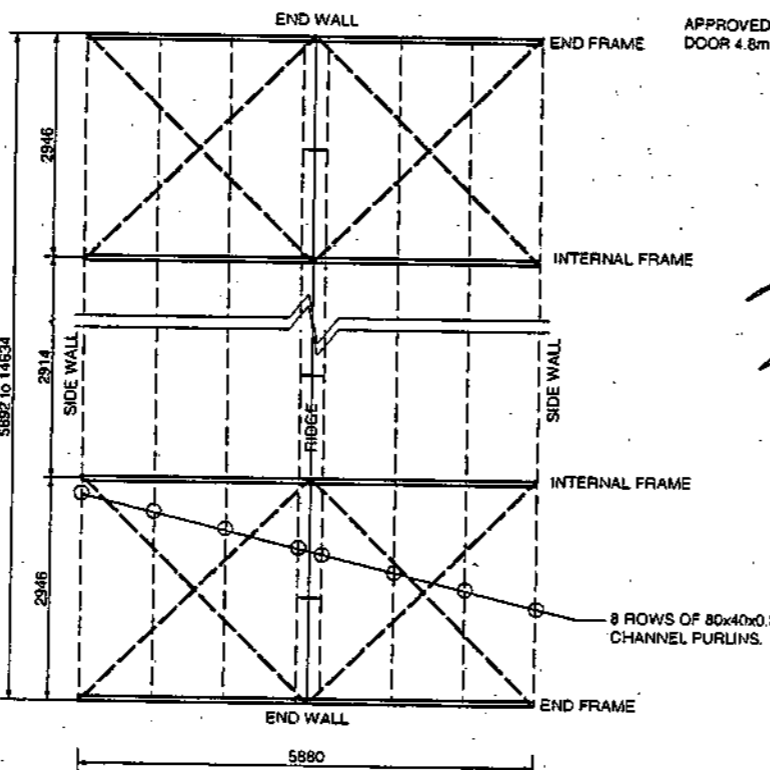
END WALL ELEVATION - 1:100



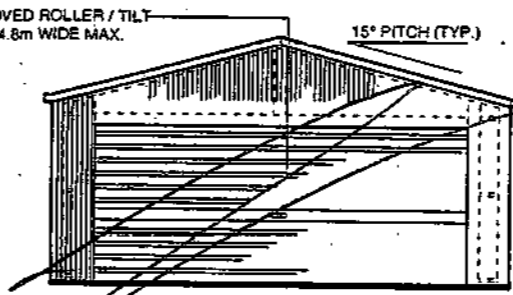
TYP. SIDE WALL ELEVATION 1:100



FRAMING PLAN 7m LONG



FRAMING PLAN 6 TO 30m LONG

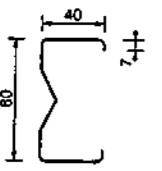


END WALL ELEVATION - FRONT FIT 1 DOOR ONLY 1:100

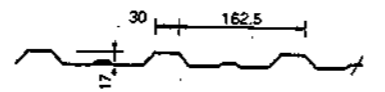
NOTE: DELETE NON APPLICABLE ELEVATIONS

GIRT BRIDGING:
GIRT BRIDGING SHALL CONSIST OF 80x40x0.8 LIPPED CRIMPED CHANNEL SECTION.
WALL & ROOF BRACING SHALL BE 32x1.2 G500 GALV. STRAP WITH 4#10 TEKS EACH END.

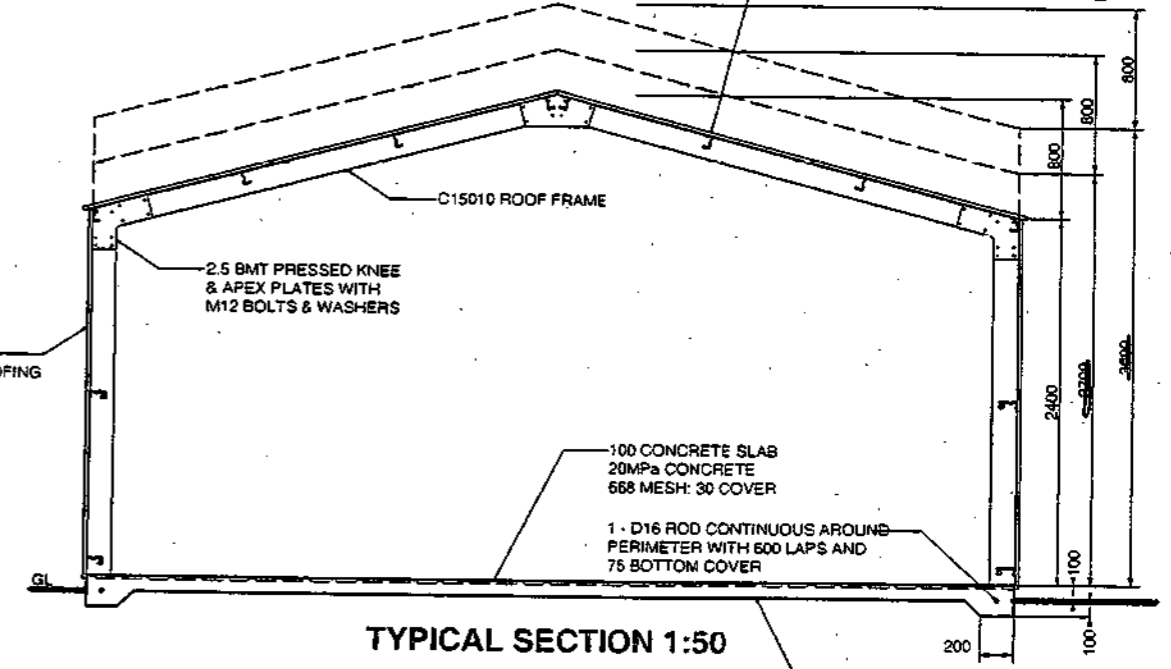
**CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION**
Rec'd 26 JAN 2001
South
PROJECT NO. 10.351BMT: PROFILED SHEET CLADDING - 80x40x0.8 LIPPED CRIMPED COLD FORM CHANNEL PURLINS



TYPICAL CRIMPED LIPPED CHANNEL SECTION (EX 0.8 BMT)
ALL PURLINS AND GIRTS SINGLE UNLESS NOTED TO BE BOXED.



SHEETING PROFILE 0.35 T.C.T.



TYPICAL SECTION 1:50

A: APR. 2000 - BRACING.

REFER ALSO TO SHEETS 60/S452, 3 & 4.

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FREDERICK R. SMITH
Registered Consulting Engineer
22 Glamorgan Drive,
Torbay AUCKLAND
Phone 09 473 1262

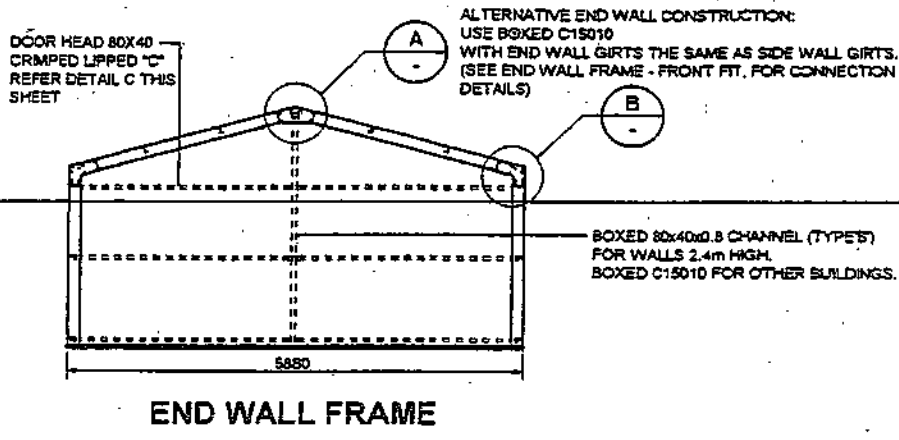
DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
265 CONSTANCE STREET, FORTITUDE VALLEY
BRISBANE QLD. 4006
Phone (07) 3252 9822 Fax (07) 3252 9844

TOTALSPAN
Phone 0800 10 35 45

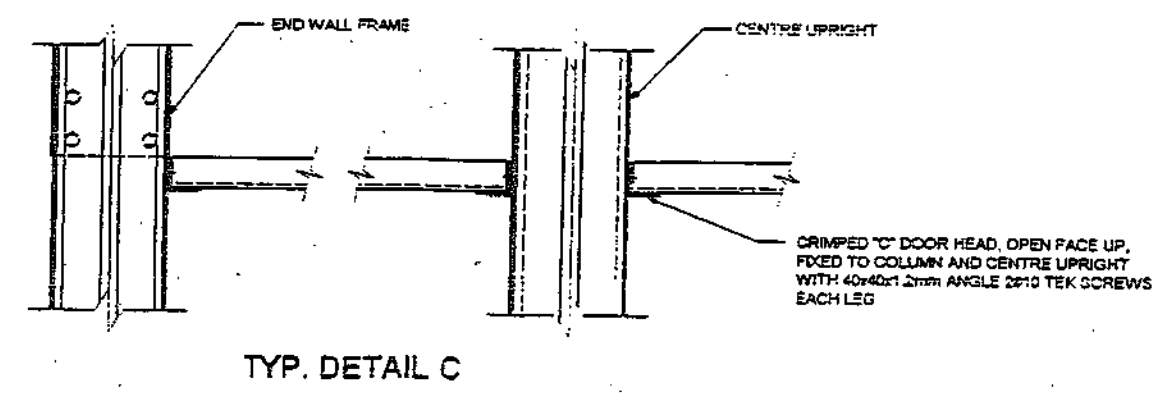
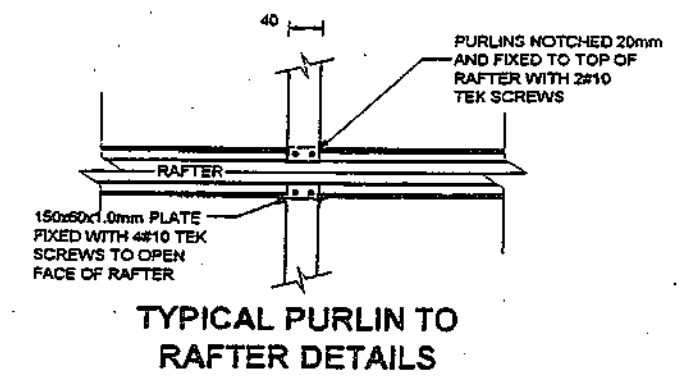
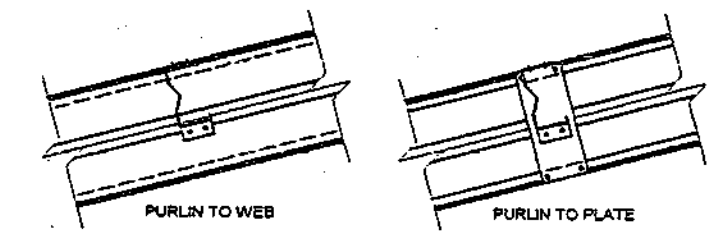
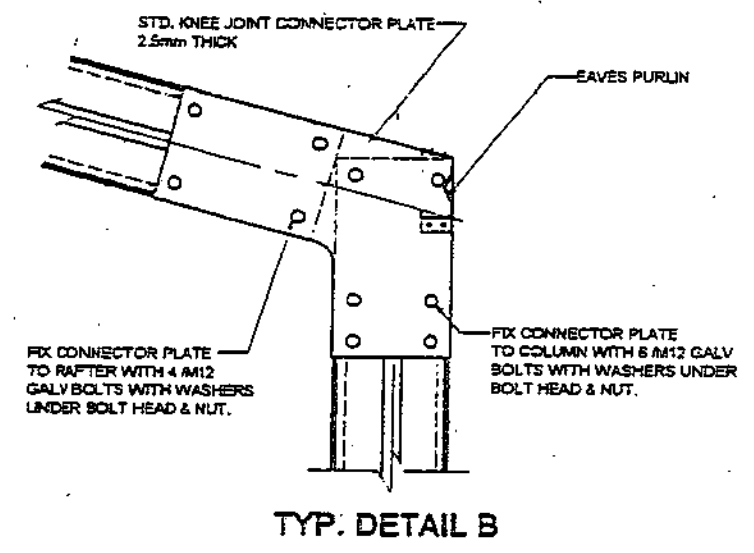
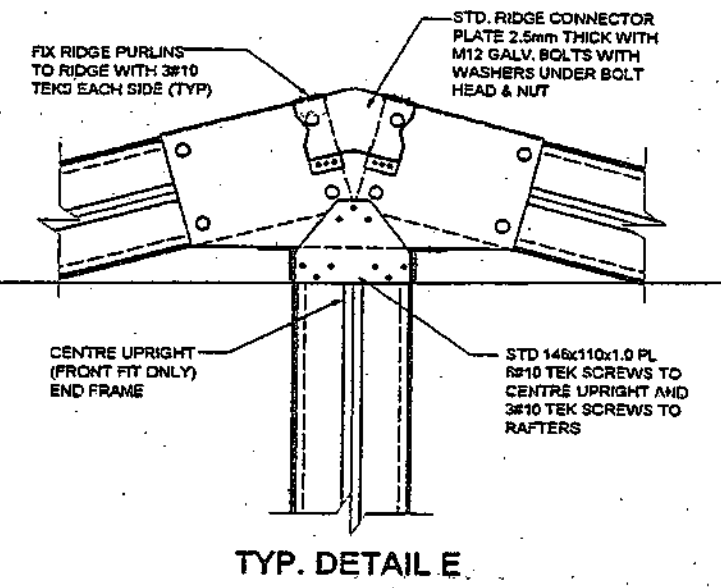
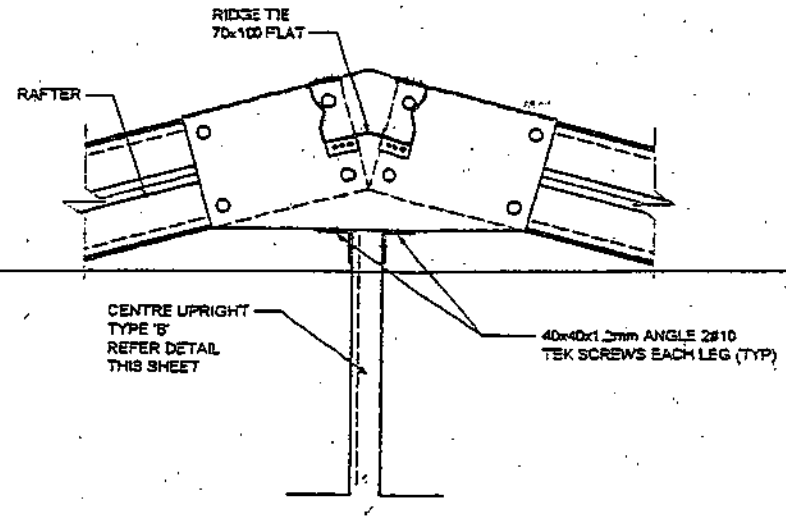
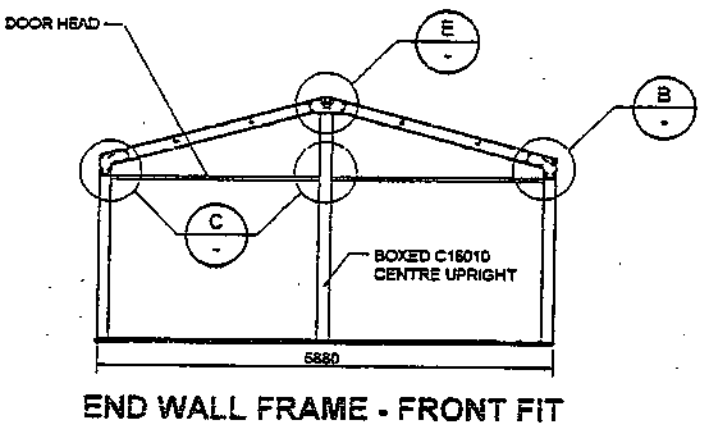
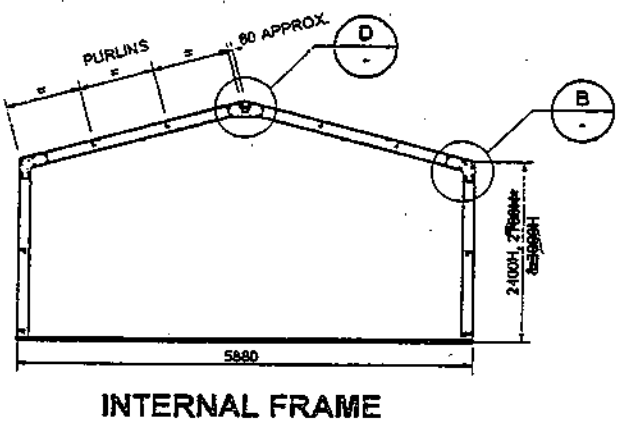
**STEEL FRAMED GARAGES
S45 (HIGH)**
BASIC WIND SPEED
V = 45 m/s T.C.2

6.0m SPAN PORTALS
6, 7, 9, 12 & 15m LONG
2.4, 2.7 & 3.0m HIGH
(NOMINAL DIMENSIONS)

JOB No **97057NZ**
DRAWING No **60/S45/1**
REVISION SUFFIX
A



- GIRT SCHEDULE**
- GIRTS TO BE AT SAME LEVEL ON ALL WALLS EXCEPT DOOR HEAD MEMBERS.
 - ALL GIRTS TO BE 80x40x0.8 LIPPED CRIMPED CHANNELS EXCEPT FOR 3m HIGH x 7m LONG BUILDINGS WHICH SHALL HAVE BOXED GIRTS (TYPE 'B').
 - GIRTS FOR 7m LONG BUILDINGS TO HAVE DOUBLE 80x40x0.8 CHANNEL BRIDGING AT THIRD POINTS OF GIRT LENGTHS.



TYPE 'B'



END WALL POSTS

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FREDERICK R. SMITH
Registered Consulting Engineer
22 Glamorgan Drive,
Torbay AUCKLAND
Phone 09 473 1262

DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
208 CONSTANCE STREET, FORTITUDE VALLEY
BRISBANE QLD. 4006
Phone (07) 3252 9822 Fax (07) 3252 9844

TOTALSPAN
Phone 0800 10 35 45

STEEL FRAMED GARAGES
S45 (HIGH)
BASIC WIND SPEED
V = 45 m/s T.C.2

6.0m SPAN PORTALS
6, 7, 9, 12 & 15m LONG
2.4, 2.7 & 3.0m HIGH
(NOMINAL DIMENSIONS)

JOB No **97057NZ**
DRAWING No. **60/S45/2**
REVISION SUFFIX

Date 27/9/2007

FILE NOTE

Project Number: 10010859

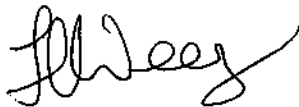
Consent details: Garage

Project address: 53 Balmain Street

Due to the non-completion of this Building Consent the documentation has been placed on the property file. Because of the age of this building project a code compliance certificate may not be issued. Any request for an inspection will require three working days notice.

A copy of this letter will be supplied with future LIM applications.

Yours faithfully



Tim Weight
TEAM LEADER
BUILDING INSPECTION TEAM
03 941 8866

Environmental Services Unit • Civic Offices • 163-173 Tuam Street • P O Box 237 • Christchurch
New Zealand • Telephone 941-8999 • Fax 941-8792 • <http://www.ccc.govt.nz/es/>

Tim Weight Telephone 03 941-8866 Fax 941 8920 • email: tim.weight@ccc.govt.nz


FILE:

Christchurch City Council
RFS Inspection Schedule

Inspector: JOHN FISCHER

Date: 10-5-61

1-6 BICKNOR. GARAGE. FINAL 10043164.	<input checked="" type="checkbox"/>	ELDER CART
11 BRADSHAW TER RELATED GARAGE, FINAL. 10023718.	P F	NEED LETTER TO OWNER.
1-6 BICKNOR ST. SPACE HEATER FINAL 10061628	<input checked="" type="checkbox"/> F	
63A BRYNLEY ST. GARAGE. FINAL. 10033066.	P F	DELIVERED LETTER
26 BRIXTON ST GARAGE FINAL. 10041827.	P F	DELIVERED LETTER.
17 BLIXTON ST CONSERVATORIES. FINAL 10029559	P F	DELIVERED LETTER.
53 BALCAIRN ST GARAGE FINAL. 10010859.	P F	DELIVERED LETTER
67 BALCAIRN ST SLEEP OUT. FINAL 10051349.	P F	DELIVERED LETTER
68 BALCAIRN ST GARAGE. FINAL. 10052529	P F	SPOKE TO OWNER STILL WORKING ON IT S.W.

 CHRISTCHURCH <small>CITY COUNCIL - YOUR PEOPLE - YOUR CITY</small>	<h1 style="margin:0;">CHRISTCHURCH CITY COUNCIL</h1> <h2 style="margin:0;">BUILDING INSPECTION SERVICES</h2>	PROJECT NO: 10010859
Site Address: <u>53 BALCAIN</u>		
Description of Consent: <u>GARAGE</u>		

Demolition		Smoke Alarms		Final (Comm/Inv)	210	Producer Statement
Site Cleared		Glazing		BA6 Received		Structural ()
FW Cut and Sealed		Access Routes Non-slip		Car Parking Marked		As Built Drainage Plan
Final (Residential)	210	Retaining Wall Drainage		Downpipes		HVAC
BA6 Received		Swimming Pool		Stormwater		Fire Alarm Installer
Wall Cladding Cert		Swimming Pool Fence		Rainheads		FPIS
Downpipes		Balconies		Gully Traps		Fire Engineer
Stormwater		Overflow		Main Vents		Emergency Lighting
Flashings		Overflow Relief		Surface Water Sumps		Pressurisation
Gully Dishes		Pickup completed		Trade Waste		Extraction
Waste Pipes		Landscaping (Y/N)		Glass Safety		Sprinklers
Main Vents		Structural P/S		Glass Visibility		Back Flow IQP Test
Air Admittance Valve		Photos taken		Barriers		Elect Certificate
Surface Water Sumps				Stairs		Gas Certificate
Submersed Outlets		Solid Fuel Heater	232	Hand Rails		Section 75 Certificate
Hard Standing Levels		Seismic Restraint		HWC Restraints		Lift
HWC Restraint		Hearth		Anti Scald		Lift As Built
HWC Valves		Flue		Emergency Lighting		Smoke Test
Anti Scald Protection		Clearances		Ventilation (HVAC)		Construction
Barriers		Mantle		Fire Resistant Rating		Effluent Disposal
Landing		BA6H Form		Fire Alarm Type		
Hand Rails		Smoke Alarms		Egress		
Stair Treads		Accessible Facilities		Signage		BI 1 Form completed
Stair Risers		" Route				Reconciliation of Inspection
Ventilation of Spaces		" Toilet				Estimate
Mechanical Ventilation		" Grab Rails				Actual
Range Hoods		" Hardware				
Ceiling Insulation		" Carpark				Amended Plan Fees
Fire Resistant Rating		" Signage				Refund/Debit

Comments: 201 202 203 204 205 206 207 208 209 211 212 213 214 215 216 221 222 223 224 226

Your GARAGE is approx 5 years old & requires a final inspection so I can issue code compliance.
 Ring 941 82 84 to book for a final insp
 TA

All work inspected is in accordance with the Building Consent. Some work is not satisfactory as detailed above and rectification is required.	Inspection Type FINAL	Rectfn T Fm/...../.....
Signed: <i>[Signature]</i> Date: <i>14/03/06</i>		
SITE INSPECTION REPORT This is not a Code Compliance Certificate	Key R = Rectification - = Not Applicable ✓ = Approved	

Paul Wener
 Building Inspector
 0274 340715
 Fax 941 6941



CHRISTCHURCH CITY COUNCIL

BUILDING INSPECTION SERVICES

PROJECT NO:

Site Address: 53 PALCAIN

Description of Consent: Garage

10010859

Demolition	Fire Resistant Rating	Final (Comm/Ind)	M8	Producer Statement
Site Cleared	Smoke Alarms	BA6 Received		Structural ()
FW Cut and Sealed	Glazing	Car Parking Marked		As Built Drainage Plan
Final (Residential)	M8	Access Routes Non-slip		HVAC
BA6 Received	Retaining Wall Drainage	Stormwater		Fire Alarm Installer
Wall Cladding Cert	Swimming Pool	Rainheads		FPIS
Downpipes	Swimming Pool Fence	Gully Traps		Fire Engineer
Stormwater	Balconies	Main Vents		Emergency Lighting
Flashings	Overflow	Surface Water Sumps		Pressurisation
Gully Dishes	Overflow Relief	Trade Waste		Extraction
Waste Pipes	Pickup completed	Glass Safety		Sprinklers
Main Vents	Landscaping (Y/N)	Glass Visibility		Back Flow IQP Test
Air Admittance Valve	Structural P/S	Barriers		Elect Certificate
Surface Water Sumps	Photos taken	Stairs		Gas Certificate
Submersed Outlets	Solid Fuel Heater	MH		Section 75 Certificate
Hard Standing Levels	Seismic Restraint	HWC Restraints		Lift
HWC Restraint	Hearth	Anti Scald		Lift As Built
HWC Valves	Flue	Emergency Lighting		Smoke Test
Anti Scald Protection	Clearances	Ventilation (HVAC)		Construction
Barriers	Mantle	Fire Resistant Rating		
Landing	BA6H Form	Fire Alarm Type		
Flashings	Smoke Alarms	Egress		
Hand Rails	Accessible Facilities	Signage		BI 1 Form completed
Stair Treads	" Route			Reconciliation of Inspection
Stair Risers	" Toilet			Estimate
Ventilation of Spaces	" Grab Rails			Actual
Mechanical Ventilation	" Hardware			
Range Hoods	" Carpark			Amended Plan Fees
Ceiling Insulation	" Signage			Refund/Debit

Comments

Does!

Another long reqd

1:35

All work inspected is in accordance with the Building Consent.
 Some work is not satisfactory as detailed above and rectification is required.

Inspection Type
FINAL
 Rectfn T Fm
/...../.....

Signed: Date: 08/09/2005

SITE INSPECTION REPORT

This is not a Code Compliance Certificate

- Key**
- R = Rectification
 - = Not Applicable
 - ✓ = Approved



CHRISTCHURCH CITY COUNCIL
BUILDING ACT 1991

FORM: BA4

BUILDING CONSENT

PROJECT NO.
10010859

PROJECT LOCATION AND DESCRIPTION

Street Address: 53 BALCAIRN STREET, OAKLANDS, CHRISTCHURCH 80
Description of Work: GARAGE

Legal Description: LOT 44 DP 28928

Valuation Roll : 23443-52100

OWNER/APPLICANT

Name: DON, STEPHANIE RACHEL JULIE
Mailing Address: 53 BALCAIRN STREET
CHRISTCHURCH 8003

Contact:

PROJECT DETAILS

Type description:

New Construction

Intended life:

Indefinite, but not less than 50 years

Intended uses(s):

Garage

Estimated value (inclusive of GST): \$ 8000.00

Application Received: 26/01/2001

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

Please note that your Building Consent will lapse if work has not commenced within six months of its date of issue or if reasonable progress has not been made within twelve months after work has commenced, unless an extension of time has been approved by the Council.

This Building Consent is issued subject to the conditions specified in the attached pages (if any) headed 'Conditions of Project No.: 10010859'

Signed for and on behalf of the Council:

Name: *Phil Carr*

Position: PHIL CARR
Consent Officer

Date: 31/01/2001

 CHRISTCHURCH <small>CITY COUNCIL - ENVIRONMENT</small>	<h1 style="margin:0;">CHRISTCHURCH CITY COUNCIL</h1> <h2 style="margin:0;">BUILDING INSPECTION SERVICES</h2>	PROJECT NO: 10010859
Site Address: <u>53 Belairus St.</u>		
Description of Consent: <u>garage.</u>		

Prepour Foundation	M1	Preline Plumbing	M4B	Pre Stopping	M7	Final (Comm/Ind)	M8
Siting/Levels/Bearing		Pipe Type/Sizing		Brace Element Fixings		BA9 Received	
Ground Condition		Water Isolation Valve		Fire Lining Fixings		Car Parking Marked	
Reinforcing/Slab Ties		Lagging/Pressure Test		Final (Residential)	M8	Downpipe/Rainhead	
Eng./Soil Reports		Anti-scald, fitted		BA9 Received		Gully Trap/T.Vent	
Sub-floor Drainage	M1A	Soil Pipes/Vents		Wall Cladding/Cert.		Trade Waste	
A.S.3500/Drainage		Fire Resistant Lining	M5	Downpipes/Flashings		Glass/Safety/Visibility	
Overflow Relief		Penetration/Connection		Roof Tank/HWC Restrnt		Barriers/Stair/Rails	
Prepour Slab	M2	Concrete Construction	S1	Anti Scald Protection		Anti-scald, Provided	
Tailings/DPM		Reinforcing/Eng. Repts		Gully Dish /Waste Pipes		Ventilation (HVAC)	
Mesh		Blockwork Constn.	S2	Main Vent/AAV		Fire Resistant Rating	
Wastes		Reinforcing/cleanouts		Surface Water Sumps		Fire Alarm Type	
Sub Floor	M3	Steel Construction	S3	Submersed Outlets		Egress/Signage	
Pile Connections		Size/connections		HWC/Valves		Surface Water Sumps	
Bearers/Joists/Treatment		Solid Plaster System	S5	Barriers/Stair/Rails		Accessible Facilities	
Sub Ventilation		Substrate/Contrl/Flash		Stairs/Treads/Risers		" Route	
Sub Insulation		Brick / Shelf Angle	S6	Ventilation of Spaces		" Toilet	
Preline Building	M4A	Connections		Ceiling Insulation		" Grab Rails	
M/C - walls/ceilings %		1/2 High Brick Insp.	S8	Fire Resistant Rating		" Hardware	
Plate/Truss Fixings		Cavity/Expansion		Glazing/Safety		" Carpark/Signage	
Framing/Grade		Drainage	M6	Access Routes/Non-slip		Producer Statements	
Bracing/Roof and Walls		Bedding/Cover		Retaining Wall/Drainage		Structural ()	
Floor Joist Layout		Inspection/M.V.		Swimming Pool/Fence		As Built Drainage Plan	
Lintels		F/W→Approved Outfall		Solid Fuel Heater		HVAC	
Insulation Walls		S/W→Approved Outfall		Landscaping (Y/N)		Fire Alarm Installer	
Insulation Ceilings		Main Vent Position		Hard Standing levels		F.P.I.S.	
Roof Cladding		Grade/Water Test				Fire Engineer	
Eng. Verification		Pick-up Completed				Emergency Lighting	

<p>Comments</p> <p style="font-size: 1.5em; font-family: cursive;">Siting appears OK.</p>	Pressurisation/Extraction Sprinklers Back Flow Lift Electrical Certificate Gas Certificate <hr/> Reconciliation of Inspection Estimate Actual Refund/Debit
--	--

Builder:	Plumber:	Drainlayer:	Gas Fitter:
-----------------	-----------------	--------------------	--------------------

All work inspected is in accordance with the Building Consent. ✓	Inspection Type	Rectification time frame
Some work is not satisfactory as detailed above and rectification is required.	m'	

Signed: AKS Date: 27/3/2001

SITE INSPECTION REPORT

This is not a Code Compliance Certificate

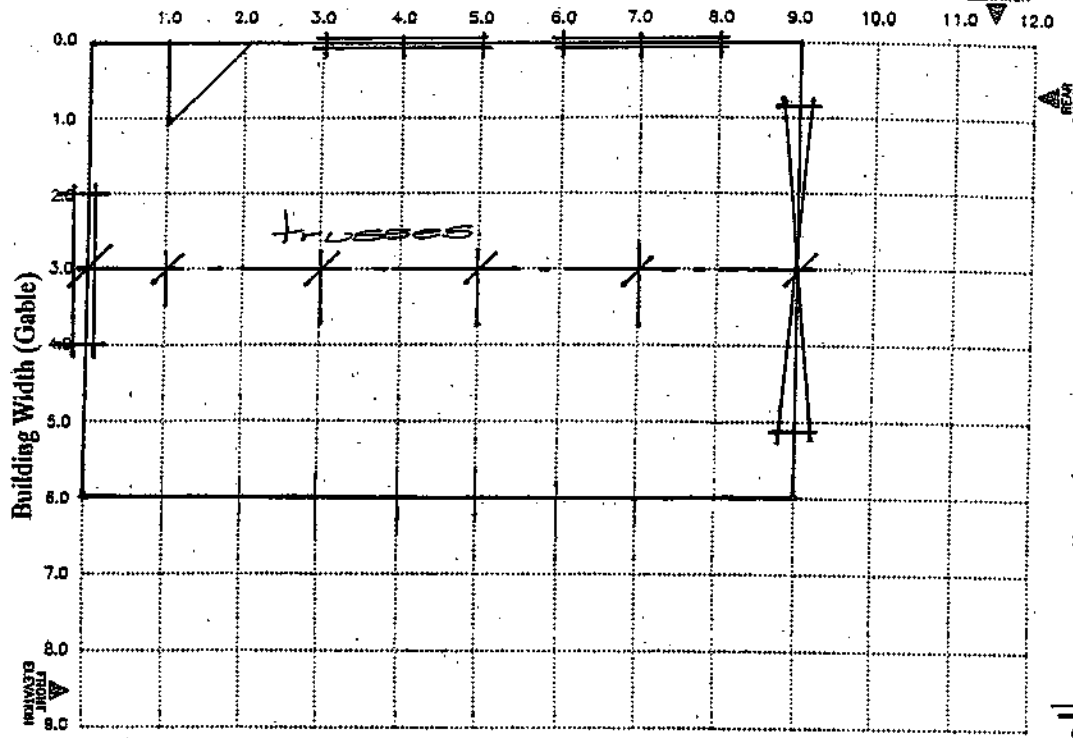
Key

R = Rectification Required
 ✓ = Approved

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

FLOOR PLAN

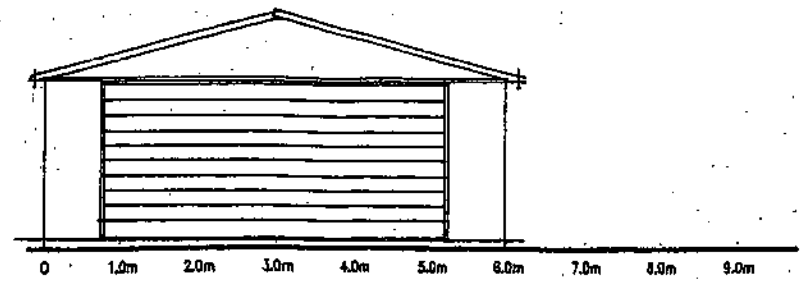
Building Length (Ridge Line)



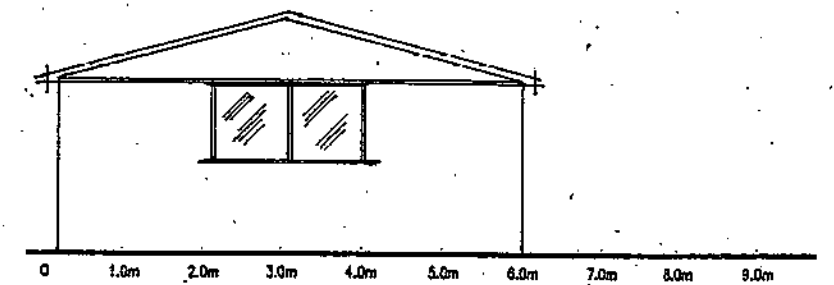
LEGEND Plan



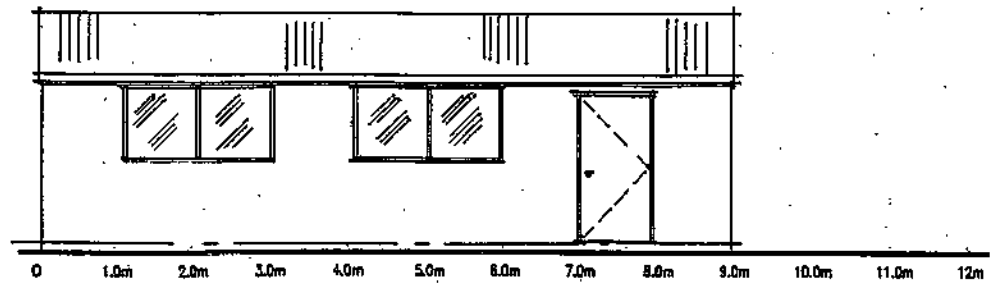
LEGEND Elevation



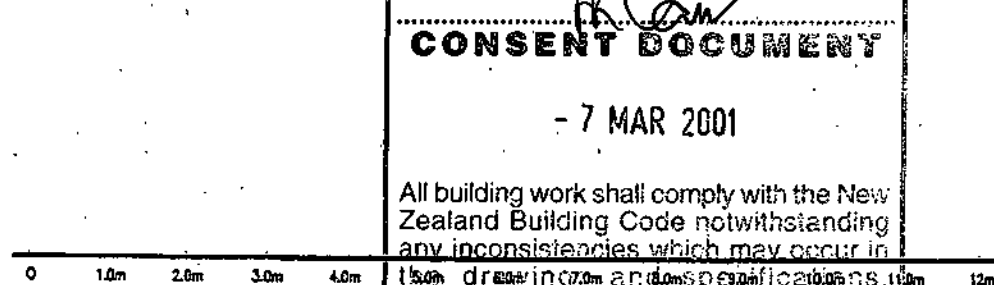
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
 - 7 MAR 2001
 All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in this drawing and specifications.

BUILDING DATA

Length 9 m Width 6 m Area 54 m²

STUD HEIGHT 21m 24m

CLADDING Versaciad Superciad Other

WIND-ZONE 1 2 3 4

FLOOR Concrete Timber

ROOF PITCH 15° 20° 25° other

NOTES:

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

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SPECIFICATIONS

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

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

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

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

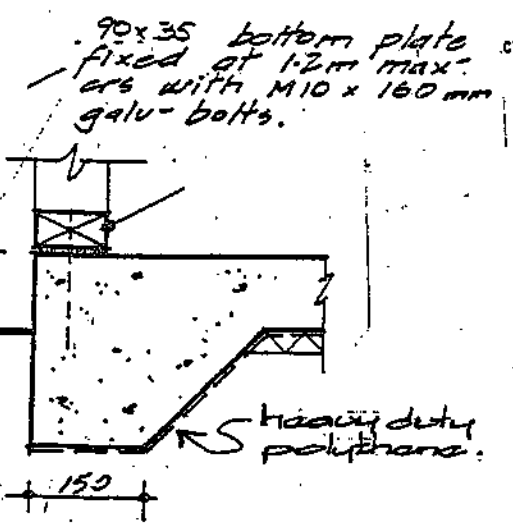
SIDE ENTRY OPENING LINTELS
 LVL Beams size/span as per Producer statement VB2000 Sheet 4, Fixing details VB2000 Sheet 9

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

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

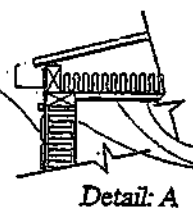
ROOF BRACING
 For all buildings fix Lumberlok roof plane strap bracing in accordance VB2000 Producer Statement, Sheet 16

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



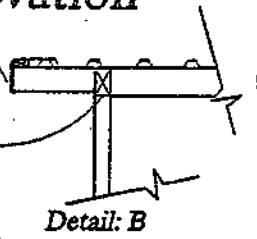
FOUNDATION DETAIL n.t.s. (typical)

steel cladding over building paper over 90x35 dryframe studs @ 1000 ctrs over min. R1.8 insulation over 9.5 Gb. board.



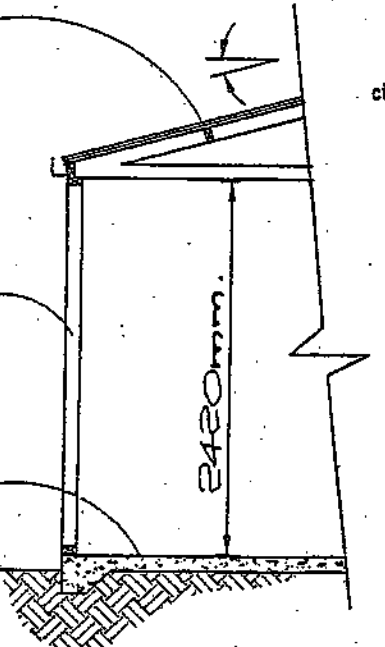
Detail: A

70x45 barge blocks
 top chord of gable truss
 Rondo 301 steel ceiling batten
 9.5mm Gibrator board



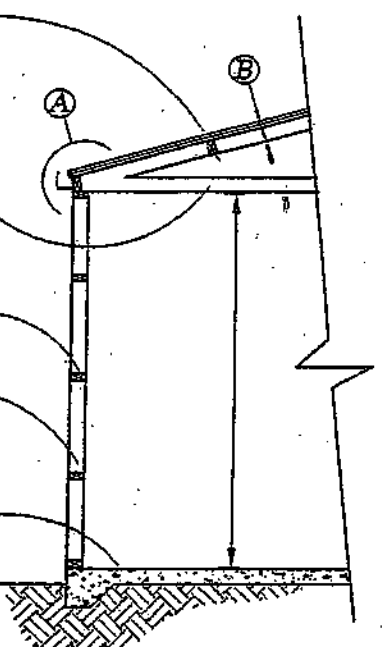
Detail: B

longrun rib roofing on building paper on UV treated string on 90x45 purlins @ 1500 max. ctrs cut between 90x35 gang-nail approved trusses @2000 ctrs



TYPICAL SECTION

longrun rib roofing on building paper on UV treated string on 90x45 purlins @ 1500 max. ctrs cut between 90x35 gang-nail approved trusses @2000 ctrs



HABITABLE ROOM - LINED

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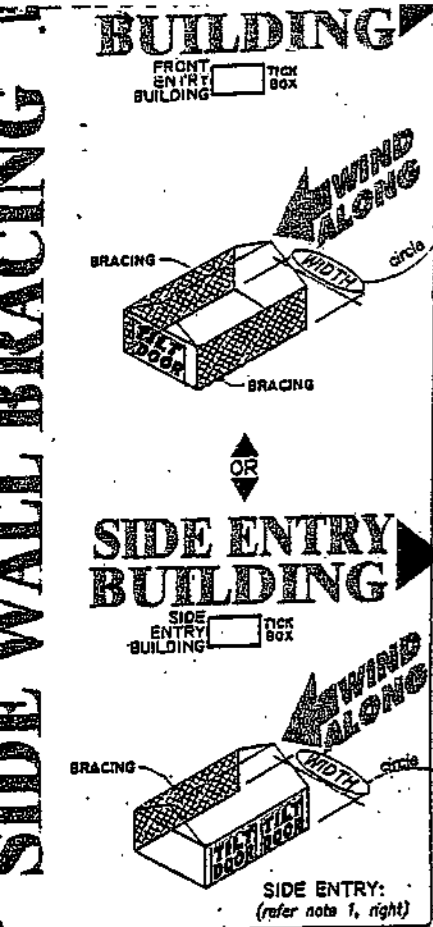


HEAD OFFICE: 112 WATERLOO ROAD PH: (03) 349-2555 FAX: (03) 349-1266

PROJECT TITLE: Proposed Building for:

DRAWING TITLE: Construction Details, 1000 Series
VERSATILE BUILDING

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



BUILDING

FRONT ENTRY BUILDING TILT DOOR BOX

BRACING WIDTH CIRCLES

ALONG RIDGE LINE

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

S/O

SLEEPOUT FROM SHEET T1

WRITE IN BOX: A **105**

WRITE FIGURE HERE

WRITE FIGURE HERE

WRITE IN BOX: B **105**

CIRCLE SELECTED

SIDE ENTRY BUILDING

SIDE ENTRY BUILDING TILT DOOR BOX

BRACING WIDTH CIRCLES

ALONG RIDGE LINE

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

S/O

SLEEPOUT FROM SHEET T1

WRITE IN BOX: A

WRITE FIGURE HERE

WRITE IN BOX: B **0**

CIRCLE SELECTED

FRONT ENTRY BUILDING

FRONT ENTRY BUILDING TILT DOOR BOX

BRACING LENGTH CIRCLES

ACROSS RIDGE LINE

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

S/O

SLEEPOUT FROM SHEET T1

WRITE FIGURE HERE

WRITE IN BOX: C **97**

WRITE FIGURE HERE

WRITE IN BOX: D **0**

CIRCLE SELECTED

SIDE ENTRY BUILDING

SIDE ENTRY BUILDING TILT DOOR BOX

BRACING LENGTH CIRCLES

ACROSS RIDGE LINE

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

S/O

SLEEPOUT FROM SHEET T1

WRITE FIGURE HERE

WRITE IN BOX: C

WRITE FIGURE HERE

WRITE IN BOX: D

CIRCLE SELECTED

STEP 3: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VVI	50 _{1/1000}	3	150
VSI	40 _{1/1000}		

CLADDING ACHIEVED **150** B.U.'s

BOX A TOTAL BU'S REQ'D **105** B.U.'s

STEP 4: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	SELECTION
VAI	70	<input type="checkbox"/>
VF3	50	<input type="checkbox"/>
VF1	125	<input type="checkbox"/>
VF2	140	<input type="checkbox"/>
VF1 (pair of)	250	<input type="checkbox"/>
VF1 & VF2	265	<input type="checkbox"/>
VF2 (pair of)	280	<input type="checkbox"/>

HARDWARE ACHIEVED **150** B.U.'s

HARDWARE REQ'D **105** B.U.'s

TOTAL BU'S ACHIEVED **150** B.U.'s

STEP 3: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VVI	50 _{1/1000}	3	150
VSI	40 _{1/1000}		

CLADDING ACHIEVED **150** B.U.'s

BOX B TOTAL BU'S REQ'D **105** B.U.'s

STEP 4: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	SELECTION
VAI	70	<input type="checkbox"/>
VF3	50	<input type="checkbox"/>
VF1	125	<input type="checkbox"/>
VF2	140	<input type="checkbox"/>
VF1 (pair of)	250	<input type="checkbox"/>
VF1 & VF2	265	<input type="checkbox"/>
VF2 (pair of)	280	<input type="checkbox"/>

HARDWARE ACHIEVED **150** B.U.'s

HARDWARE REQ'D **105** B.U.'s

TOTAL BU'S ACHIEVED **150** B.U.'s

STEP 3: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VVI	50 _{1/1000}	2	100
VSI	40 _{1/1000}		

CLADDING ACHIEVED **100** B.U.'s

BOX C TOTAL BU'S REQ'D **97** B.U.'s

STEP 4: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	SELECTION
VAI	70	<input type="checkbox"/>
VF3	50	<input type="checkbox"/>
VF1	125	<input type="checkbox"/>
VF2	140	<input type="checkbox"/>
VF1 (pair of)	250	<input type="checkbox"/>
VF1 & VF2	265	<input type="checkbox"/>
VF2 (pair of)	280	<input type="checkbox"/>

HARDWARE ACHIEVED **100** B.U.'s

HARDWARE REQ'D **97** B.U.'s

TOTAL BU'S ACHIEVED **100** B.U.'s

STEP 3: CLADDING: PRIMARY BRACING

CODE	RATING	QUANTITY	TOTAL
VVI	50 _{1/1000}		
VSI	40 _{1/1000}		

CLADDING ACHIEVED **0** B.U.'s

BOX D TOTAL BU'S REQ'D **0** B.U.'s

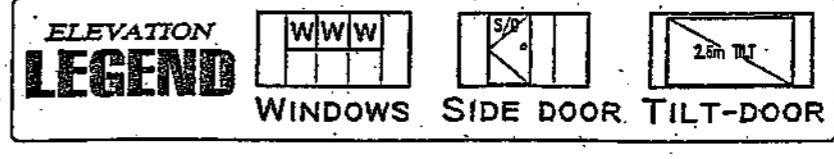
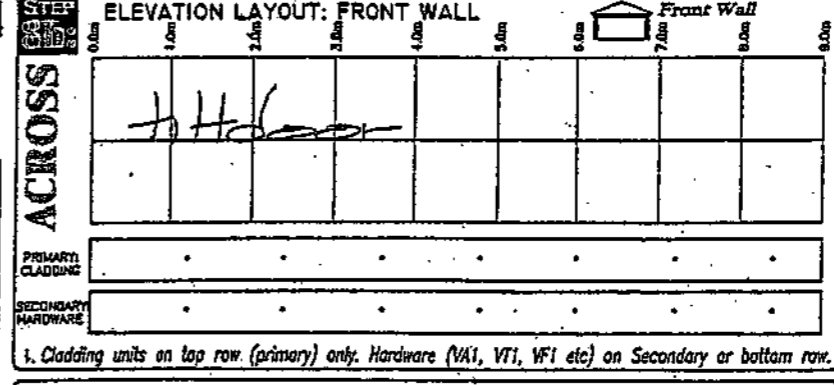
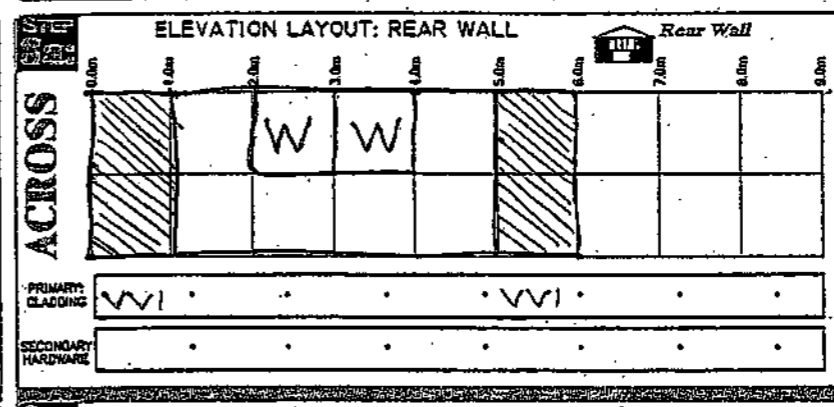
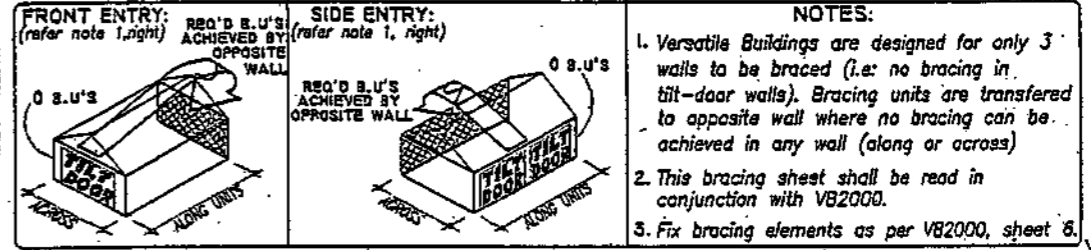
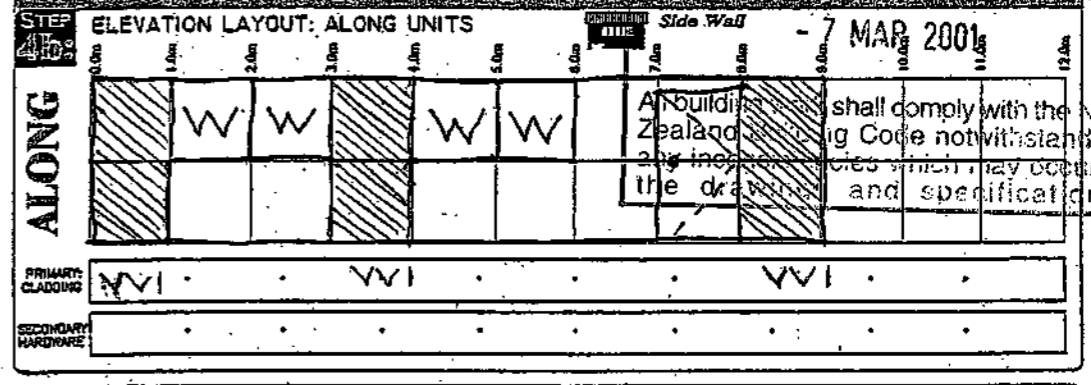
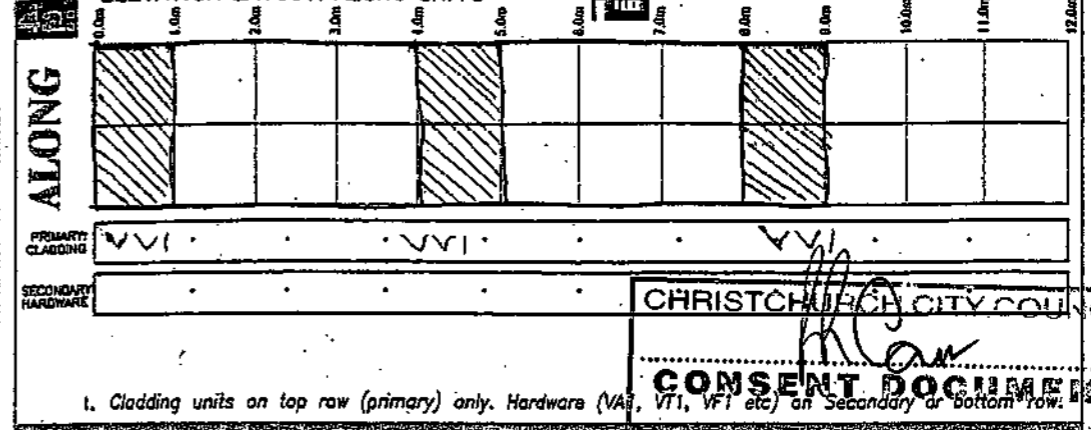
STEP 4: HARDWARE: SECONDARY BRACING

BRACING CODE	RATING	SELECTION
VAI	70	<input type="checkbox"/>
VF3	50	<input type="checkbox"/>
VF1	125	<input type="checkbox"/>
VF2	140	<input type="checkbox"/>
VF1 (pair of)	250	<input type="checkbox"/>
VF1 & VF2	265	<input type="checkbox"/>
VF2 (pair of)	280	<input type="checkbox"/>

HARDWARE ACHIEVED **0** B.U.'s

HARDWARE REQ'D **0** B.U.'s

TOTAL BU'S ACHIEVED **0** B.U.'s



LEGEND

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

VSI SUPERCLAD BRACING ELEMENT 1.0 metre wide, full height superclad bracing panel.

VVI VERSACLAD BRACING ELEMENT 1.0 metre wide, full height versaclad bracing panel.

VAI (pair) ANGLE BRACE (PAIR) 1 pair of let-in angle bra

VF3 1 SINGLE FLEXI-BRACE 1x full height single panel.

VF1 1 SINGLE & 1/2 FLEXI-BRA 1x full height single panel, 1/2 height single panel.

VF2 1 DOUBLE & 1/2 DOUBLE FLEXI-BRA 1x full height double panel, 1/2 height double panel.

VF4 1 DOUBLE FLEXI-BRACE 1x full height double panel, 1 height double panel.

VTI CROSSED STRIP-BRACE @ approx. 45°, with tensioner.

SEE PAGES 0000



CHRISTCHURCH CITY COUNCIL

DOCUMENT TRANSFER

Date: 7.3.01

From: SOCKBURN SERVICE CENTRE

Issued to: BUILDING ~~CONSENTS~~ *COMPLIANCE*
 FENDALTON SERVICE CENTRE
 LINWOOD SERVICE CENTRE
 CITY SERVICE CENTRE

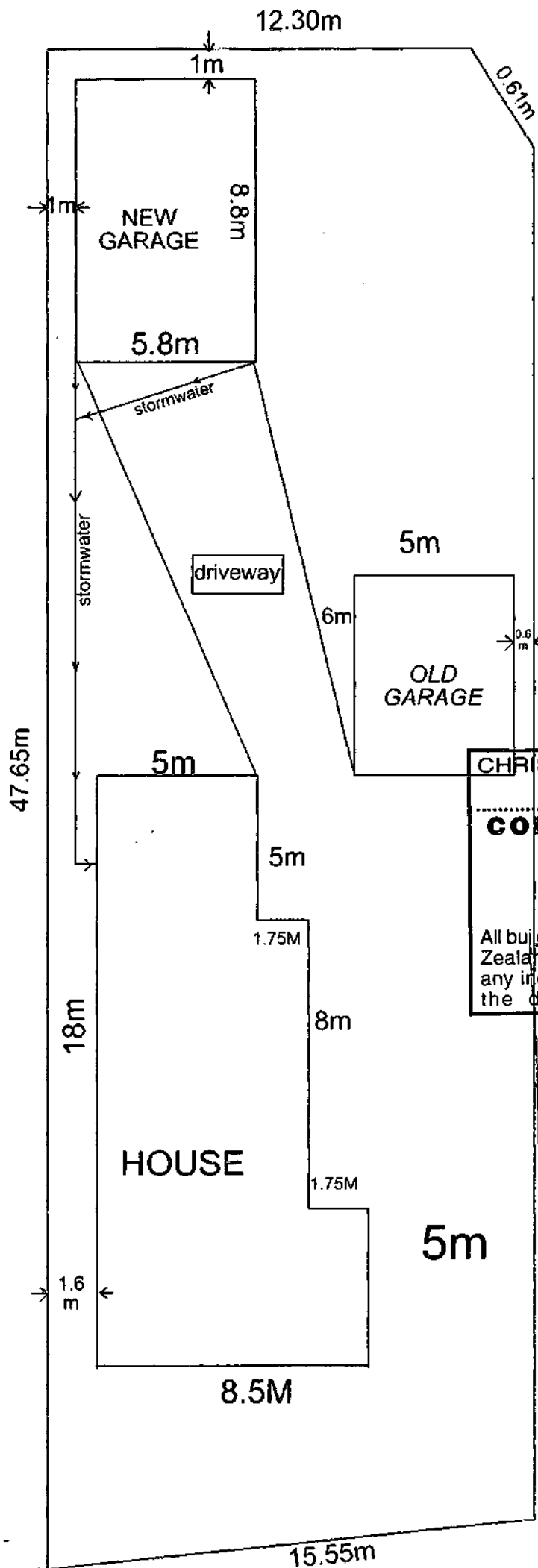
DOCUMENT DESCRIPTION	COPIES
10010859	
53 Balcairn St.	
Replacement drawings.	

Reasons for Transfer:
Add to comp. file. Replace existing.
Garage changed to Versatile.

Please tick (✓) in applicable box.

Sent by: Mail Courier Other
 Computer Recorded

Copies to: _____



lot #44
 deposit plan 28928
 S. Don & G. Yee
 53 balcain st

CHRISTCHURCH CITY COUNCIL

R. Law

CONSENT DOCUMENT

29 JAN 2001

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

Rec'd 26 JAN 2001

Sockburn Service Centre

PROJECT No.

scale 1m=4.616mm

FILE COPY

ESTIMATE OF CONSTRUCTION INSPECTIONS:

PROJECT NO: 10010859

CONSENT FORM 7


DESCRIPTION OF CONSENT: Garage

SITE ADDRESS: 53 Balmain St

MANDATORY NOTICE INSPECTIONS		No	Notes
M1	Excavation/Foundation/Reinforcing		
M1A	Sub-Floor Drainage		
M2	Slab on Grade/DPC		
M3	Frame Construction Sub-Floor		
M4A	Pre-lining/including Plumbing		
M4B	Plumbing		
M5	Fire Resistant Linings		
M6	Drains		
M7	Pre-Stopping/Bracing		
M8	Final		
SUPPLEMENTARY INSPECTIONS			
S1	Concrete Construction		
S2	Blockwork Construction		
S3	Steel Construction		
S4	Timber Construction		
S5	Solid Plaster		Condition 51
S6	Brick Shelf Angle		Condition 52
S7	Fire Safety Systems		
AUDIT INSPECTIONS			
A1	Concrete Construction		
A2	Blockwork Construction		
A3	Steel Construction		
A4	Timber Construction		
A5			
A6			
A7			
SUB TOTALS			
RECTIFICATION INSPECTIONS			
R1			
R2			
R3			
R4			
COMPLETED BY SBI'S		TOTALS	

208
 Consent

NOTES FOR FIELD INSPECTION TEAM:

 <p>CHRISTCHURCH CITY COUNCIL · ENVIRONMENT</p>	<p>CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 Project Information Memorandum</p>	<p>FORM BA2A PROJECT NO: 10010859 Issued 31/01/2001</p>
---	--	--

Site Address: 53 Balcairn Street

Legal Desc: Lot No: 44

DP No: 28928

Applicant: Stephanie Don
53 Balcairn Street
Halswell
Christchurch

Owner: Stephanie Don and Gordon Yee

Proposal: Garage

- No information relevant to this project has been found.

Total Project Information Memorandum fees	\$ 65.00	
Paid	\$ nil	Receipt No.:
Balance to pay	\$ 65.00	<i>Fee is payable upon uplifting building consent</i>

Signed for and on behalf of the Council:  Date: 31-Jan-01

NAME: Cindy Hawthorne
POSITION: SENIOR TECHNICAL CLERK

This project may proceed subject to the issue of a Building Consent and any other necessary authorisations being obtained.

NB: This Project Information Memorandum will lapse and be of no effect if a Building Consent has not been issued within 24 calendar months from the above date of issue.

**CONSENTS
COPY**



CHRISTCHURCH CITY COUNCIL
APPLICATION FOR BUILDING CONSENT

FORM: BA3
PROJECT NO:
 10010859

PLEASE COMPLETE ALL SECTIONS OF THIS FORM (IF APPLICABLE TO YOUR APPLICATION)

Has a Project Information Memorandum been issued for this project? No Yes ⇒ Project No.: _____

APPLICATION DETAILS [_____]	PROJECT DETAILS [_____]
<p>• OWNER (as defined by the Building Act 1991) Full Name(s): <u>STEPHANIE DON</u> <u>+ GORDON YEE</u> Street Address: <u>S3 BALCAIRN ST</u> Mailing Address: <u>S3 BALCAIRN ST</u> Phone: <u>03 3226929</u> Fax: <u>N/A</u></p>	<p>• LOCATION Street Address: <u>S3 BALCAIRN ST</u> <u>HALSWELL</u> Lot: <u>44</u> DP: <u>28928</u> Other: _____</p>
<p>• APPLICANT (Must be authorised by the owner to make this application) Name: <u>STEPHANIE DON</u> Company: <u>N/A</u> Mailing Address: <u>S3 BALCAIRN ST</u> Street Address: <u>S3 BALCAIRN ST</u> Phone: <u>03 3226929</u> Fax: _____</p>	<p>• DESCRIPTION OF WORK: <u>STEEL</u> <u>5.8 x 8.8m GARAGE</u></p>
<p>Estimated Value of proposed work (inclusive of GST): \$ <u>8000</u></p> <p>Building Consent to be uplifted from: <input checked="" type="checkbox"/> <u>SOCKBURN</u> Service Centre <input type="checkbox"/> If prepaid post to Owner / Applicant (delete one)</p>	<p>• INTENDED USE: <u>GENERAL CAR STORAGE</u></p> <p>• Will the building undergo a change of use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>• Intended Life if less than 50 years: _____ years</p> <p>• Being stage _____ of an intended _____ stages</p>
<p>• Water Supply Is a new supply required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Residential / Commercial (DELETE ONE) If commercial, has estimate been obtained from the Council? <input type="checkbox"/> Yes <input type="checkbox"/> No Distance from LH / RH boundary (looking from street) <u>1</u> metres Nominate street if a corner site: _____</p>	<p>• FLOOR AREA Ground Floor: Existing _____ m² Add _____ m² Other Floor: Existing _____ m² Add _____ m² Accessory Building Area: Existing _____ m² Add <u>54</u> m²</p>
<p>• Road Opening / Footpath Opening Is an opening required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Select type of service: <u>Sewer / Stormwater</u></p>	<p>• Planning - Site Coverage Total area of all buildings over foundation at ground level. Existing _____ m² Proposed _____ m²</p> <p>• Vehicle Crossing (in relation to this Building Consent) Is a vehicle crossing required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Select: New / Extension / Residential / Commercial</p>
FOR COUNCIL USE ONLY	
<p>Prepaid Fee: \$ <u>288.00</u> <u>Consent</u> Receipt No: _____ Receiving Officer's Name: <u>P. Carr</u> Date Received: <u>26/1/01</u></p>	<p>DRAINAGE INFORMATION Block Plan <input checked="" type="checkbox"/> Full PIM <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Date Requested: <u>1/1</u></p>
<p>HAZARDS: _____</p>	

SECTION 1

Have you provided the following information?

Please tick the appropriate box

SECTION 2	Yes	No	N/A
• Site Plan: Fully dimensioned, scaled, showing all buildings & easements (proposed/existing)	✓		
• Certificate of Title: Recent search copy of (less than 6 months old)	✓		
• Plans & specification of an acceptable standard	✓		
• Plans, elevations, cross sections of the proposal in triplicate (in duplicate if PIM issued)	✓		
• Recession planes (including to internal boundaries) indicated			✓
• Site levels relating to top of roadside kerb, and finished floor level indicated			✓
• Hill sites: indicate contours, drive gradients and building heights			✓
• Site boundaries nominated	✓		
• Shared access ways/other areas			✓
• Foulwater drains			✓
• Stormwater drains	✓		
• Stormwater discharge for hardstanding areas detailed to an approved outfall			✓
• Water Service Details			✓
• Vehicle crossing position indicated on site plan	✓		
• Vehicle access manoeuvre and parking area indicated	✓		
• Street trees, poles, sumps, manholes, traffic islands affecting vehicle access			✓
• Site area per unit indicated			✓
• Site coverage: % details			✓
• Living and service courts indicated			✓
• Landscaped area indicated and planting plan produced			✓
• Demolition Details			✓
• Swimming pool: design, fence and discharge			✓
• Backflow prevention			✓
• Waterway setbacks indicated			✓
• Notable and protected site trees indicated			✓
• Heritage site or building affected?			✓
• Resource Consent Application			✓
• Development Application			✓
• Subdivision details			✓

SECTION 3	Yes	No	N/A
• Structural drawings			✓
• Foundation design and report on ground conditions			✓
• Blockwork: design including foundations			✓
• Retaining walls: design heights, position, sub soil drainage and safety barriers			✓
• Fire partitions: dividing walls, common walls			✓
• Window positions & opening windows indicated	✓		
• Safety glass provisions specified			✓
• Thermal insulation and R value indicated			✓
• Sound insulation indicated			✓
• Stairs/steps/landings/balconies: dimensions, handrail and barrier details			✓
• Solid fuel heater: make, model and location			✓
• Accurate layout & details of plumbing systems			✓
• Alternative Solutions details			✓
• Access and facilities for people with disabilities			✓
• Access Route Details			✓
• Dangerous goods: storage and sign details			✓
• Gas bottle: storage location and capacity if over 10kg			✓
• Soakpit, septic tank and pumping station design details.			✓
• Earthworks: Identify proposed cut or fill where more than 10 m ³ of soil is being moved			✓
• Specifications in duplicate	✓		
• Pegging certificate for two or more units on site			✓
• Bracing calculations and layout	✓		
• Roof truss design statement and layout			✓
• Producer statement: Specific design details for work outside the scope of NZS 3604 & NZS 4229	✓		
• BA20 form (Producer Statement information)			✓
• Fire Safety Summary or Fire Design Statement			✓
• Compliance Schedule details			✓

SECTION 6

Builder's Name: OWNER Phone: 3226929
Address: 53 BALCAERN ST HALSWELL Fax: _____

Building Certifier's Name: _____ Phone: _____
Address: _____ Fax: _____

Plumber's Name: _____ Phone: _____
Address: _____ Fax: _____

Drainlayer's Name: K+T DRAIWAYS Phone: _____
Address: P.O Box 20 126 Fax: _____

Engineer's Name: FRAN SMITH Phone: 359 4443
Address: _____ Fax: 359 4463

Designer's Name: TOTALSPAN BUILDINGS Phone: 3480020
Address: P.O Box 11336 CHER Fax: _____

SECTION 7

	YES / NO / NA		YES / NO / NA		YES / NO / NA
Have you fully completed:	Section 1 <input type="checkbox"/>	Section 4 <input checked="" type="checkbox"/>	Section 6 <input checked="" type="checkbox"/>		
	Section 2 <input checked="" type="checkbox"/>	Section 5 <input checked="" type="checkbox"/>	Section 7 <input checked="" type="checkbox"/>		
	Section 3 <input checked="" type="checkbox"/>	Section 5A <input checked="" type="checkbox"/>			

- IF THIS PROJECT CONSTITUTES A DEVELOPMENT PURSUANT TO SECTION 409 OF THE RESOURCE MANAGEMENT ACT 1991, THEN THIS APPLICATION IS ALSO DEEMED TO BE A NOTIFICATION BY THE OWNER OF A RESOURCE CONSENT APPLICATION FOR A DEVELOPMENT.
- Please note this application may not be processed further until any outstanding items have been submitted. Completion of this check sheet is not approval to start work.
- No work is to commence until the Building Consent is uplifted.
- **Building Consent Fees**
 The charges incurred by the Council in processing this application are payable whether or not the project proceeds. Note: Fees for some minor works (eg drainage only works, detached accessory buildings with a value of less than \$5,000) are required to be paid at the time of application.
- I DECLARE I HAVE BEEN AUTHORISED BY THE OWNER TO MAKE THIS APPLICATION

Print Name: GORDON YEE + SEPHANIC DON **Date:** _____

Signature: _____
 SIGNED BY or FOR AND ON BEHALF OF THE OWNER

Project Information Memorandums (PIMs) and Building Consents can be lodged and uplifted at the following centres, where there are Building Information Officers available to assist you.		
Civic Offices 163-173 Tuam Street PO Box 237 Telephone 371 1995 Fax 371 1792	Linwood Service Centre 180 Smith Street PO Box 24 214 Telephone 389 1477 Fax 372 2639	Sockburn Service Centre 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 372 2539

Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.			
Beckenham Service Centre 66 Colombo Street PO Box 12-033 Telephone 332 3099 Fax 332-3443	Fendalton Service Centre Cnr Jeffreys & Clyde Roads PO 29183 Telephone 351 7109 Fax 372 2748	Papanui Service Centre Cnr Langdons Rd & Restell St PO Box 5142 Telephone 352 8117 Fax 352 1308	Shirley Service Centre 36 Marshland Road PO Box 27 043 Telephone 385 3079 Fax 385 4224

All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

The information offered in this section is to assist the Council in the review process, including the assessment of the number of inspections. Statements offered by the applicant will be used as a guide rather than a commitment.

- Is the project to be erected in stages? Yes No

If yes briefly describe your proposed programme: _____

- Estimated start date: _____ (please note building work must be started within 6 months of Consent issue date)

- Estimated finish date: _____

- Is a registered engineer involved?
 - For design Yes No
 - For Inspection Yes No
- Is a Producer Statement to be offered?
 - Producer Statement: Design Yes No
 - Producer Statement: Inspection Yes No

- Is a registered master builder involved in the project? Yes No

_____ Name (optional)

SECTION 4

COMPLETE THIS SECTION FOR ALL NEW BUILDINGS AND ALTERATIONS, EXCEPT SINGLE RESIDENTIAL DWELLINGS

Please tick the relevant boxes to show which systems are included or to be included in the building project

	EXTG	NEW
(a) Automatic sprinkler systems or other systems of automatic fire protection	<input type="checkbox"/>	<input type="checkbox"/>
(b) Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire	<input type="checkbox"/>	<input type="checkbox"/>
(c) Emergency warning systems for fire or other dangers	<input type="checkbox"/>	<input type="checkbox"/>
(d) Emergency lighting systems	<input type="checkbox"/>	<input type="checkbox"/>
(e) Escape route pressurisation systems	<input type="checkbox"/>	<input type="checkbox"/>
(f) Riser mains for fire service use	<input type="checkbox"/>	<input type="checkbox"/>
(g) Any automatic backflow preventer connected to a potable water supply	<input type="checkbox"/>	<input type="checkbox"/>
(h) Lifts, escalators, or travelators or other similar systems	<input type="checkbox"/>	<input type="checkbox"/>
(i) Mechanical ventilation or air conditioning system serving all or a major part of the building	<input type="checkbox"/>	<input type="checkbox"/>
(j) Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code	<input type="checkbox"/>	<input type="checkbox"/>
(k) Building maintenance units for providing access to the exterior and interior walls of buildings	<input type="checkbox"/>	<input type="checkbox"/>
(l) Such signs as are required by the building code in respect of the above mentioned systems	<input type="checkbox"/>	<input type="checkbox"/>
NONE OF THE ABOVE		<input type="checkbox"/>

SECTION 5

COMPLETE THIS SECTION ONLY IF THE BUILDING CONTAINS OR WILL CONTAIN ANY OF THE SYSTEMS IN SECTION 5

	EXTG	NEW
(m) Means of escape from fire	<input type="checkbox"/>	<input type="checkbox"/>
(n) Safety barriers	<input type="checkbox"/>	<input type="checkbox"/>
(o) Means of access and facilities for use by persons with disabilities which meet the requirements of section 47a of the Building Act 1991	<input type="checkbox"/>	<input type="checkbox"/>
(p) Handheld hoses for fire fighting	<input type="checkbox"/>	<input type="checkbox"/>
(q) Such signs as are required by the building code or section 47a of the Building Act 1991	<input type="checkbox"/>	<input type="checkbox"/>

SECTION 5A

CONSENT PROCESSING CHECK SHEET FOR MINOR WORKS

DATE _____ PROJECT NUMBER _____ STAGE _____
 WORK _____ ADDRESS _____

CC	RFI	OK	CC	RFI	OK
46					
	109/110				
	111				
	112			151	
	501				
29	125/126			147	
				166	
				168	
				175	
			38		
				183	
	127			190	
28	128			191	
24/25	132			193/194	
24					
24				197	
	138				
	136				
	142				
	150				

COMMENTS: _____

CHRISTCHURCH WATER SERVICES UNIT

CHRISTCHURCH No. 371 1308
Fax 371 1385

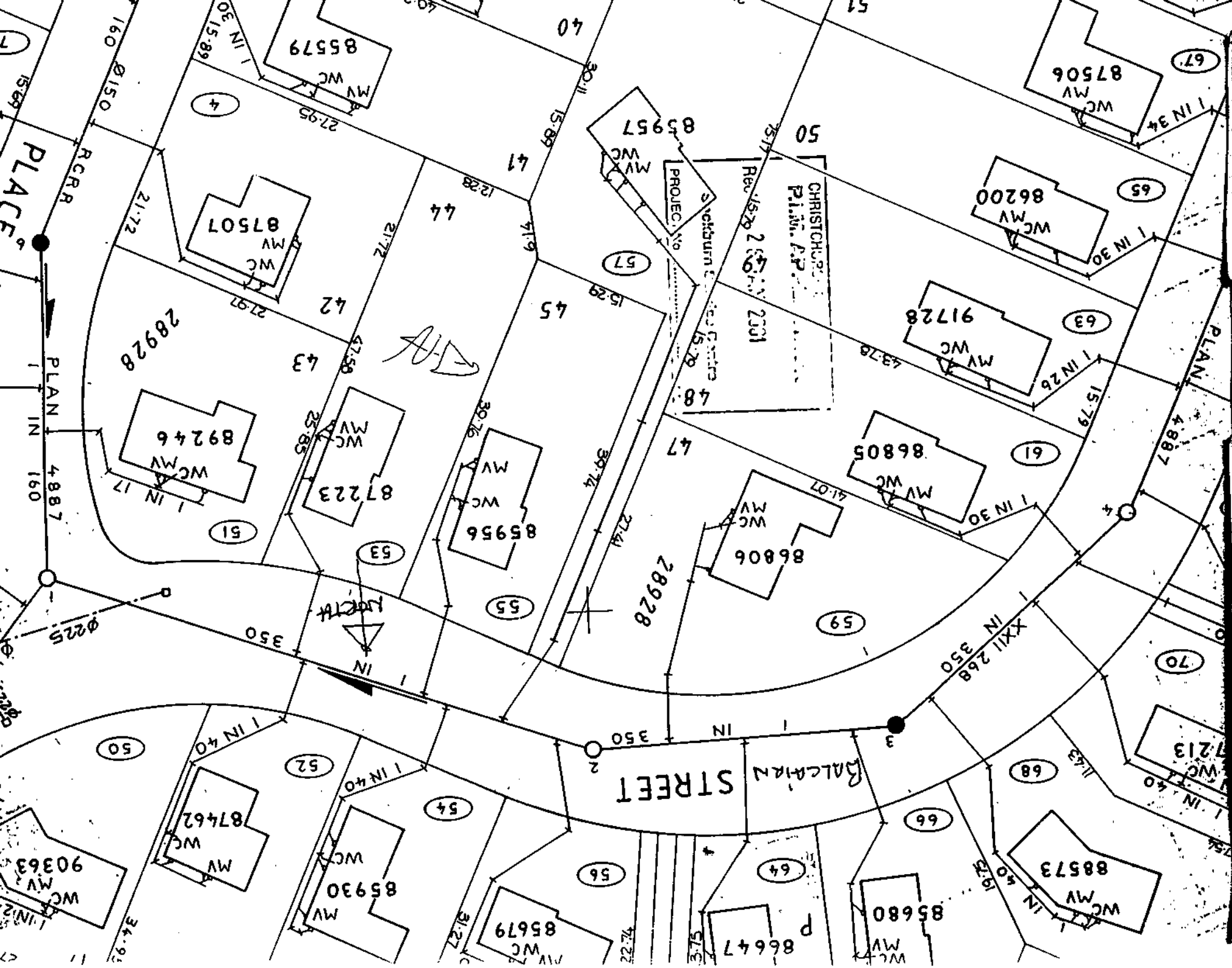
15 JAN 2001

CAUTION

The liability of this plan and the measurements on it are guaranteed and fixed by legislation.

REPRODUCTION PROHIBITED

1/500 1:250



BALCAHAN STREET

PLACE

PLAN IN 160

PLAN IN 160

PLAN IN 160

BALCAHAN STREET

PLACE

PLAN IN 160

PLAN IN 160

PLAN IN 160

FREDERICK R SMITH Consulting Structural and Civil Engineer

23 Glumorgan Drive, Torbay, Auckland. P O Box 35 422, Browns Bay, Auckland Telephone/Facsimile 64 9 473 1262

PRODUCER STATEMENT - DESIGN

Issued by: **Frederick Roland Smith**
to: **Totalspan Buildings Limited**
for the: **Local Territorial Authority**
in respect of: **Steel Framed Totalspan Buildings**

F R Smith Consulting Engineer has been engaged to provide **structural design services** in respect of the requirements of **Clauses B1** of the Building Regulations 1992 for all of the work as specified of the building work.

The design has been checked in accordance with **B1/VM1, B1/VM4, NZS 4203:1992, AS/NZS 4600:1996 and NZS 3101** of the approved documents issued by the Building Industry Authority and the work is described on drawings prepared by **Frederick R Smith Consulting Engineer**, as

Enclosed buildings

97057NZ - 40/S45/1 to 4
60/S45/1 to 4 60/S50/1 to 4
75/S45/1 to 4 75/S50/1 to 4
90/S45/1 to 4 90/S50/1 to 4

99044NZ 12/S45/1 to 5

Farmsheds

97057NZ 60/S45/1 to 4
75/S45/1 to 4
90/S45/1 to 4

Gable roofed carport

TSG93046NZ TSGRC/S45/1&2
93069NZ GRC/S45/1 and 2

Dutch gable roof carport

TSDC93046NZ TSDGC/S45/1&2

Flat roof carports

TSFS93046NZ TSFRCS/S45/1 and 2
TSF93046NZ TSFRC/S45/1 and 2
93046NZ FRC/S45/1 and 2

Heritage barn

000445NZ HB/S45/1 to 5

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
Rec'd 26 JAN 2001
Sockburn Service Centre
PROJECT No.

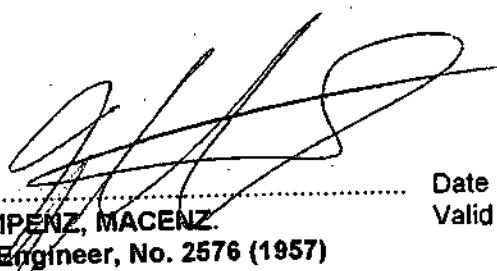
As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$250,000 I BELIEVE ON REASONABLE GROUNDS that subject to:-

- (1) the founding bearing pressure at 100mm below cleared ground level being at least 75 kPa,
- (2) the basic wind speed over the site not exceeding 45 or 50 metres per second depending on the kitset purchased,
- (3) the basic roof snow loads not exceeding 1.2KPa,
- (4) roof live loads not exceeding 0.25 KPa,
- (5) buildings not being erected above 1000metres altitude,
- (6) buildings not being used for habitable purposes

page 2

- (7) all proprietary products meeting the performance specification requirements,
- (8) buildings being maintained regularly and any corrosion being treated,

then the drawings and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.



Signed.....
BE(Civil), MIPENZ, MACENZ.
Registered Engineer, No. 2576 (1957)

Date
Valid until

1 November 2000.....
1 November 2001



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

TAX INVOICE

BUILDING CONSENT FEES

INV 18236
GST NO 53-198-554
DATE 31/01/2001

DON, STEPHANIE RACHEL JULIE

53 BALCAIRN STREET
CHRISTCHURCH 8003

CONSENT APPLICATION NO: ABA10010859
OWNERS NAME: DON, STEPHANIE RACHEL JULIE
PROJECT STREET ADDRESS: 53 BALCAIRN STREET OAKLANDS
CUSTOMER CODE: 3035504
INVOICED TO DATE: \$0.00

FEE CODE	DESCRIPTION	THIS INVOICE
B01	Project Information Memorandum	65.00
B02	Accept & Issue Consent	30.00
B03	Process and Grant	60.00
B04	Inspections	103.00
B05	Code Compliance Grant/Issue	30.00

Christchurch City Council
 Official Receipt
 Receipt 150011 14Mar01 14:11
 STEPHANIE RACHEL JULIE DON
 53 BALCAIRN STREET
 CHRISTCHURCH 8003

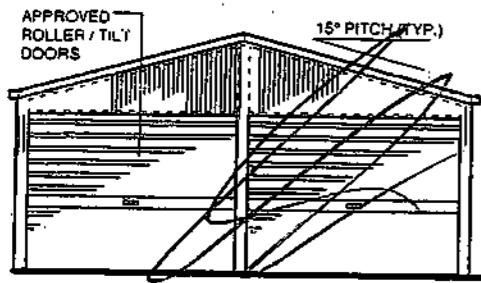
EFT
TOT

BLDG 3035504
*Includes GST of
Loc SOCK Draw 1 Cashier XSOC1

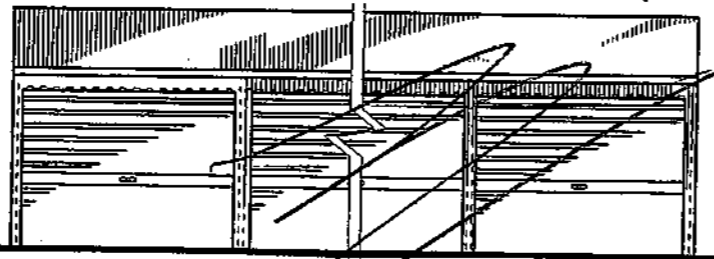
\$288.00
\$288.00
\$288.00
0.00

TOTAL (GST inclusive) \$288.00

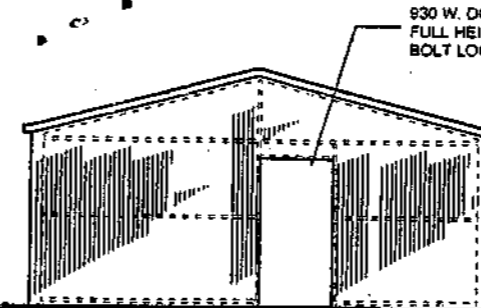
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R. 150011
14/03/01



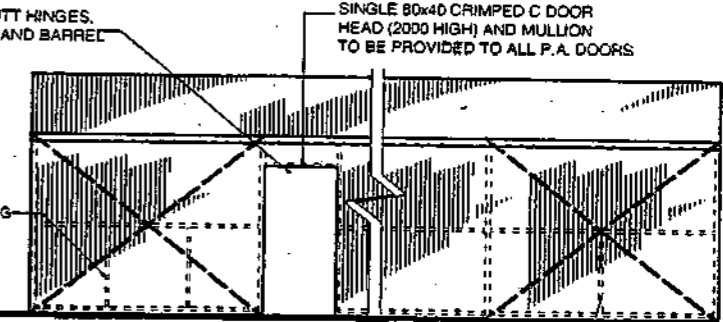
END WALL ELEVATION - FRONT FIT ONLY 1:100



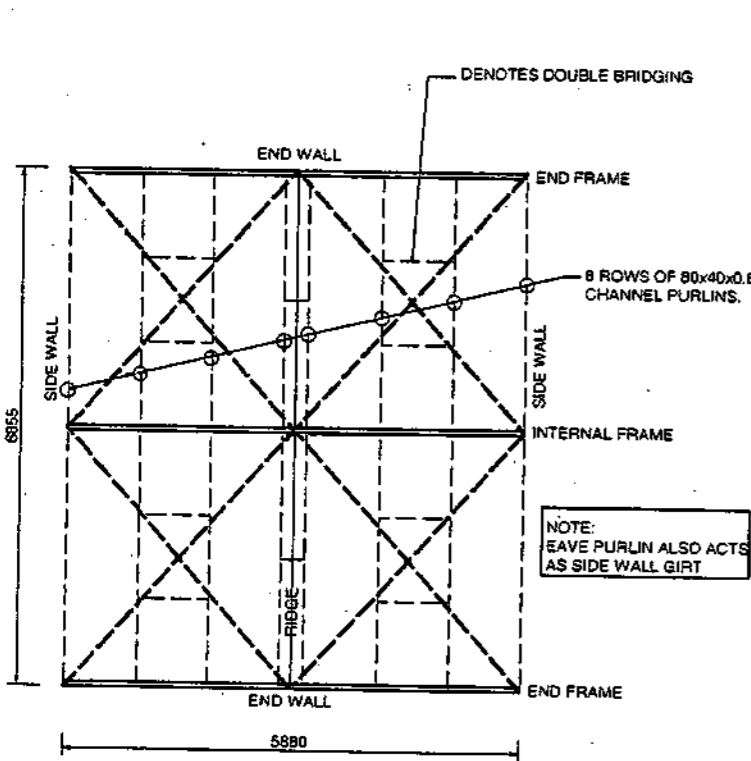
TYPICAL SIDE WALL ELEVATION - SIDE FIT ONLY 1:100
(N.B. IF DOORS NOT REQUIRED EVERY BAY SUBSTITUTE GIRTS / CLADDING AS FOR OTHER SIDE WALL)



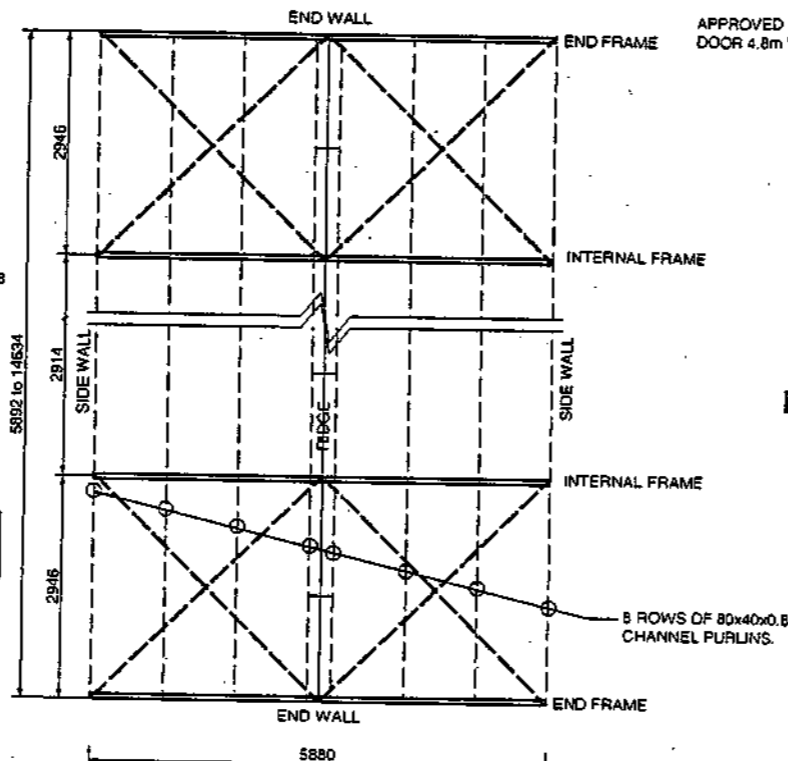
END WALL ELEVATION - 1:100



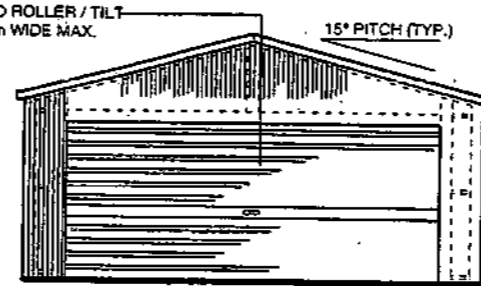
TYP. SIDE WALL ELEVATION 1:100



FRAMING PLAN 7m LONG



FRAMING PLAN 6 TO 30m LONG



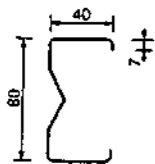
END WALL ELEVATION - FRONT FIT 1 DOOR ONLY 1:100

NOTE: DELETE NON APPLICABLE ELEVATIONS

GIRT BRIDGING: GIRT BRIDGING SHALL CONSIST OF 80x40x0.8 LIPPED CRIMPED CHANNEL SECTION.

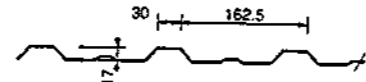
WALL & ROOF BRACING SHALL BE 32x1.2 G500 GALV. STRAP WITH 4#10 TEKS EACH END.

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
Rec'd 26 JAN 2001
Sockburn Co. 0.35 BMT. PROFILED SHEET CLADDING
80x40x0.8 LIPPED CRIMPED COLD FORM CHANNEL PURLINS
PROJECT No.



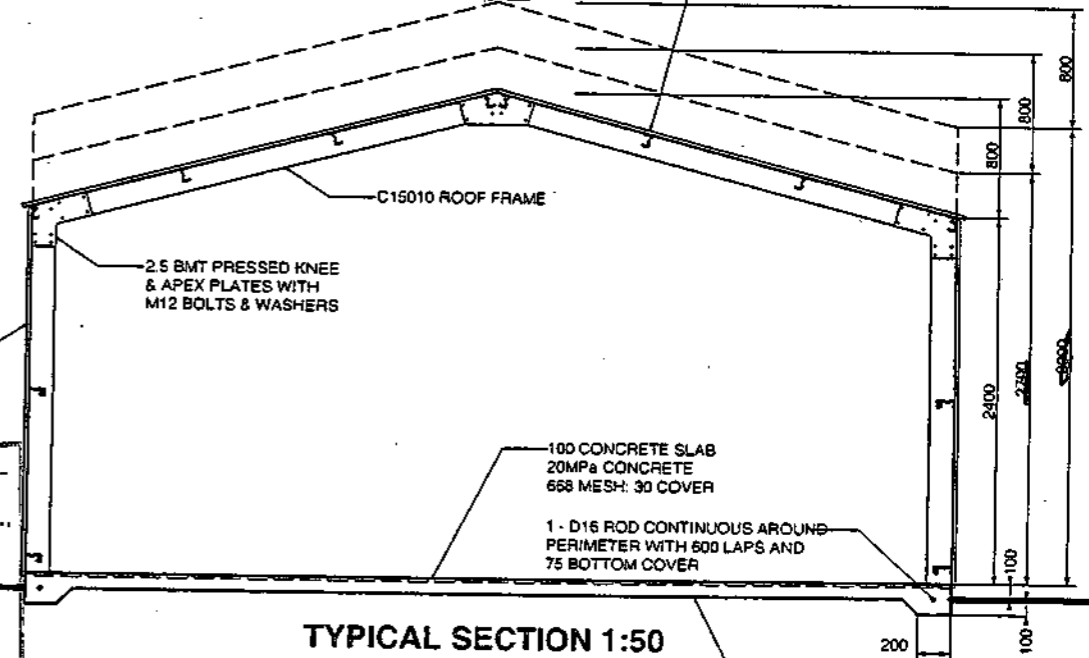
TYPICAL CRIMPED LIPPED CHANNEL SECTION (EX 0.8 BMT)

ALL PURLINS AND GIRTS SINGLE UNLESS NOTED TO BE BOXED.



SHEETING PROFILE 0.35 T.C.T.

CHRISTCHURCH CITY COUNCIL
[Signature]
CONSENT DOCUMENT
29 JAN 2001
All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.



TYPICAL SECTION 1:50

5 COPY

A: APR. 2000 - BRACING.

REFER ALSO TO SHEETS 60/S452, 3 & 4.

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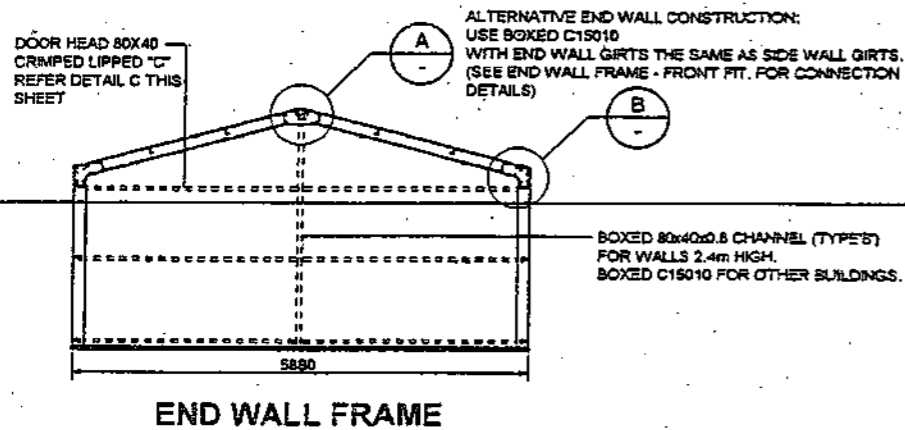
DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
266 CONSTANCE STREET, FORTITUDE VALLEY
BRISBANE QLD. 4006
Phone (07) 3252 9822 Fax (07) 3252 9844

TOTALSPAN
Phone 0800 10 35 45

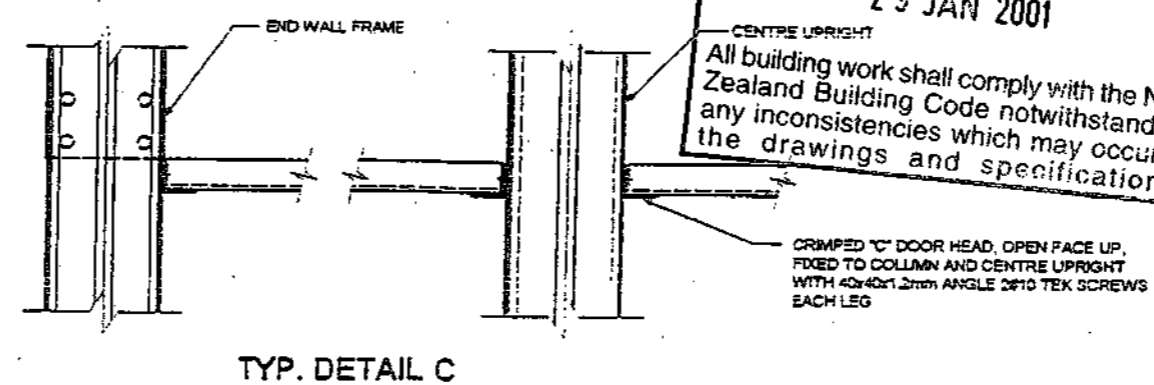
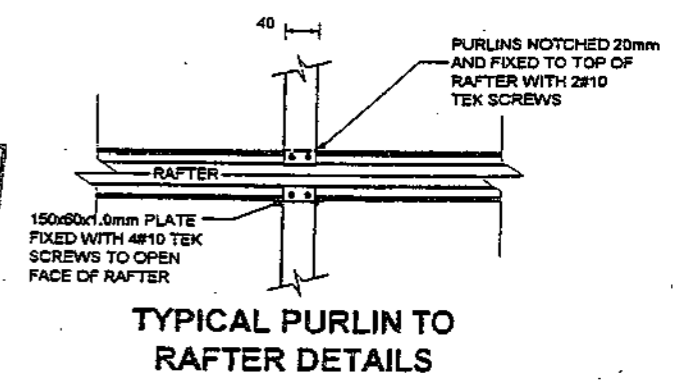
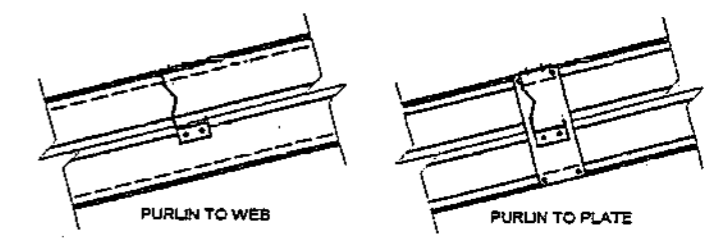
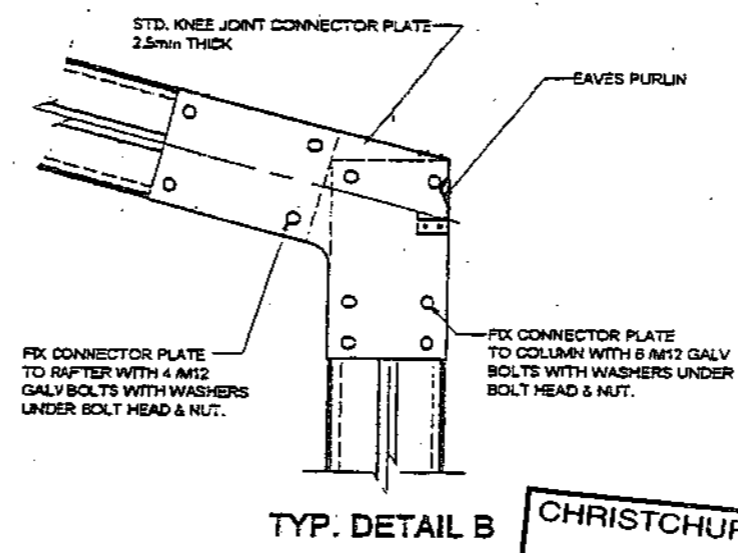
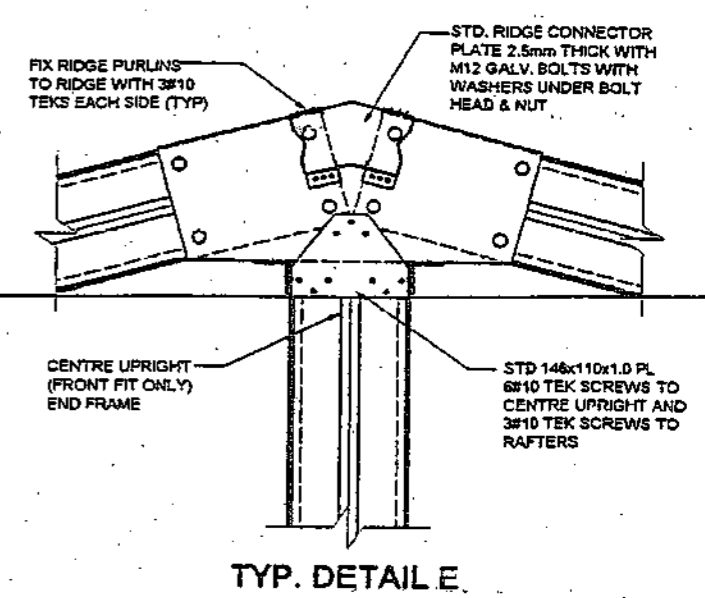
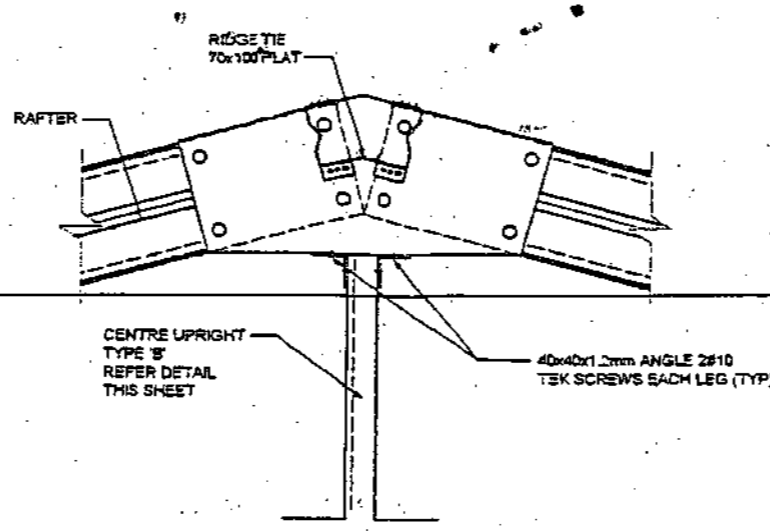
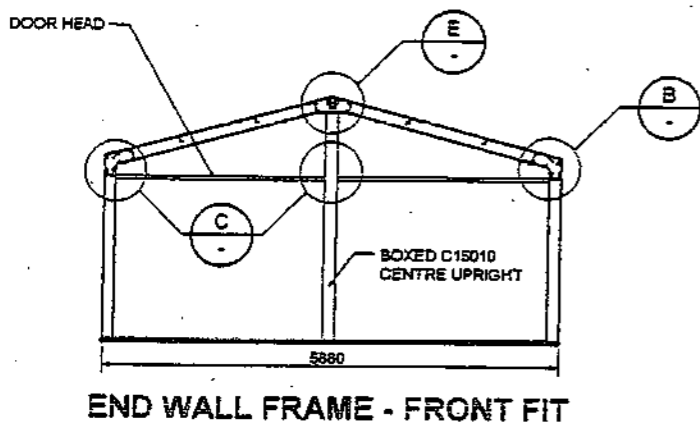
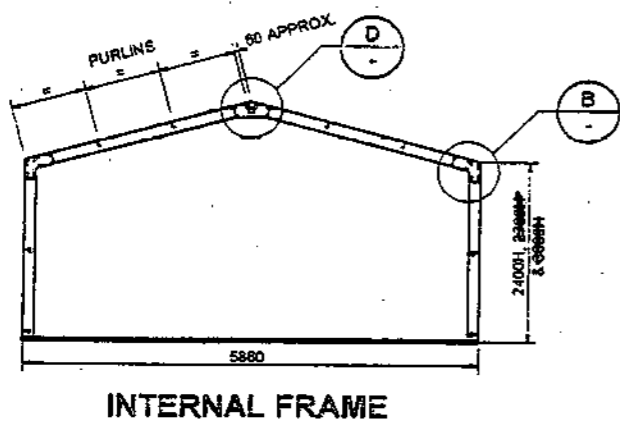
STEEL FRAMED GARAGES
S45 (HIGH)
BASIC WIND SPEED
V = 45 m/s T.C.2

6.0m SPAN PORTALS
~~6.7, 9, 12 & 15m~~ LONG
~~2.4, 2.7 & 3.0m~~ HIGH
(NOMINAL DIMENSIONS)

JOB No **97057NZ**
DRAWING No **60/S45/1**
REVISION SUFFIX
A

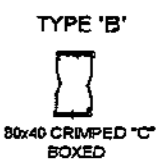


- GIRT SCHEDULE**
- GIRTS TO BE AT SAME LEVEL ON ALL WALLS EXCEPT DOOR HEAD MEMBERS.
 - ALL GIRTS TO BE 80x40x0.8 LIPPED CRIMPED CHANNELS EXCEPT FOR 3m HIGH x 7m LONG BUILDINGS WHICH SHALL HAVE BOXED GIRTS (TYPE 'B').
 - GIRTS FOR 7m LONG BUILDINGS TO HAVE DOUBLE 80x40x0.8 CHANNEL BRIDGING AT THIRD POINTS OF GIRT LENGTHS.



CHRISTCHURCH CITY COUNCIL
John Cow
CONSENT DOCUMENT
 29 JAN 2001

Centre Upright
 All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.



END WALL POSTS

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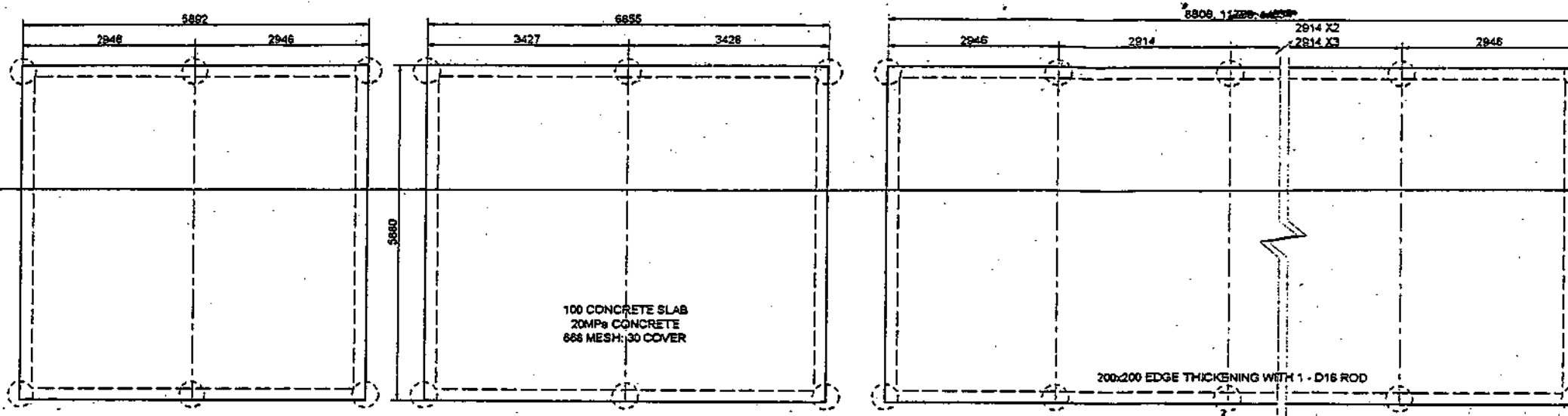
DES NEWPORT
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6.0m SPAN PORTALS
~~6.7, 9, 12 & 15m~~ LONG
 2.4, ~~2.7~~ & ~~3.0m~~ HIGH
 (NOMINAL DIMENSIONS)

JOB No **97057NZ**
 DRAWING No. **60/S45/2**
 REVISION SUFFIX



6, 7, 9, 12 & 15m LONG SLAB PLANS 1:100

WHEN CONCRETE FLOOR SLABS ARE NOT REQUIRED, PROVIDE CONCRETE FOOTINGS (REFER SHEET 4) AT EACH POST, COLUMN, DOOR JAMB OR UPRIGHT. (ALTERNATIVE TIMBER FOOTINGS MAY BE USED TO ENGINEERS DESIGN)

GENERAL

- 1- All work shall conform to the New Zealand Building Code.
- 2- Check diagonals to ensure building is square.

LOADINGS

- 1- Buildings are designed to NZS 4203 for NZS 3604 HIGH and VERY HIGH. Design Wind Speeds to limit state levels of 45 and 50 m/s, T.C.2; roof live load of 0.25 kPa, and Basic Roof Snow loads of 1.2kPa (600mm thick snow). Heavier snow loads will be specific design as will buildings for sites above 1000m altitude and for buildings to be used for habitable purposes.
- 2- The roofing is not designed for point loads of 1 Kn.

FOUNDATIONS

- 1- Support ground to have a safe bearing capacity of at least 75 kPa. In weaker ground or expansive clays, building loads to be taken to subsoil which has a bearing capacity of at least 75 kPa.

CONCRETE

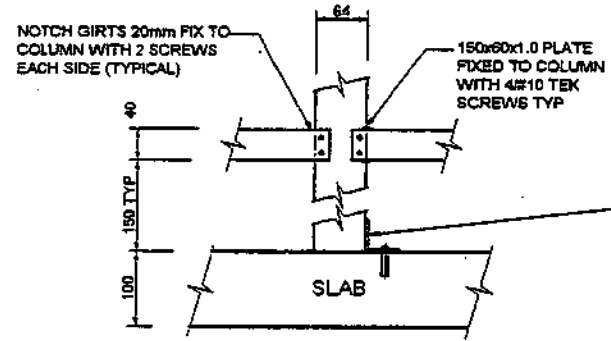
- 1- Remove vegetation and loose material from the site of the building, backfill with compacted hardfill, if required, and lay a blinding of sand to the underside of the concrete slab. Ensure the surface of the slab will be at least 100mm above the highest level of cleared ground around the slab.
- 2- Concrete shall have a maximum aggregate size of 20mm, slump of 80mm maximum and a 20 MPa compression strength at 28 days.
- 3- The concrete floor slab shall be 100mm thick with a 200 x 200 mm. edge thickening and a D16 rod continuous around the perimeter of the slab with 600 laps and 75 bottom cover.
- 4- Concrete slab to be reinforced with 666 mesh placed 30mm maximum below the slab surface with 225mm laps.
- 5- Provide a 0.25mm black polythene dampproof and slip layer under the slab taped with 100mm laps (optional but recommended).
- 6- Fix roof frames to concrete with M10 galvanised screws/screws screwed into holes drilled in the slab.

STEELWORK

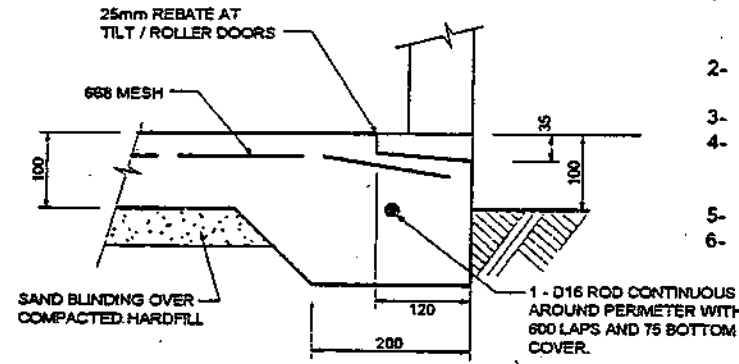
- 1- All structural framing members shall be G500 grade steel galvanised to Z200 (G550 for 80 x 40 boxed and single channels). Cleats to be G450, Z200.
- 2- Purlins and girts shall be 80 x 40 x 0.8 B.M.T. lipped, crimped channel located at centres shown on the drawings.
- 3- Boxed members to be flange fixed with #10 Tek screws at 600 centres.
- 4- Screws to be #10 x 16mm long Tek screws Class 3 zinc plated, fixed at a minimum edge distance of 6mm and to a 12mm minimum pitch.
- 5- Girts to be connected to frames with 2 #10 Tek screws each side of girt.
- 6- Steelwork shall conform to:
NZS 4203 Loadings Code
NZ/AS 4600 Cold Formed Steel Structures Code
NZ/AS 1397:1993
AS 1562:1962 Design and Installation of Metal Roofing
AS 1111/1112 Hex Commercial Bolts and Screws
AS 3566 Self Drilling Screws for Building

CLADDING

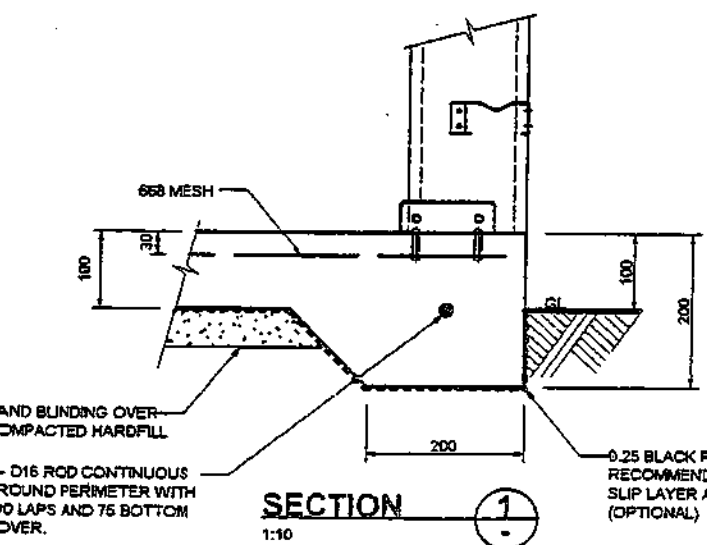
- 1- Roof and wall sheeting shall be 0.35 B.M.T., G550 grade steel. Roofing to comply with AS2150 and rolled to profile as detailed.
- 2- Roof sheets shall be fixed to ridge and eaves purlins with a Tek screw at the centre of every pan and a Tek screw to second pans at intermediate fixings, all complete with neoprene washers.
- 3- Wall sheeting shall be fixed with 1 Tek screw to each second pan to all girts, for walls square to the ridge, and to the centre of every pan to all girts, for walls parallel to the ridge.
- 4- Ridges, barges and all penetrations to be flashed with 0.4mm zincalume steel.
- 5- Guttering to be sealed with silicone and fixed with Tek screws. Fit guttering to downpipes to discharge to an approved stormwater drainage system.
- 6- Frame for personnel door with 80 x 40 x 0.8 unlippped channels. Flange connect members with 2 screws to each flange (similar for window openings). Fix jamba to floor with 40 x 40 x 1.2 angle cleat and 1/10M10 dynabolt to concrete and 2 screws to jamb.
- 7- Frame personnel door out of 40 x 40 x 1.2 angle and clad with standard sheeting profile.



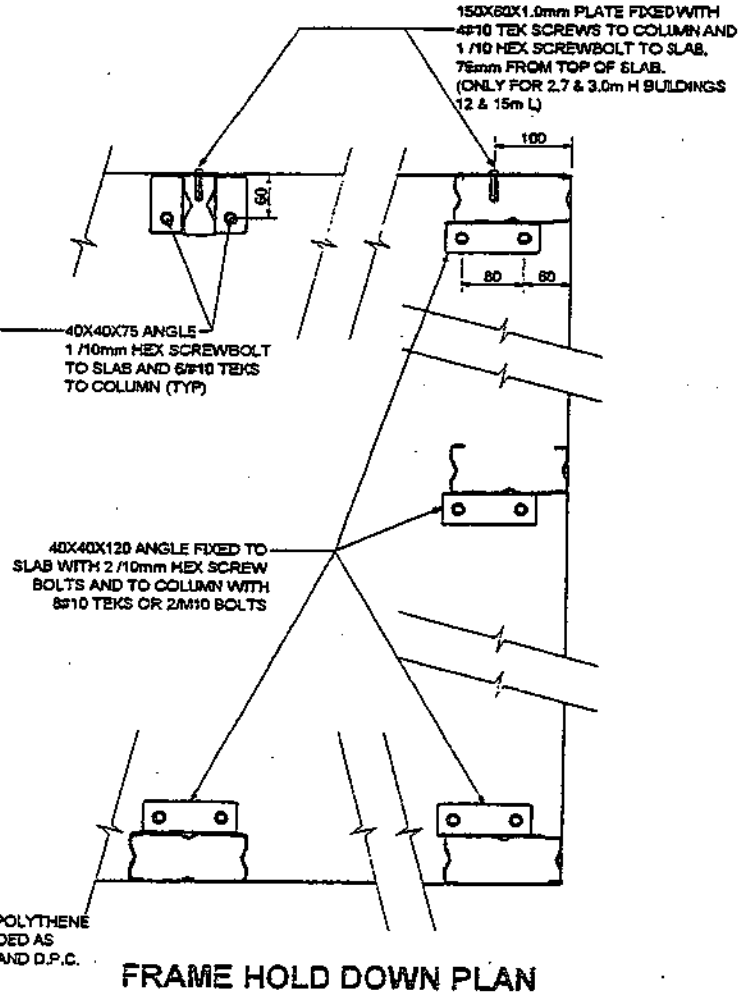
TYP. GIRT TO COLUMN DETAIL 1:10



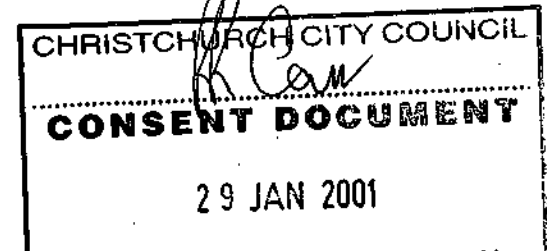
P.A. DOOR & GARAGE ENTRY SLAB EDGE DETAIL (TYP.) 1:10



SECTION 1 1:10



FRAME HOLD DOWN PLAN



SCREWBOLT NOTE comply with the New Zealand Building Code. 1. EMBEDMENT DEPTH OF SCREWBOLT SHALL BE AS SHOWN WITHSTANDING. 2. SCREWBOLTS FIXED TO OUTSIDE OF SLAB ARE NOT REQUIRED UNLESS FOR CORNER COLUMNS FOR BUILDINGS 2.7 & 3.0 HIGH AND 12 OR 15m LONG. (EXCEPT WHEN AWNING IS ATTACHED TO SLAB)

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TOTALSPAN
Phone 0800 10 35 45

STEEL FRAMED GARAGES
S45 (HIGH)
BASIC WIND SPEED
V = 45 m/s T.C.2

6.0m SPAN PORTALS
~~6.7~~, 9, 12 & 15m LONG
~~2.7~~ & ~~3.0~~m HIGH
(NOMINAL DIMENSIONS)

JOB No **97057NZ**
DRAWING No. **60/S45/3**
REVISION SUFFIX