Christchurch City Council

03 941 8999

53 Hereford Street
Christchurch 8011

PO Box 73013
Christchurch 8154

ccc.govt.nz

6 August 2026

J G D Perkinson
2/206A Springfield Road
Christchurch 8014

Dear Joseph

Building Act exemption approved

BCN/2026/6206
81 Blighs Road Bryndwr
Internal Alterations - New Ensuite - Wall Removal - Beam Installed - Kitchen Relocated - Laundry Relocated to Garage

We have considered your application, under Schedule 1, clause 2(a) of the Building Act 2004, for exemption from the requirement to obtain building consent.

We are satisfied that the completed work is likely to comply with the building code, provided it is carried out in accordance with your proposal. Therefore, your application has been approved.

Attached are the stamped copies of your proposal documents/Your documents are available for download Via Online Services.

Advice

- Compliance:
  Ensure all work meets the Building Act, building code, and other laws. This letter approves the **Internal Alterations - New Ensuite - Wall Removal - Beam Installed - Kitchen Relocated - Laundry Relocated to Garage** and doesn't cover other approvals you might need.

- Quality assurance:
  Follow all quality assurance procedures outlined in your application, including construction monitoring and written signoffs. Please ensure the laundry complies with building code clauses – E3/G4/G2

1. Required documentation for completion:

    - Email as-built plans, PS3/PS4 documents, and other relevant material to the Duty BCO (dutybco@ccc.govt.nz)

Important note:

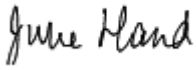
If there's any new information or errors in the details provided, we may revoke the exemption and require you to obtain a building consent. If work has already started, we may issue a notice to fix for any non-compliant work.

Documentation submission:

After completing the work, please send supporting documents (e.g., producer statements, site reports, photographs) to: propertyfileinfo@ccc.govt.nz. These will be added to the property file and may be useful for future reference.

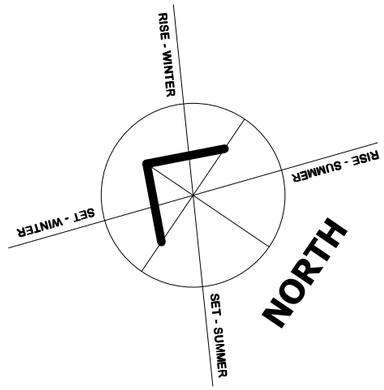
Thank you for your attention to these details. If you have any questions or need further assistance, please contact us.

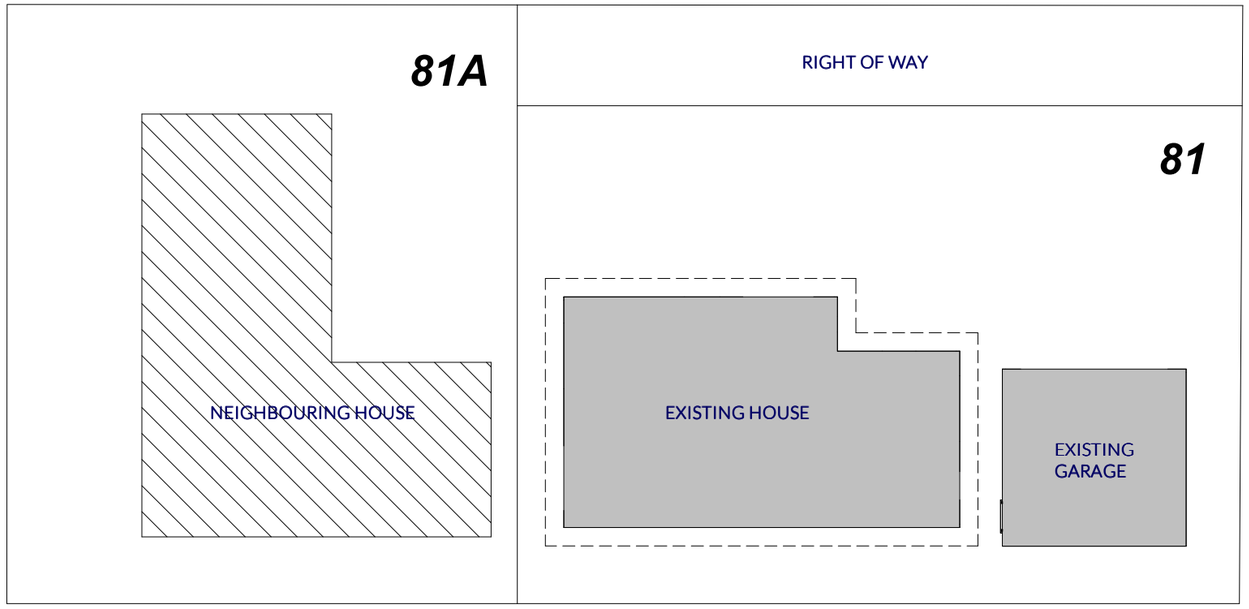
Yours sincerely



Julie Hand
Building Consent Officer level 1
Business Solutions Unit
DDI: 03 941 6212
Email: Julie.Hand@ccc.govt.nz

Christchurch City Council
Page 1 of 20
BCN/2026/6026
Exemption from building consent
06/08/2026
Hand, Julie
Notwithstanding any drawings or specifications accepted herein, all building work must comply with the New Zealand Building Code.





SITE INFORMATION:
81 BLIGHS ROAD, CHRISTCHURCH
LOT 1 D.P. 14403

SITE AREA: HALF SHARE - 784m²

PROPOSED GROSS FLOOR AREA:
UNCHANGED

PROPOSED SITE COVERAGE (INCL EAVES)
UNCHANGED

PROPOSED SITE COVERAGE: UNCHANGED

TOWN PLANNING:
RESIDENTIAL SUBURBAN ZONE

ROAD TYPE: COLLECTOR

IN A FLOOD MANAGEMENT AREA - YES

IN A LIQUEFACTION MANAGEMENT AREA - YES

WIND ZONE - MEDIUM

CLIMATE ZONE - 5

EARTHQUAKE ZONE - 2

EXPOSURE ZONE - C

NOTES:
SITE DOES NOT NEED TO BE SECURELY FENCED BEFORE BEGINING CONSTRUCTION AS EXISTING HOUSE WILL REMAIN SECURED BY EXISTING BOUNDARY FENCING AND GATE

SEDIMENT CONTROL:
NO SEDIMENT CONTROL REQUIRED

THE SOIL DISTURBED FOR THE PILE EXCAVATIONS SHALL BE DISPURSED EVENLY OVER THE EXISTING GARDENS.

ALL WORK SHALL COMPLY WITH RELEVANT CLAUSES OF THE NZ BUILDING CODE.

INSPECTION SCHEDULE:

THE FOLLOWING INSPECTIONS SHALL BE UNDERTAKEN BY THE DESIGNER TO ENSURE COMPIANCE WITH THE DRAWINGS AND THE NEW ZEALAND BUILDING CODE.

1. ONCE LININGS ARE REMOVED
2. UPON FITTING OF BEAM
3. UPON COMPLETION

SCOPE OF PROPOSED WORK:

- INTERNAL DOORS AND WALLS REMOVED AS PER DEMOLTION PLAN
- NEW BEAM INSTALLED (ADDITIONAL PILE IF REQUIRED)
- WINDOW RECONFIGURATIONS AS PER PLANS
- NEW INTERNAL WALLS AND DOORS INTALLED
- NEW DRAINS AND PLUMBING FOR BATHROOMS INSTALLED
- NEW KITCHEN INSTALLED USING EXISTING PLUMBING

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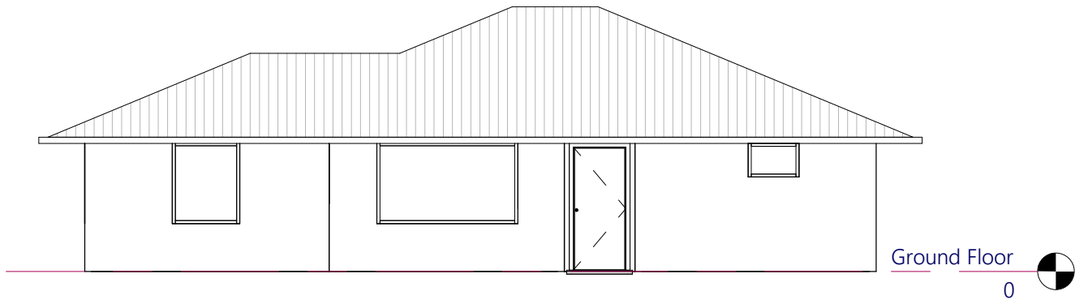
PROPOSED ALTERATIONS 81 BLIGHS ROAD

SITE PLAN

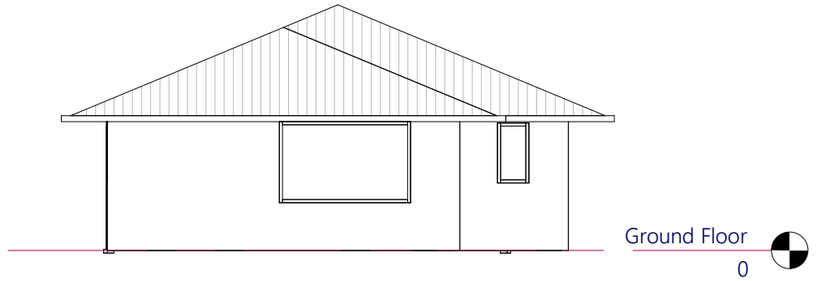
CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK
DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE

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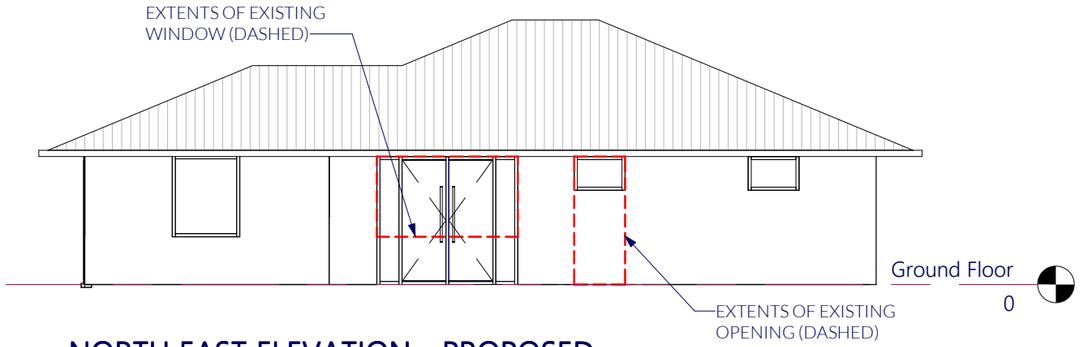
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NORTH EAST ELEVATION - EXISTING
Scale 1 : 100

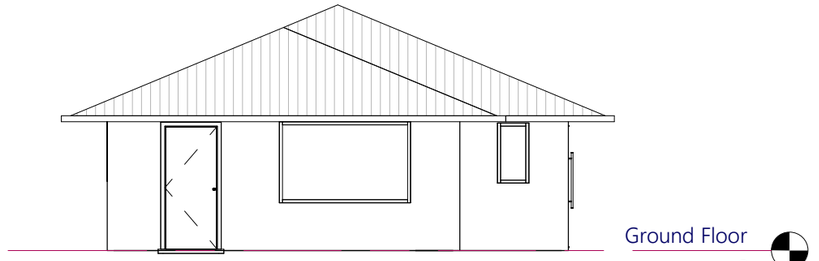


SOUTH EAST ELEVATION - EXISTING
Scale 1 : 100



NORTH EAST ELEVATION - PROPOSED
Scale 1 : 100

ALL NEW GLAZING IS TO BE SAFETY RATED GLAZING



SOUTH EAST ELEVATION - PROPOSED
Scale 1 : 100

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PROPOSED ALTERATIONS 81 BLIGHS ROAD

ELEVATIONS

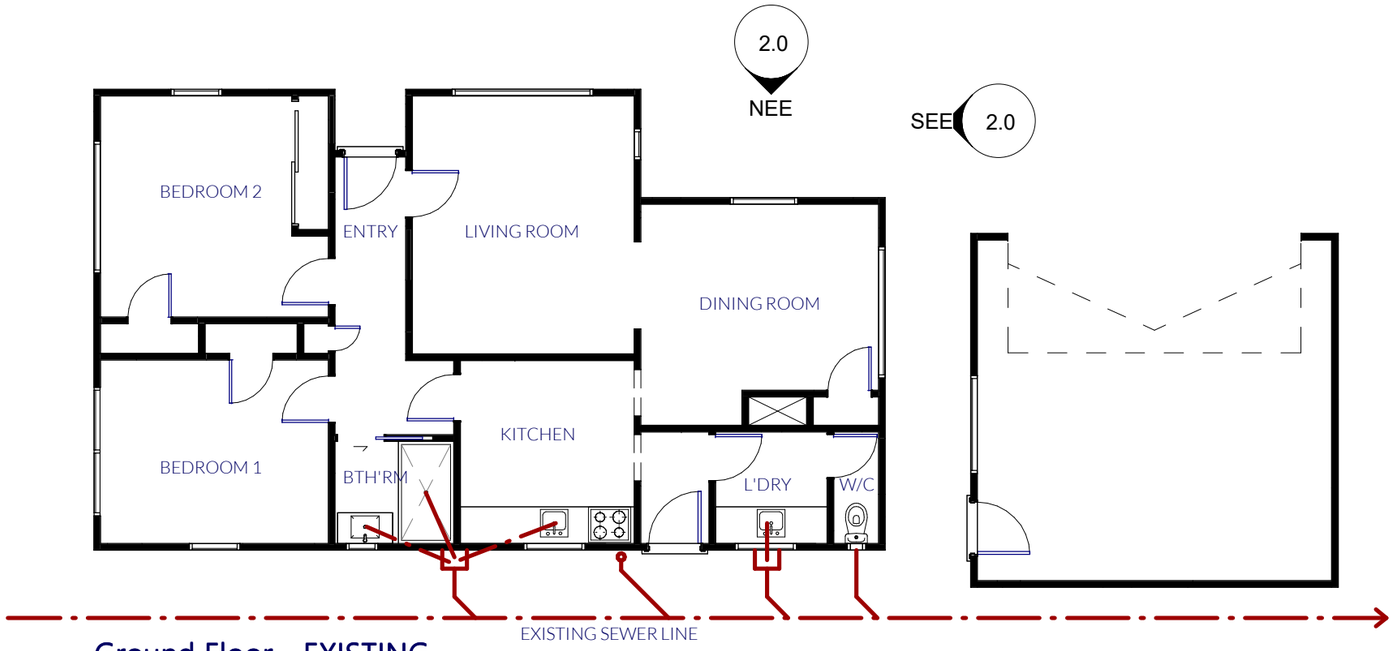
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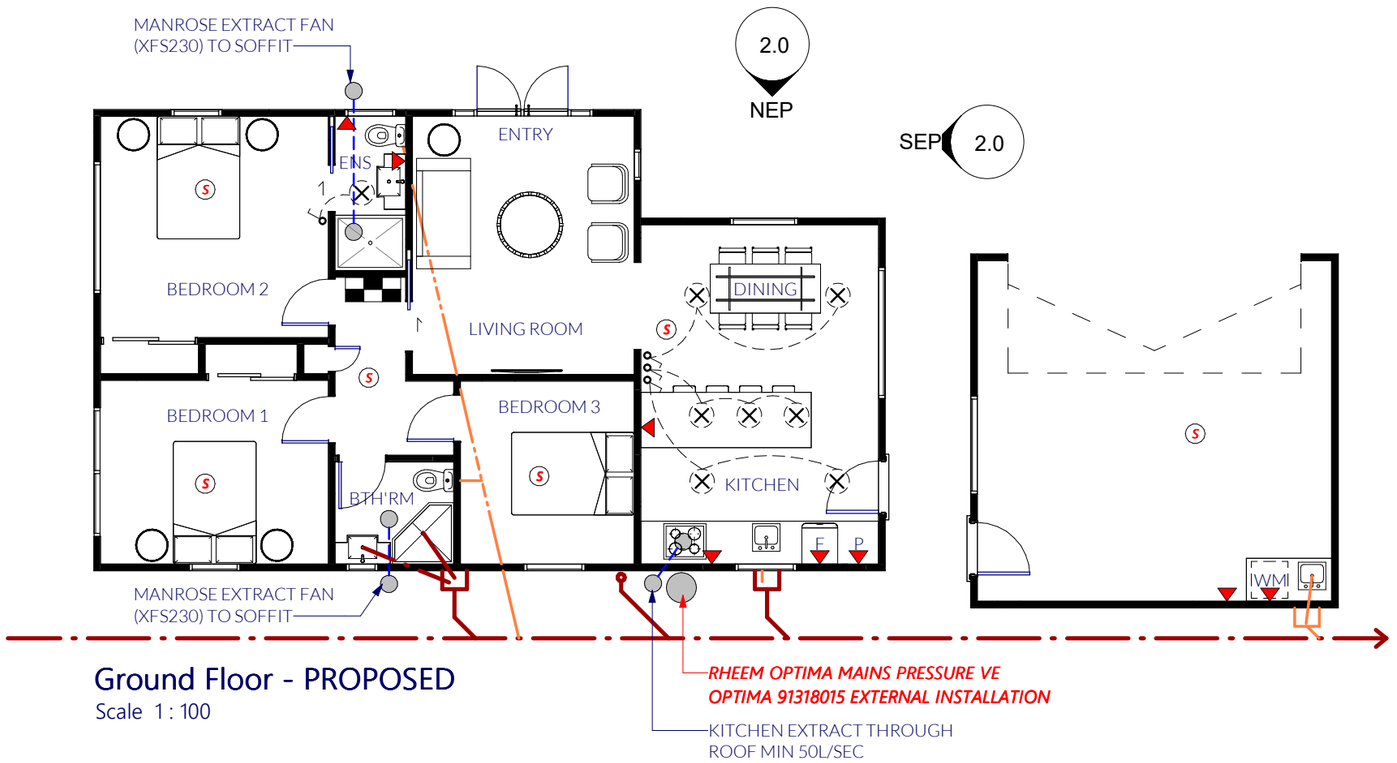
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Ground Floor - EXISTING
Scale 1 : 100



Ground Floor - PROPOSED
Scale 1 : 100

GENERAL NOTES:

CLADDING MATERIAL:
EXISTING TIMBER WEATHERBOARDS
NEW CLADDING AREAS TO MATCH
WITH PAINT FINISH

ROOF CLADDING: UNCHANGED

HEIGHT TO UNDERSIDE OF STUDS: 2400
LINTEL HEIGHT: 2.05 M

ALL HARD FLOOR AREAS TO COMPLY WITH NZBC D1/AS1 TABLE 2.

FLOOR TILES TO BE NON SLIP WITH SLIP RESISTANCE CO-EFFICIENT OF 0.35-0.65.

HEATING EXISTING HEAT PUMP

GIB AQUALINE WITH SATIN ENAMEL WALL FINISH TO ANY UNTILED BATHROOM AND ENSUITE WALLS AND TO UNTILED WALLS ADJACENT TO SINKS/TUB IN KITCHEN/LAUNDRY.

MINIMUM OF ONE ROW OF TILES ABOVE ALL BASINS, TUBS, SINKS, BATH, VANITIES
AND KITCHEN/LAUNDRY BENCH TOPS.

KITCHEN BENCHTOPS TO BE IMPERVIOUS / PRESSURE LAMINATE OR ENGINEERED STONE ANY BOTTOM EDGES TO BE FILLED WITH FUNGUS/MOLD RESISTANT SEALANT.

ELECTRICAL KEY
Scale 1 : 100

- POWER SWITCH BOX
- DOUBLE POWER SOCKET
- LIGHT SWITCH
- RECESSED CA RATED LED DOWN LIGHT
- EXTRACT FAN (ON TIME DELAY SWITCH FOR BATHROOMS)
- (S) PHOTOELETRIC INTERCONNECTING SMOKE DETECTORS ARE TO BE INSTALLED TO NZS 4514 A7 CONNECTED TO MAINS POWER

NOTE:
- ALL DOWN LIGHTS ARE TO BE IC RATED
- PHOTOELETRIC INTERCONNECTING SMOKE DETECTORS ARE TO BE INSTALLED TO NZS 4514 A7 CONNECTED TO 10 YEAR BATTERY
- CONFIRM ALL DATA AND TELEPHONE REQUIREMENTS WITH OWNER
- CONFIRM ANY LANDSCAPING LIGHTING WITH OWNER

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PROPOSED ALTERATIONS 81 BLIGHS ROAD

FLOOR PLANS

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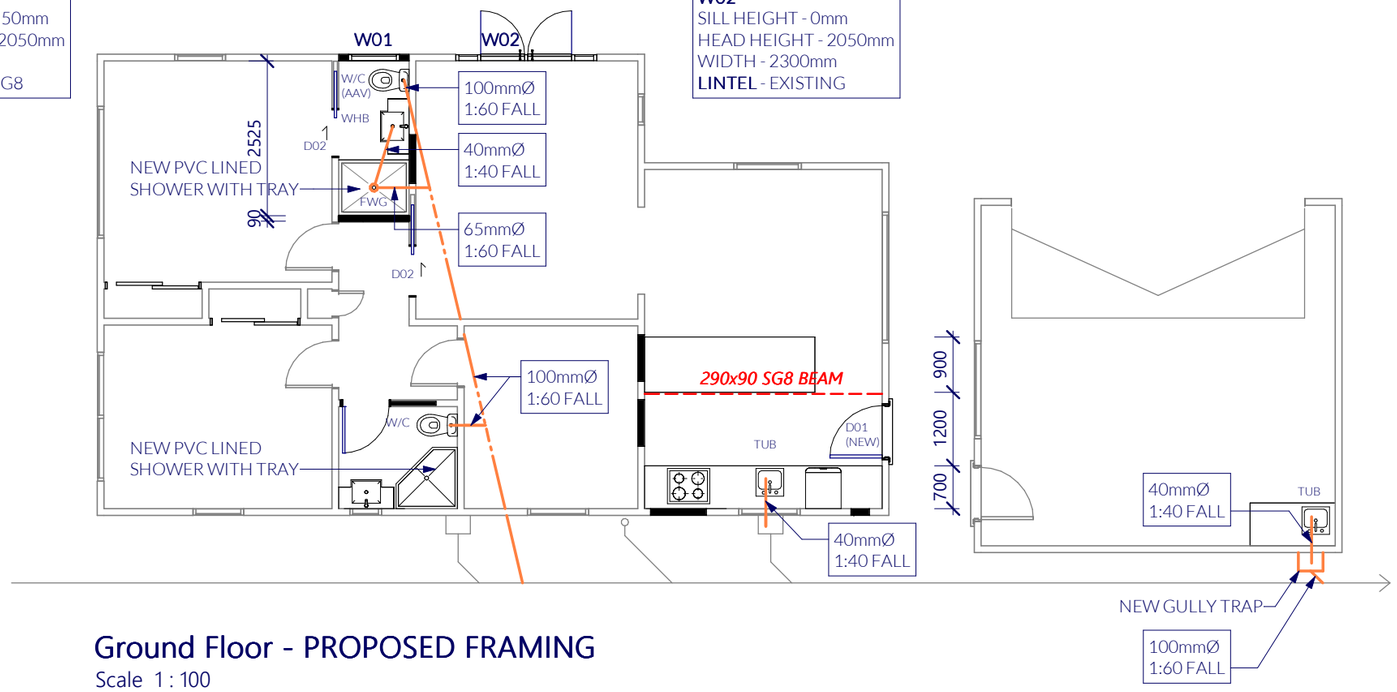
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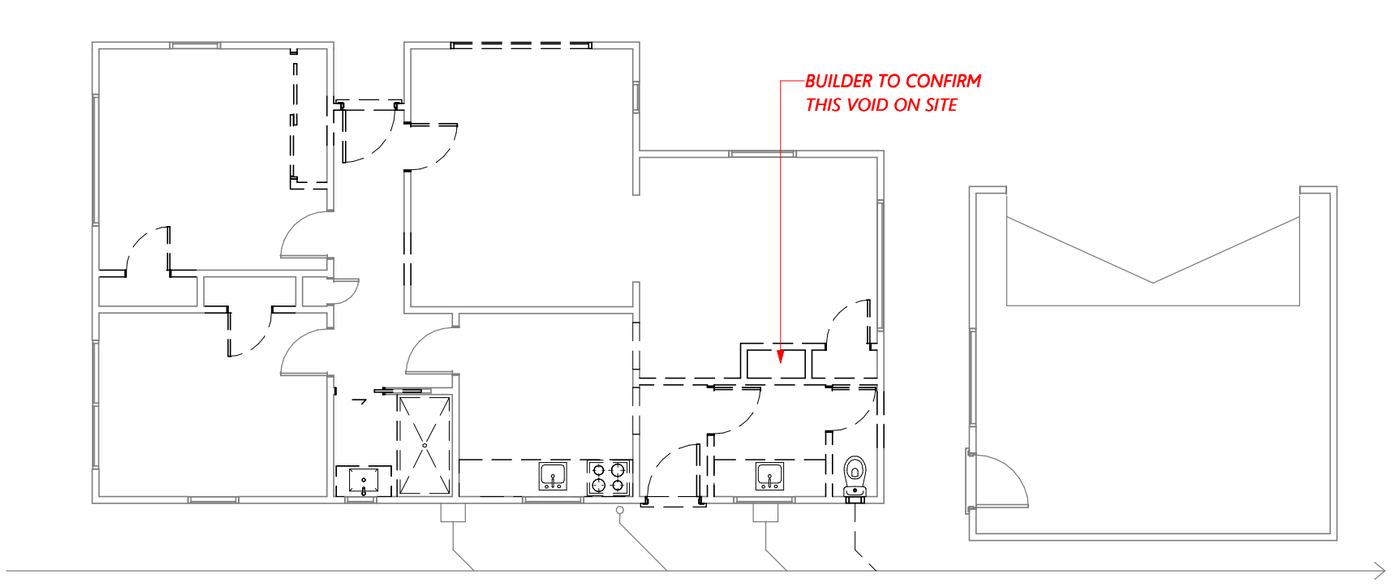
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W01
SILL HEIGHT - 1550mm
HEAD HEIGHT - 2050mm
WIDTH - 850mm
LINTEL - 90x90 SG8

W02
SILL HEIGHT - 0mm
HEAD HEIGHT - 2050mm
WIDTH - 2300mm
LINTEL - EXISTING



Ground Floor - PROPOSED FRAMING
Scale 1 : 100



Ground Floor - PROPOSED DEMO
Scale 1 : 100

NOTES FOR TIMBER FRAMING:

- NZBC:B1 STRUCTURE AS1 CLAUSE 3 TIMBER (NZS 3604:2011)
- NZBC:B2 DURABILITY AS1 CLAUSE 3.2 TIMBER (NZS 3602)
- TYPICAL STUD HEIGHT GROUND FLOOR 2.4M
- EXTERNAL TIMBER STUD WALLS : EXISTING
- NEW INTERNAL TIMBER STUD WALLS: 90X45MM AT 600MM CRS
- STUDS FIXED TO BOTTOM PLATES WITH 4 SKEWED & 2 END NAILED 75 X 3.15 NAILS.
- TOP PLATES: 90 X45 PLATE OVER 90 X 45 FIXED TO STUD/LINTEL WITH 2/90 X 3.15 END NAILS +2 WIRE DOGS AT 450 CTRS
- BOTTOM PLATES 90 X 45 FIXED TO FLOOR FRAMING WITH 3/90 X 3.15 MM NAILS AT 600MM CRS
- 90 X 45 DWANGS AT 800MM CTRS FIXED TO STUDS WITH 2 SKEWED & 2 END NAILED 75 X 3.15 NAILS.
- LINTEL FIXINGS TO TRIMMING STUDS: 4 SKEWED & 2 END NAILED 75 X 3.15 NAILS.
- 13MM CEILING LININGS TO BE FIXED AS PER MANUFACTURERS RECOMENDATIONS TO USG CEILING BATTENS. BATTENS AT 450MM CRS MAX
- ALL FIXINGS TO COMPLY WITH NZS 3604:2011 SECTION 8 TABLE 8.19 NAILING SCHEDULE.
- **BUILDING WRAP TO NEW FRAMING OF REMOVED WINDOW OPENINGS: THERMAKRAFT WATERGATE PLUS. TAPE WELL TO EXISTING BUILDING WRAP**

SPECIFICATION NOTES:

- ALL WORK SHALL COMPLY WITH THE RELEVANT CLAUSES OF THE N.Z. BUILDING CODE.
- ALL FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa AT 28 DAYS.
- ALL CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF NZS 3109:1997.
- FOUNDATION DEPTHS SHOWN ARE A MINIMUM ONLY. ALL FOUNDATIONS SHALL EXTEND DOWN TO SOLID BEARING.
- SHOULD SOFT CLAY, PEAT OR FILLED GROUND BE ENCOUNTERED ON THE SITE, THE ENGINEER SHALL BE CONSULTED FOR ADDITIONAL FOUNDATION DETAILS.
- ALL CONCRETE SHALL BE THOROUGHLY VIBRATED WHEN PLACED.
- ALL STRUCTURAL TIMBER SHALL COMPLY WITH VSG8 OR MSG8 GRADING.
- LVL BEAMS MUST BE EXACT PRODUCT SPECIFIED OR ALTERNATIVE PRODUCT WITH EQUAL OR GREATER PROPERTIES SUBJECT TO ENGINEER APPROVAL.
- THE ARCHITECT SHALL BE ENGAGED BY THE OWNER TO INSPECT AS PER THE SCHEDULE

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PROPOSED ALTERATIONS 81 BLIGHS ROAD

FRAMING PLAN / PLUMBING

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK
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REQUIREMENTS FOR RADIATA PINE AND DOUGLAS FIR SOLID TIBER TO ACHIEVE A 15 YEAR DURABILITY PERFORMANCE

WOOD BASED BUILDING COMPONENT	TIMBER SPECIES	LEVEL OF TREATMENT TO NZS 3604 (2)
(B) MEMBERS PROTECTED FROM THE WEATHER AND DAMPNESS		
2B.1 • NON-LOAD BEARING INTERIOR WALL FRAMING	• RADIATA PINE • DOUGLAS FIR (14)	• H 1.2
2B.2 • STAIR TREADS, RISERS AND HANDRAILS	• RADIATA PINE • DOUGLAS FIR (14)	• NONE

REQUIREMENTS FOR RADIATA PINE AND DOUGLAS FIR SOLID TIBER TO ACHIEVE A MINIMUM 50 YEAR DURABILITY PERFORMANCE

WOOD BASED BUILDING COMPONENT	TIMBER SPECIES	LEVEL OF TREATMENT TO NZS 3604 (2)
(C) MEMBERS PROTECTED FROM THE WEATHER BUT EXPOSED TO GROUND ATMOSPHERE		
1C.1 • JACKSTUDS • SUBFLOOR BRACES • BEARERS • WALL PLATES • FLOOR JOISTS TO THE SUBFLOOR • BLOCKING • SUBFLOOR WALL STUDS • WAILINGS AND BATTENS • WALL STUDS AND NOGS • DIAGIONAL BOARDS	• RADIATA PINE • DOUGLAS FIR	• H 1.2
1C.3 • INTERIOR FLOORING • SUSPENDED GROUND FLOORS	• RADIATA PINE • DOUGLAS FIR	• H 1.2
(D) MEMBERS PROTECTED FROM THE WEATHER BUT WITH A RISK OF MOISTURE PENETRATION CONDUCTIVE TO DECAY		
1D.1 • SARKING AND FRAMING NOT PROTECTED FROM SOLAR DRIVEN MOISTURE THROUGH ABSORBENT CLADDING MATERIAL (8)	• RADIATA PINE • DOUGLAS FIR	• H 1.2
1D.2 • ENCLOSED FLAT ROOF FRAMING AND ASSOCIATED ROOF MEMBERS	• RADIATA PINE • DOUGLAS FIR	• H 1.2
1D.3 • ENCLOSED SKILLION ROOF FRAMING AND ASSOCIATED ROOF MEMBERS	• RADIATA PINE • DOUGLAS FIR	• H 1.2
1D.4 • VALLEY BOARDS • BOARDS SUPPORTING FLASHINGS OF BOX GUTTERS • FLASHING TO ROOF PENETRATIONS AND UPSTANDS TO ROOF DECKS (10)	• RADIATA PINE • DOUGLAS FIR	• H 1.2

WOOD BASED BUILDING COMPONENT	TIMBER SPECIES	LEVEL OF TREATMENT TO NZS 3604 (2)
WALL MEMBERS (IN OR ASSOCIATED WITH)		
1D.5 • FRAMING AND OTHER MEMBERS WITHIN OR BENEATH A PARAPET	• RADIATA PINE • DOUGLAS FIR	• H 1.2
1D.6 • FRAMING AND OTHER MEMBERS WITHIN ENCLOSED DECKS OR BALCONIES	• RADIATA PINE • DOUGLAS FIR	• H 1.2
1D.7 • CANTILEVERED ENCLOSED DECK JOISTS • ASSOCIATED ENCLOSED DECK FRAMING, INCLUDING JOIST TRIMMERS, NOGS AND BLOCKING (5)	• RADIATA PINE • DOUGLAS FIR	• H 3.2
1D.8 • FRAMING AND OTHER MEMBERS SUPPORTING ENCLOSED DECKS (INCLUDING CANTILEVERED DECKS) OR BALCONIES	• RADIATA PINE • DOUGLAS FIR	• H 1.2
1D.10 • BATTENS USED BEHIND CLADDING TO FORM A CAVITY	• RADIATA PINE • DOUGLAS FIR	• H 3.1
1D.14 • ALL OTHER EXTERIOR WALL FRAMING AND OTHER MEMBERS INCLUDING EXTERIOR AND BOUNDARY JOIST (9) (11)	• RADIATA PINE • DOUGLAS FIR	• H 1.2
(E) MEMBERS NO EXPOSED TO WEATHER OR GROUND ATMOSPHERE AND IN DRY CONDITIONS		
1E.1 • ALL ROOF TRUSSES • ROOF FRAMING • CEILING AND EAVES FRAMING • PURLINS AND BATTENS	• RADIATA PINE • DOUGLAS FIR (14)	• H 1.2
1E.2 • ALL MIDFLOOR FRAMING • BOUNDARY JOISTS • CEILING FRAMING • CEILING BATTENS • DOUBLE TOP PLATES	• RADIATA PINE • DOUGLAS FIR (14)	• H 1.2
1E.3 • WALL FRAMING AND ROOF FRAMING (INCL TRUSSES) PROTECTED FROM THE WEATHER, IN UNLINES AND UNOCCUPIED FARM BUILDINGS AND OUTBUILDINGS EXCEPT THOSE NOT ALLOWED IN 110.2(F) OF NZS 3602	• RADIATA PINE • DOUGLAS FIR	• NONE
1E.5 • INTERNAL WALLS	• RADIATA PINE • DOUGLAS FIR (14)	• H 1.2
1E.7 • INTERIOR FLOORING	• PINUS SPECIES • DOUGLAS FIR (14)	• H 1.2

NOTES:

- (2) TIMBER TREATED TO A HIGHER LEVEL THAN THE MIMIMUM, SATASFIES THE MINIMUM REQUIREMENTS
- (5) H3.2 REFERS TO PRESERVATIVE TREATMENTS OUTLINES IN NZS 3604
- (8) TIMBER SHAKES AND SHINGLES, AND SIMILAR ABSORBENT CLADDINGS, ABSORB MOISTURE THAT CAN BE DRIVEN IN FRAME CAVITIES BY EVAPORATIONS. UNLESS THE CAVITIES ARE ADEQUATELY DRAINED AND VENTILATE, CONTINUING CONDENSATION CAUSED BY SOLAR DRIVEN TRANSFER INCREASES THE MOISTURE CONTENT IN THE CAVITIES AND TIMBER FRAMING REQUIRING A HIGHER LEVEL OF TIMBER TREATMENT TO RESIST DECAY
- (9) SUCH AS JOISTS, LINTELS, WALL PLATES AND DOUBLE TOP PLATES, STUDS, TOGETHER WIH PARAPETS, ENCLOSED BALUSTRADES, BOXED COLUMNS AND CHIMNEYS
- (10) ANY METAL FLASHING SHALL BE SEPARATED FROM THE TREATED TIMBER WITH BUILDING PAPER
- (11) EXPOSED ENDS OF JOISTS SHALL BE PROTECTED BY A BOUNDARY JOIST
- (14) EXCEPTIONS TO THE LEVELS OF TREATMENT FOR DOUGLAS FIR ARE PROVIDED IN PARAGAPH 3.2.2.2 OF NZBC B2 AS1

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PROPOSED ALTERATIONS 81 BLIGHS ROAD

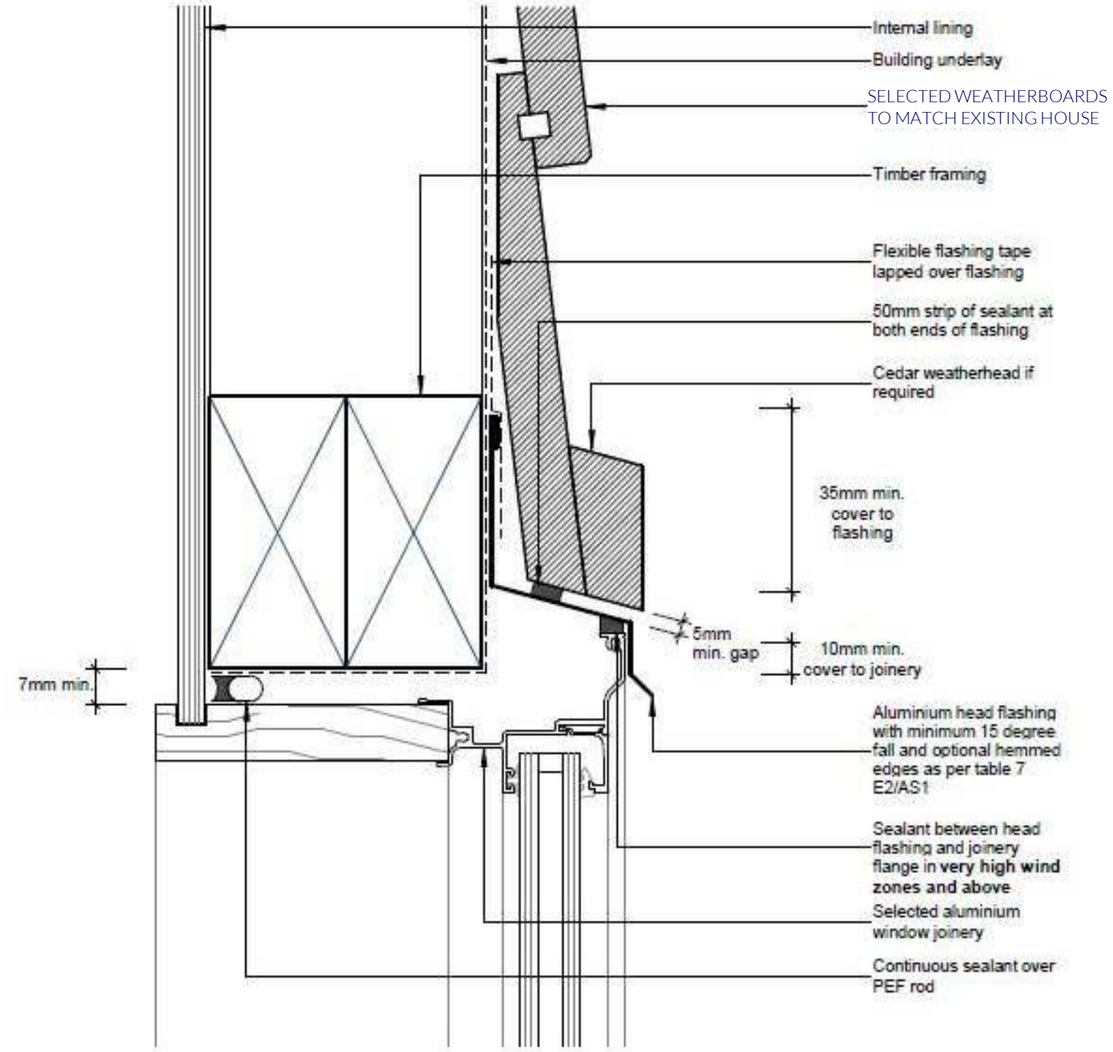
TIMBER TREATMENT

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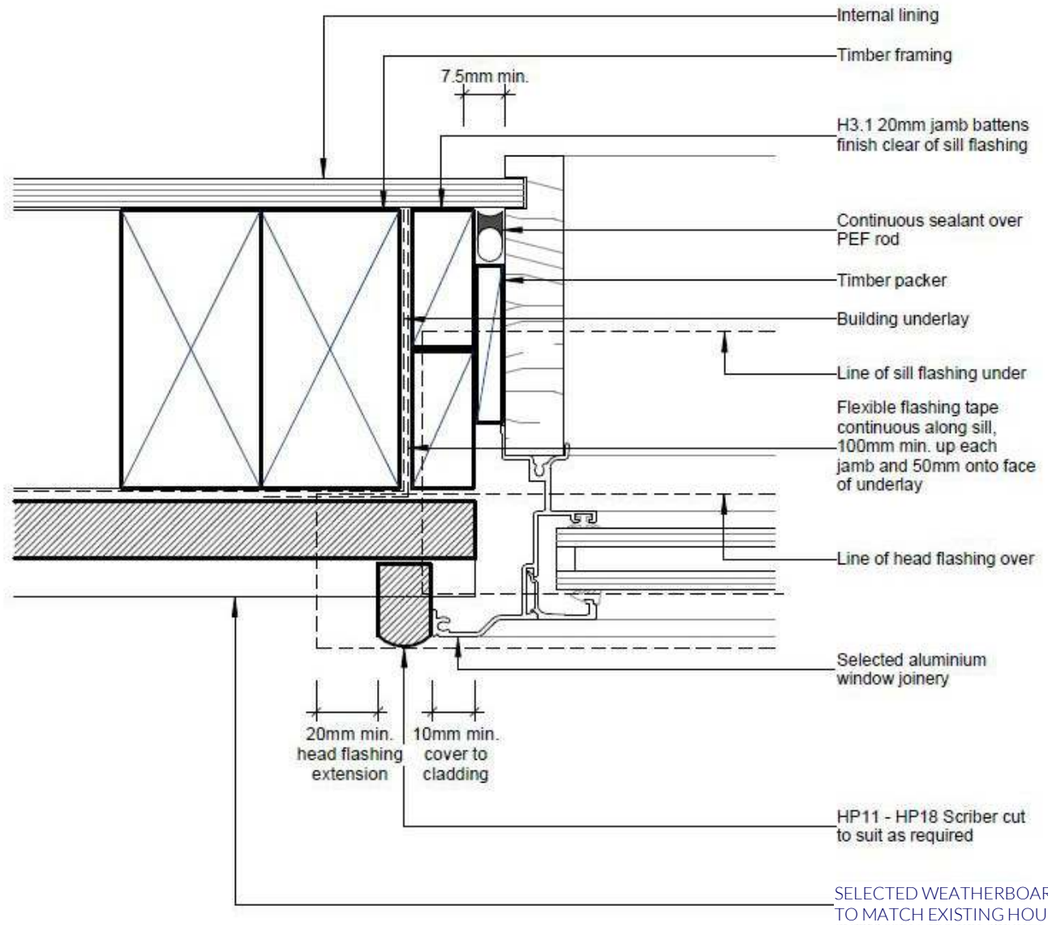
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SCALE AT A3	FILE	DRAWING
1 : 100	19475 CONSENT EXEMPTION	4.0

Notes:
- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
SELECTED WEATHERBOARDS products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Notes:
- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
SELECTED WEATHERBOARDS products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
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DETAILS

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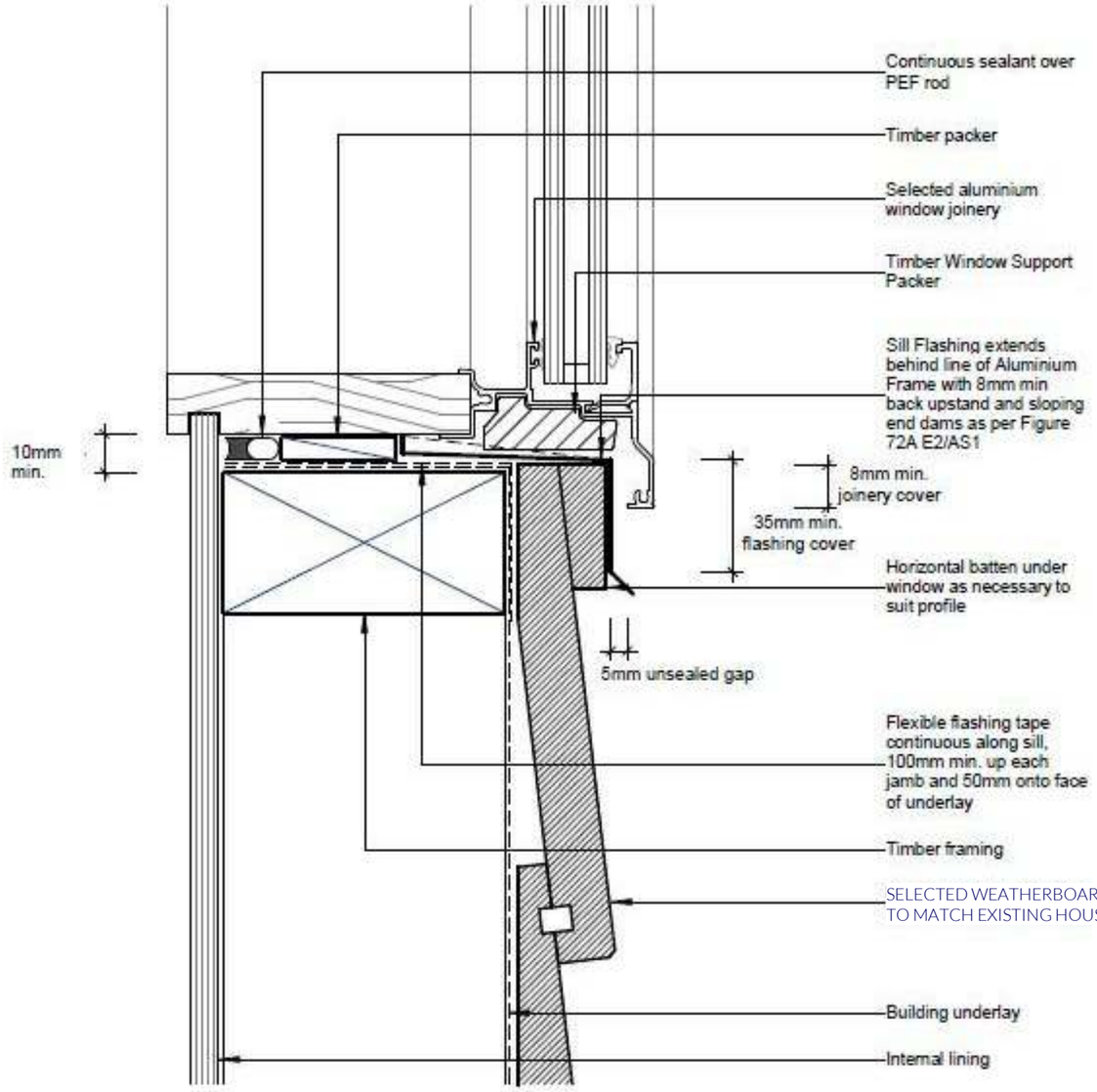
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SCALE AT A3	FILE	DRAWING
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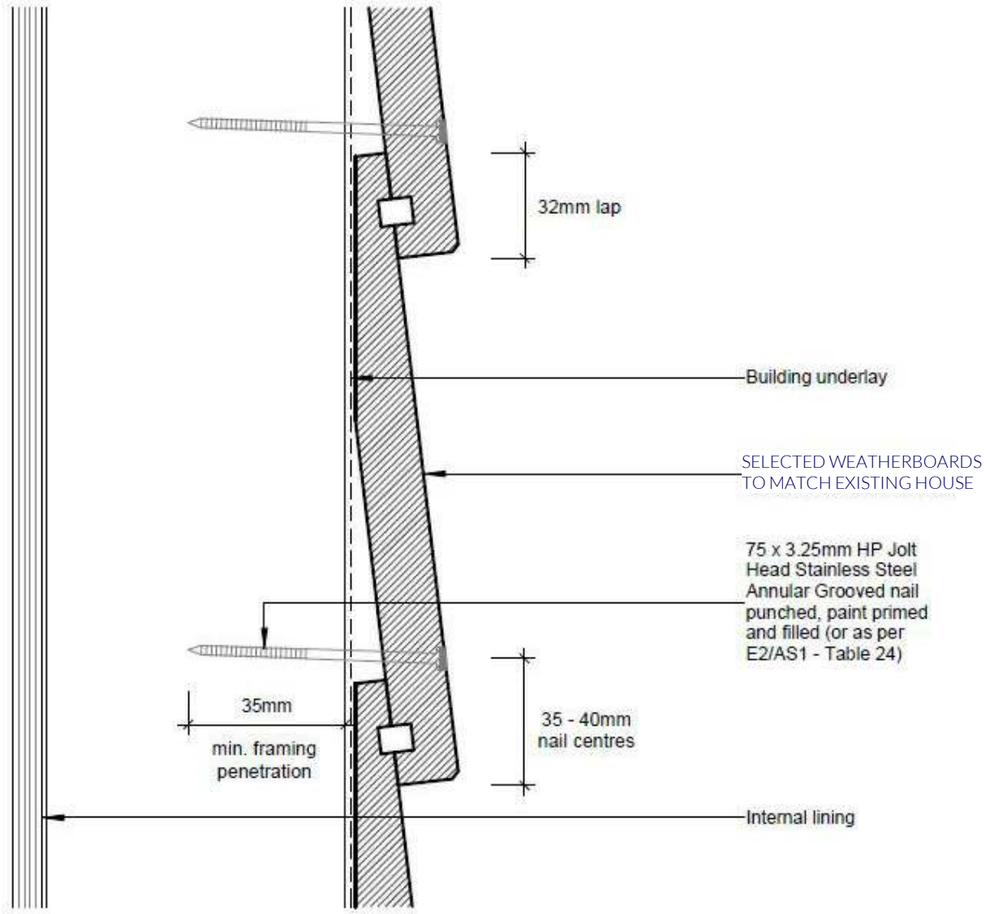
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Notes:
- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- SELECTED WEATHERBOARDS products to be pre-coated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to Weatherboards beyond the point where BRANZ bulletin 411 compliant Weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Notes:
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DETAILS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK
DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE

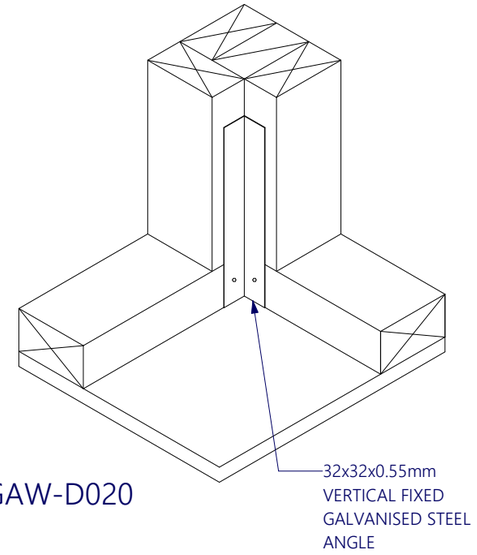
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www.josephdavid.co.nz Ph: 0210635931 e-mail: joe@josephdavid.co.nz

PROPOSED ALTERATIONS 81 BLIGHS ROAD

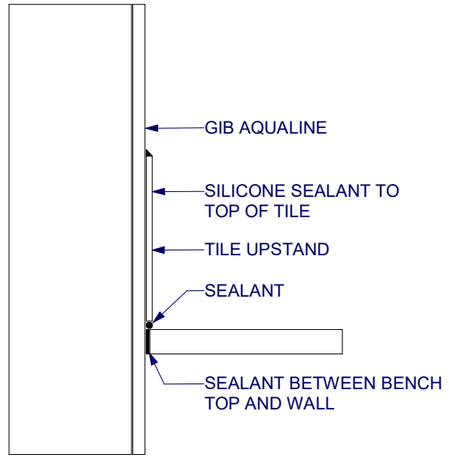
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SCALE AT A3	FILE	DRAWING
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CONSENT EXEMPTION

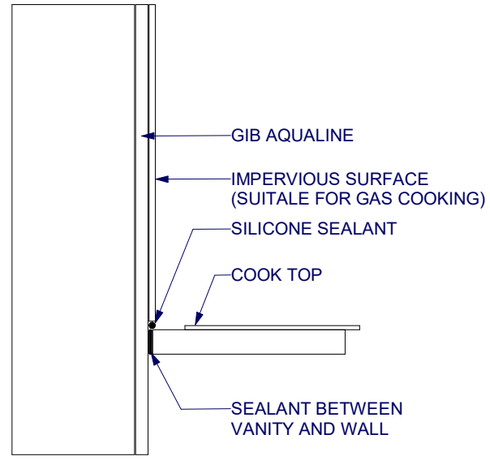


GAW-D020



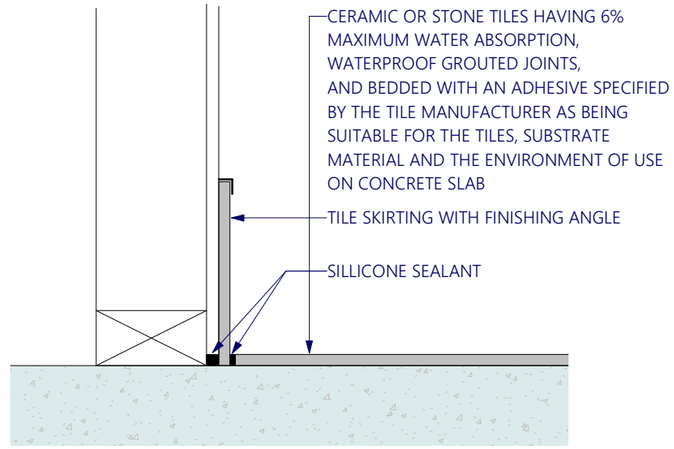
Bench Top/Wall Detail

Kitchen and Laundry GAW-D031

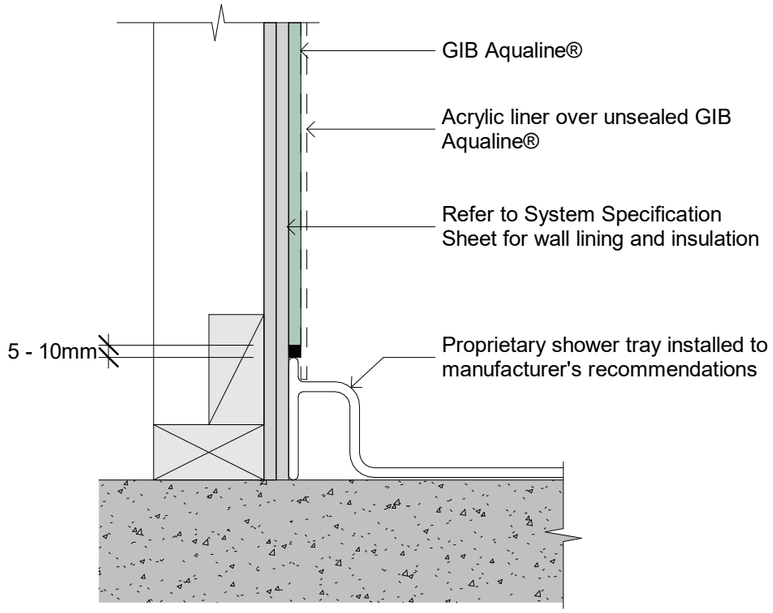


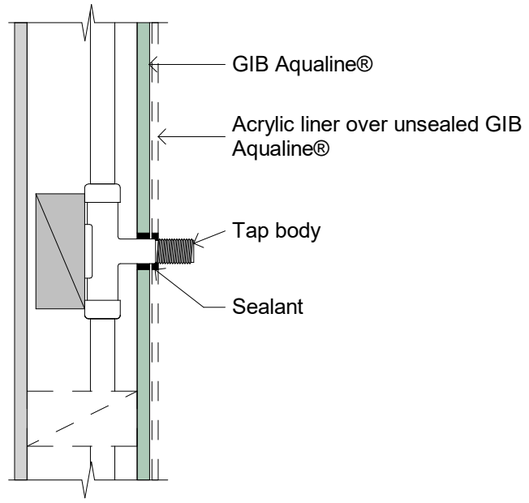
Cook Top/Wall Detail

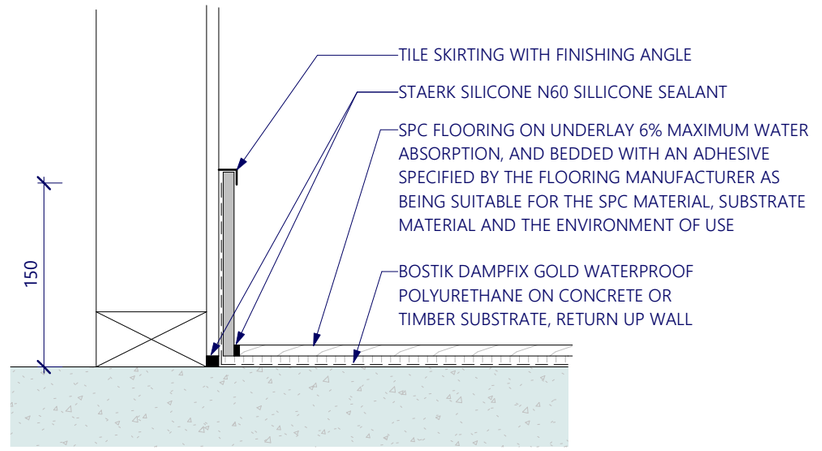
Kitchen and Laundry GAW-D032



WALL / TILE FLOOR Detail







WALL / FLOOR Detail

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PROPOSED ALTERATIONS 81 BLIGHS ROAD

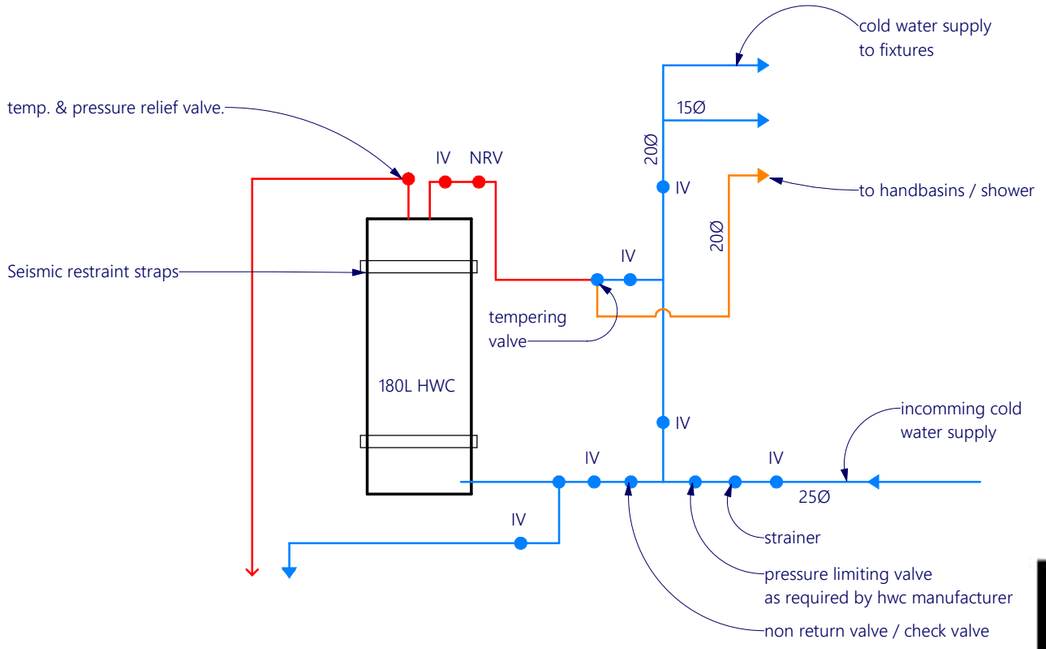
DETAILS

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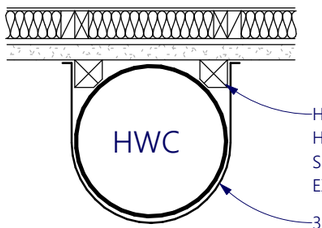
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SCALE AT A3	FILE	DRAWING
1 : 5	19475	5.2

CONSENT EXEMPTION



EXTERNAL WATER INSTALLATION LAYOUT - MAIN HWC



H3.2 TIMBER BLOCKING FULL HEIGHT OF HWC, TO PROVIDE SEPARATION FROM HWC TO EXTERIOR CLADDING

3-25mm WIDE 1mm THICK STAINLESS PERFORATED STEEL STRAPS WITH TENSIONERS. FIX THROUGH EXTERNAL WALL WITH STAINLESS STEEL 150mm TEK SCREWS. PROVIDE MS SEALANT TO HOLES BEFORE FIXING

PLAN - HWC RESTRAINT

Figure 14: **Relationship of Pipe Trench to Building Foundation**
Paragraph 3.9.7

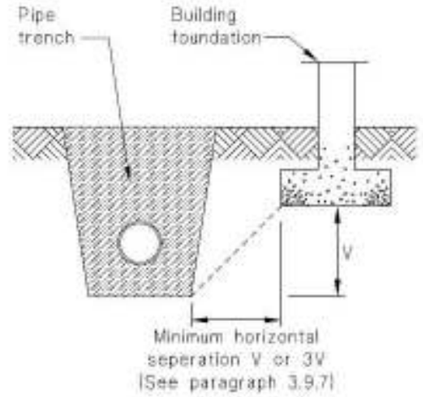
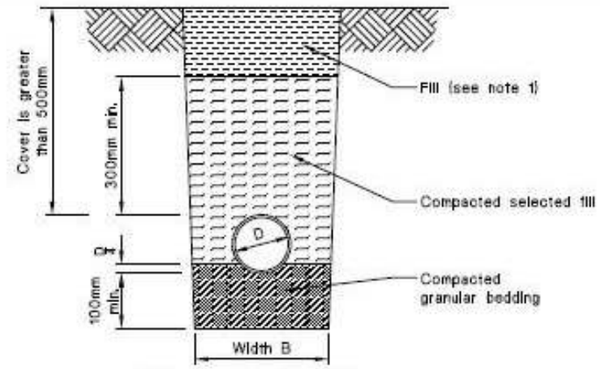
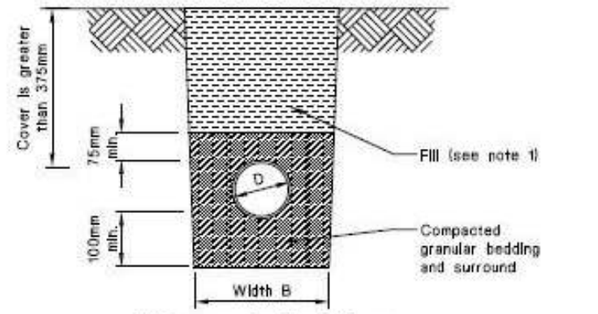


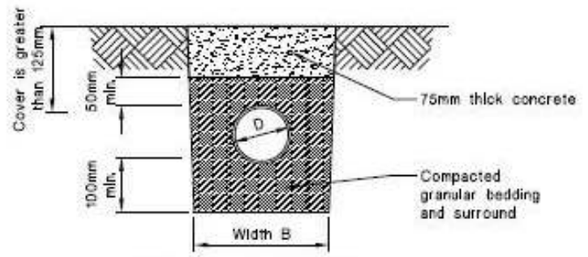
Figure 13: **Bedding and Backfilling**
Paragraphs 3.9.2, 3.9.4 and 3.9.5



(a) Cover greater than 500 mm
Bedding type 'B' of NZS 4452



(b) Cover greater than 375 mm
Bedding type 'D' of NZS 4452



(c) Cover greater than 125 mm

NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

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PROPOSED ALTERATIONS 81 BLIGHS ROAD

DETAILS

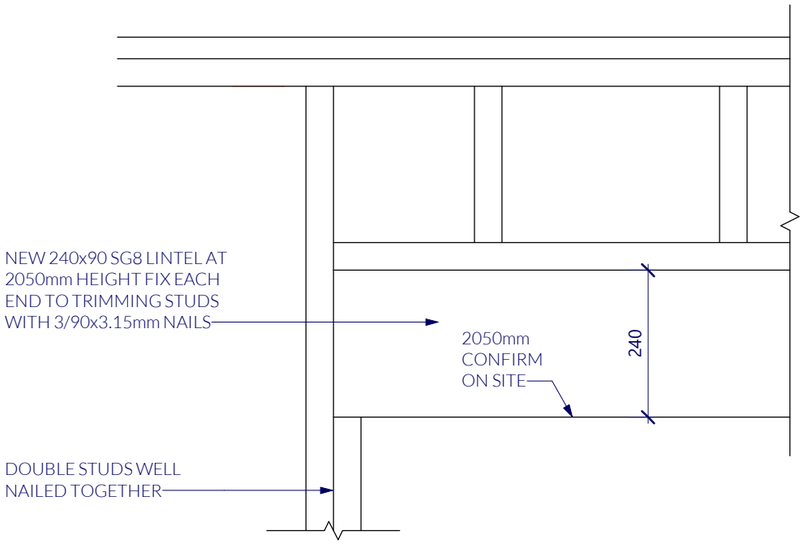
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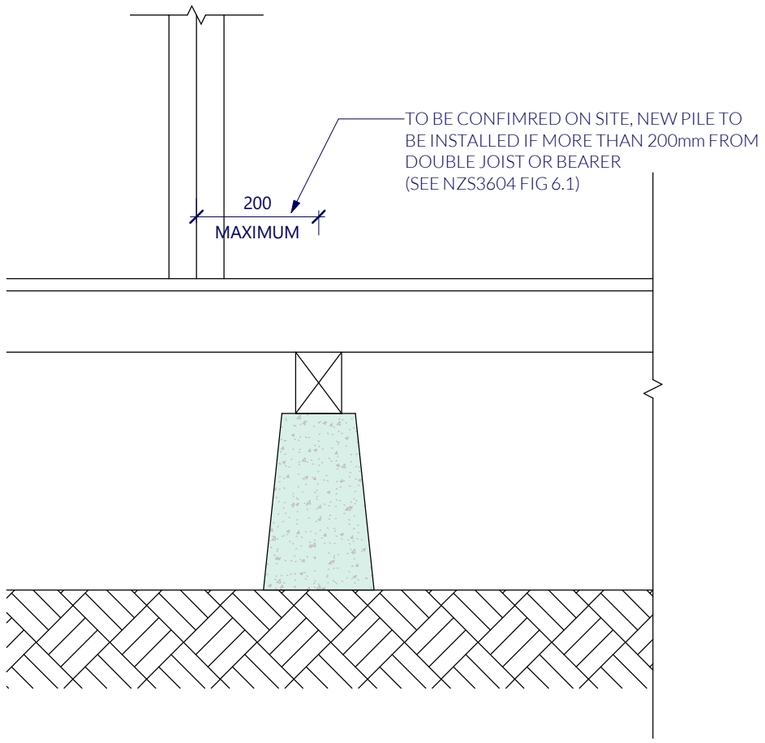
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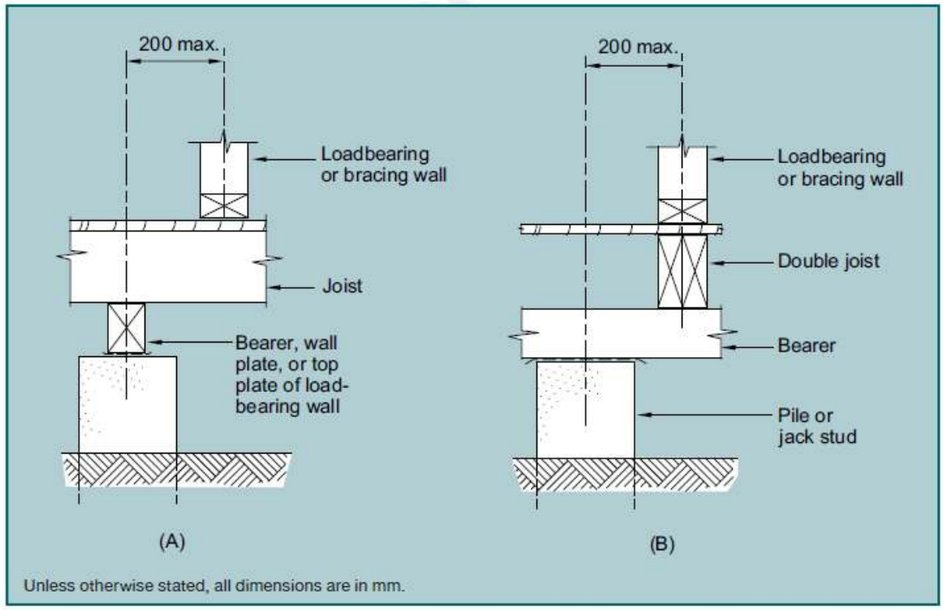
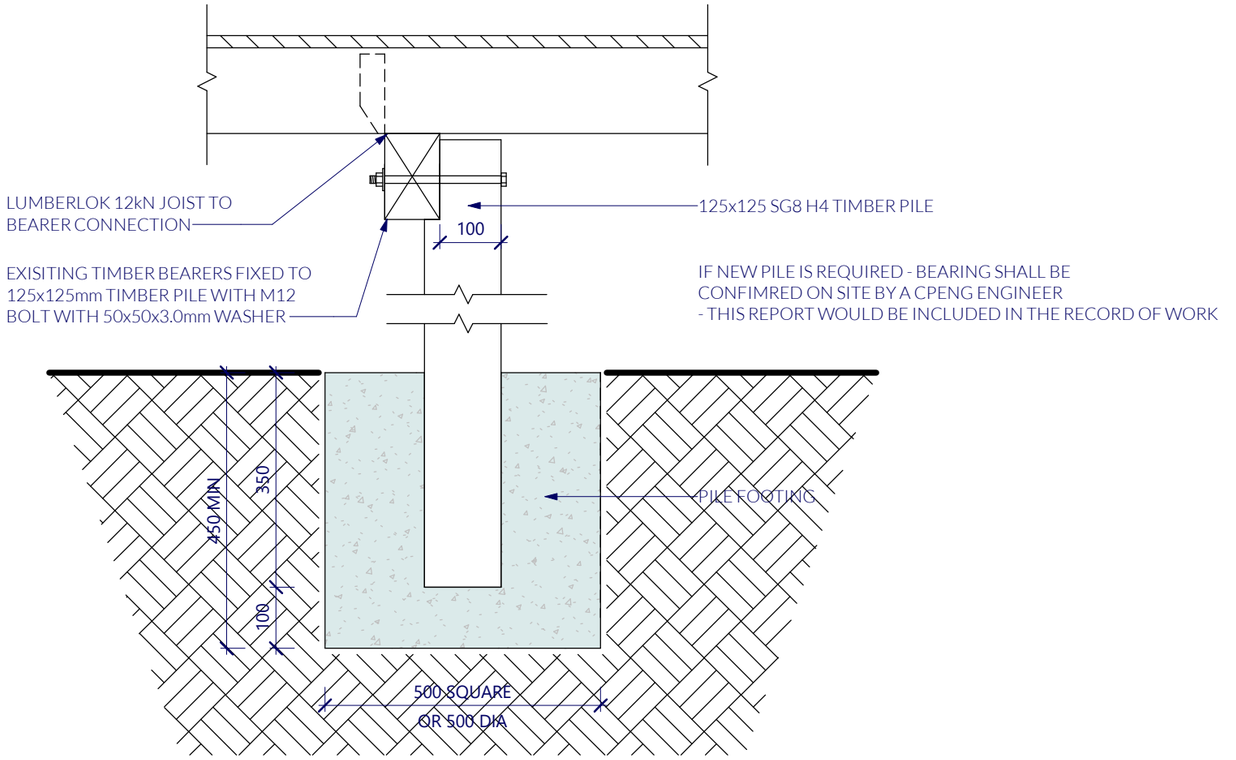


Figure 6.1 – Support of loadbearing wall (see 6.3.2.1 and 6.3.2.2)



NEW PILE DETAIL - (CONFIRM NEEDED ON SITE)

Scale 1 : 10

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PROPOSED ALTERATIONS 81 BLIGHS ROAD

DETAILS

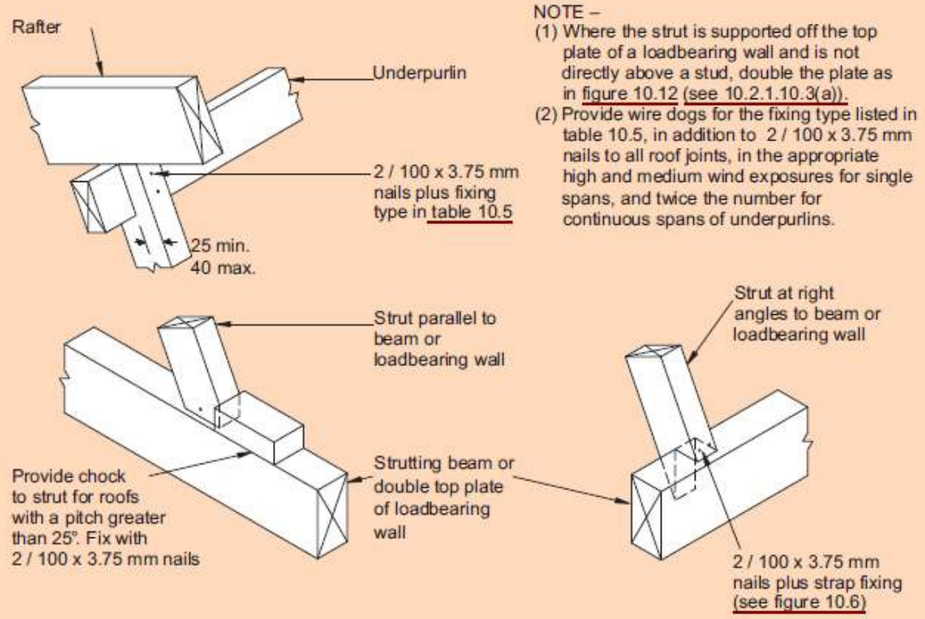
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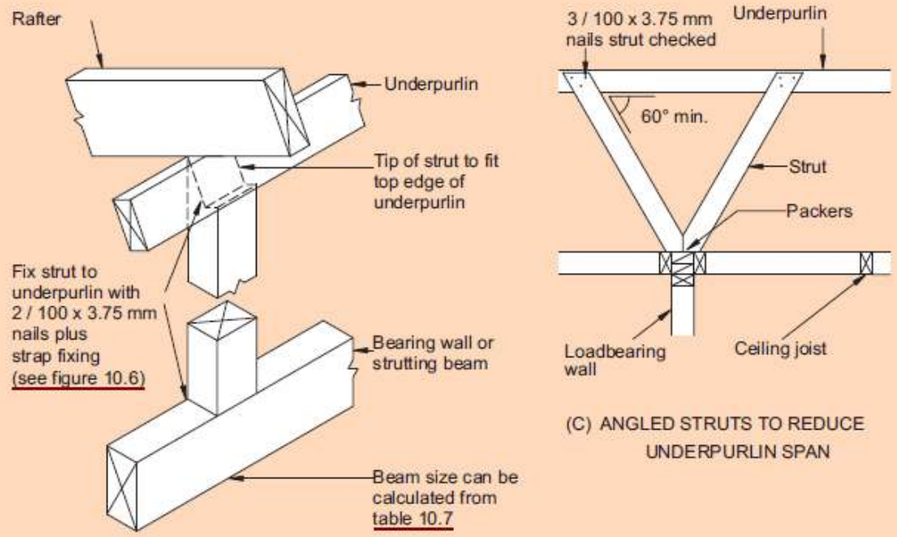
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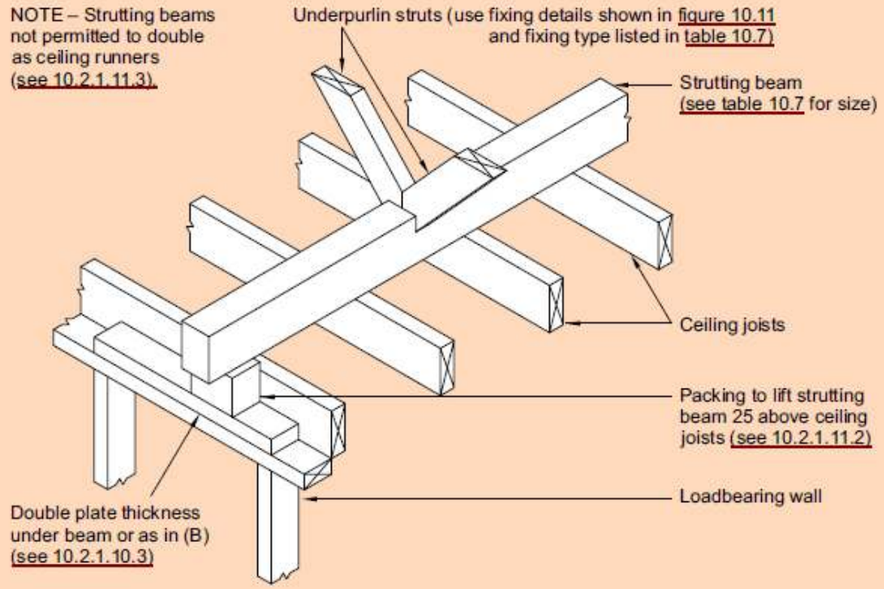
(A) PERPENDICULAR STRUTS (Perpendicular to roof plane)



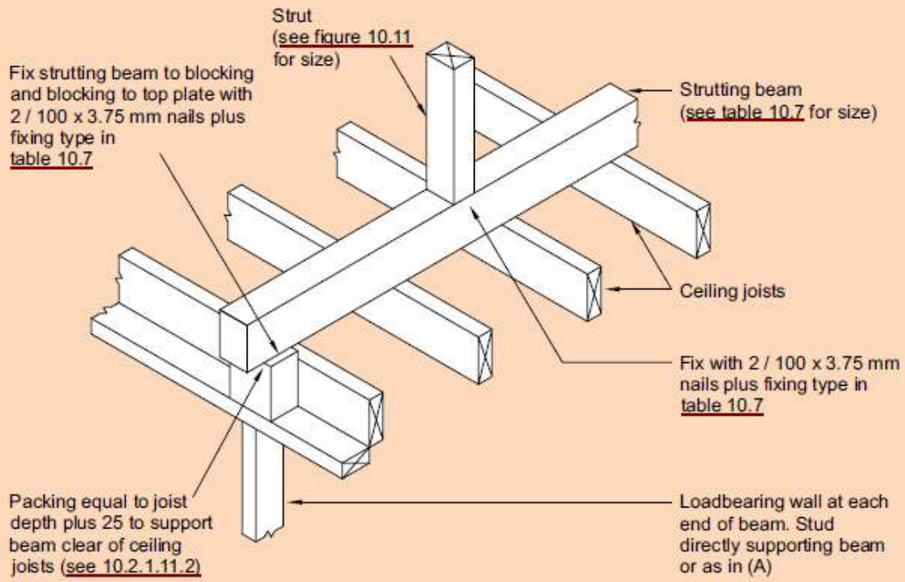
(C) ANGLED STRUTS TO REDUCE UNDERPURLIN SPAN

(B) PLUMB STRUT (Perpendicular to ceiling plane)

NZS 3604: FIG 10.11 - UNDER PURLIN STRUTS SINGLE



(A) ANGLED PAIRED STRUTS



(B) VERTICAL STRUTS

NZS 3604: FIG 10.13 - STRUTTING BEAMS

DETAILS

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PROPOSED ALTERATIONS 81 BLIGHS ROAD

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SCALE AT A3	FILE	DRAWING
	19475	5.5

CONSENT EXEMPTION

Table 8.9 – Lintel supporting roof only for all wind zones – SG 8 (see figure 8.7)

	Loaded dimension* of lintel (m)	Maximum span for lintel sizes listed below (m)									
		width x thickness (mm)									
		90 x 70	90 x 90	140 x 70	140 x 90	190 x 70	190 x 90	240 x 70	240 x 90	290 x 70	290 x 90
Light roof	2	1.2	1.4	2.0	2.1	2.7	2.9	3.4	3.6	4.0	4.2
	3	1.1	1.2	1.7	1.9	2.4	2.6	3.0	3.3	3.7	3.9
	4	1.0	1.1	1.5	1.8	2.1	2.4	2.7	3.1	3.2	3.7
	6	0.8	1.0	1.3	1.6	1.8	2.1	2.2	2.7	2.7	3.3
Heavy roof	2	1.0	1.0	1.5	1.6	2.1	2.3	2.6	2.9	3.2	3.5
	3	0.9	0.9	1.4	1.5	1.9	2.0	2.4	2.6	2.9	3.1
	4	0.8	0.9	1.3	1.4	1.7	1.9	2.2	2.4	2.6	2.9
	6	0.7	0.8	1.1	1.2	1.5	1.7	1.9	2.1	2.3	2.6

* Loaded dimension is defined in figure 1.3.

NOTE – Members 70 mm and 90 mm thick may be substituted with built-up members sized and nailed in accordance with 2.4.4.7.

Table 10.7 – Maximum span and fixing types for strutting beams for all wind zones – SG 8 (see 10.2.1.11)

Strutting beam size	Maximum loaded dimension* of underpurlin	Maximum span of strutting beam, for strut spacing of: (m)					
		1.2		1.5		1.8	
		Span	Fixing	Span	Fixing	Span	Fixing
(mm x mm)	(m)	(m)	(type)	(m)	(type)	(m)	(type)
(a) Light roof							
140 x 90	1.5	2.5	F	2.2	F	2.0	F
	2.1	2.1	F	1.7	F	–	–
	2.7	1.7	F	–	–	–	–
190 x 90	1.5	4.0	SED	3.5	SED	3.2	SED
	2.1	3.3	SED	3.0	SED	2.6	SED
	2.7	2.9	SED	2.5	SED	2.0	SED
(b) Heavy roof							
140 x 90	1.5	2.1	E	1.9	E	1.7	F
	2.1	1.8	E	1.5	F	–	–
	2.7	1.5	F	–	–	–	–
190 x 90	1.5	3.4	F	3.0	F	2.7	SED
	2.1	2.8	SED	2.5	SED	2.3	SED
	2.7	2.5	SED	2.2	SED	1.8	SED

Fixing type	Strutting beam fixing to resist uplift (see figure 10.13)	Alternative fixing capacity (kN)
E	2 / 90 x 3.15 skew nails + 2 wire dogs	4.7
F	2 / 90 x 3.15 skew nails + strap fixing (see figure 10.6)	7.0

* For definition of loaded dimension see 1.3.

NOTE –

(1) Fixing types for continuous spans shall have double the capacity to that listed in the table. For the full range of fixing types and capacities see table 10.15.

(2) Members 90 mm thick may be substituted with built-up members sized and nailed in accordance with 2.4.4.7.

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PROPOSED ALTERATIONS 81 BLIGHS ROAD

DETAILS

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CONSENT EXEMPTION

Owner declaration for application for exemption

To help you, as the property owner, understand the application for exemption that will be submitted, we have provided information below along with a declaration for you to sign to confirm your consent.

The Christchurch City Council considers applications for discretionary exemption on a case-by-case basis where the building work is:

- carried out by suitably qualified and experienced persons with a proven record of competence doing similar building work, and
- a clear understanding of the Building Act and building code is demonstrated in the application, and
- assurances are given to show how compliance with the building code will be achieved.

The Discretionary exemption application process provides an alternative to a building consent with a fixed fee and a 10-day processing time.

For more information on examples of work that the Council has considered for Discretionary Exemptions, please refer to the Council's exemption information sheet:
https://ccc.govt.nz/assets/Documents/Consents-and-Licences/building-consents/B390-ExemptionInformationSheet.pdf

However, a discretionary exemption application differs from a building consent application in the following ways:

Building Act Exemption	Building Consent
Conduct a review to confirm that no clear non-compliance with building code requirements is evident in the plans, while placing reliance on the design professional's expertise and proven excellence in past design work.	Processed by a Council Building Consent Officer to confirm compliance with the building code.
Council staff do not conduct building inspections to verify compliance with the work. Instead, your design professionals provide an inspection schedule and a quality assurance document to substitute for council monitoring, with reliance placed on licensed professionals to carry out the work.	Council building Inspections to verify compliance with the building code.
No code compliance certificate will be issued by the council. The quality assurances provided in the application that PS3, PS4, records of work, photographs, and other completion documents will be submitted to the council and saved on the property file as evidence that the work has been completed and is compliant.	All completion documentation and records kept on Council File as part of a code compliance certificate.

Owner declaration

Owner Name: Daniel Hayden Pengelly

I acknowledge that my application is a Discretionary Exemption application pursuant to Schedule 1, Section 2 of the Building Act 2004. I understand that under this application, the Council is not responsible for conducting inspections of the work or issuing a code compliance certificate upon completion.

Additionally, I recognise that as part of this application, an agreed-upon level of independent quality assurance systems or checks will be implemented throughout the course of the work, and that relevant completion documentation will be provided for inclusion in the property file.

Signed: DHPengelly

Dated: 29/07/2026

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New Zealand
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28 July 2026

81 Blighs Road, Strowan – Alterations + New Bathroom

Dear Sir / Madam,

Please see as follows the documents for Building Consent Exemption for 81 Blighs Road, Strowan

It is proposed to undertake alterations to create a new ensuite bathroom with PVC Lined shower. A new kitchen will also replace the existing laundry, with the internal wall being removed.

The existing dwelling is an original 1960 bungalow which has timber framed subfloor, walls and rafters in the roof space.
All work will be undertaken by registered professionals who will submit the required documentation upon completion.

Designer:
JosephDavid Architecture Ltd – BP 134890 (Design 2) Has over 20 years experience in the design construction industry.
Design Certificate attached. Record of work to be submitted upon completion.
Inspections:

- Pre-line inspection
- Upon Completion.

Builder:
Brad Stewart – BP125311 (Carpentry) Has over 10 year experience in renovation works and residential construction.
PS3 to be issued upon completion and included in the Record of work.

Plumber:
Matthew Benzies: Certified Number 15882
Has over 5 Years experience
PS3 to be issued upon completion and included in the Record of work.

Kind Regards,



Joe Perkinson
Senior Designer

LICENSED BUILDING PRACTITIONERS
Building confidence

MEMORANDUM FROM LICENSED BUILDING PRACTITIONER: CERTIFICATE OF DESIGN WORK

Section 45 and Section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.
If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: 81 BLIGHS ROAD

Suburb: STROWAN Town/city: Postcode: 8052

THE OWNERS

Name(s): DANEIL PENGELLY & CALEB GRIFFIEON

Mailing address: 851 Two Chain Road , Swannanoa

Suburb: PO Box/Private Bag:

Town/City: CANTERBURY Postcode:

Phone: 0 2 1 1 2 7 6 3 2 0 Email address: d.h.pengelly@gmail.com

MINISTRY OF BUSINESS, INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Te Kāwanatanga o Aotearoa
New Zealand Government

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: **Please tick the option that applies**

- [x] **sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project

- [ ] **lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project

- [ ] **lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memorandum relating to their specific RBW design

- [ ] **specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I JOSEPH PERKINSON carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick if included	If appropriate, provide details of the RBW	Tick whether you carried out the Design work or supervised someone else carrying out the Design work	If appropriate, specify references
☑ All RBW design work relating to B1, or select relevant boxes below	IN ACCORDANCE WITH NZS 3604	☑ Carried out ☐ Supervised	
☐ Foundations and subfloor framing		☐ Carried out ☐ Supervised	
☐ Walls		☐ Carried out ☐ Supervised	
☐ Roof		☐ Carried out ☐ Supervised	
☐ Columns and beams		☐ Carried out ☐ Supervised	
☐ Bracing		☐ Carried out ☐ Supervised	
☐ Other		☐ Carried out ☐ Supervised	

EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick if included	If appropriate, provide details of the RBW	Tick whether you carried out the Design work or supervised someone else carrying out the Design work	If appropriate, specify references
☑ **All** RBW design work relating to E2	IN ACCORDANCE WITH NZBC E2/AS1	☑ Carried out ☐ Supervised	
☐ Damp proofing		☐ Carried out ☐ Supervised	
☐ Roof cladding or roof cladding system		☐ Carried out ☐ Supervised	
☐ Ventilation system **(for example, subfloor or cavity)**		☐ Carried out ☐ Supervised	
☐ Wall cladding or wall cladding system		☐ Carried out ☐ Supervised	
☐ Exterior joinery (windows and doors)		☐ Carried out ☐ Supervised	
☐ Waterproofing		☐ Carried out ☐ Supervised	
☐ Other		☐ Carried out ☐ Supervised	

FIRE SAFETY SYSTEMS: C1 – C6

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick if included.	If appropriate, provide details of the RBW	Tick whether you carried out the Design work or supervised someone else carrying out the Design work	If appropriate, specify references
☐ Emergency warning systems ☐ Evacuation and fire service operation systems ☐ Suppression or control systems ☐ Other		☐ Carried out ☐ Supervised	

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

WAIVERS AND MODIFICATIONS

Waivers or modifications of the Building Code are required. Yes ☐ No ☑

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

I am providing my contact details as a licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: JOSEPH PERKINSON

LBP or Registration number: BP134890

The practitioner is a: ☑ Design LBP ☐ Registered architect ☐ Chartered professional engineer

Design Entity or Company (optional): JOSEPHDAVID ARCHITECTURE

Mailing address (if different from below): 2/206A SPRINGFIELD ROAD

Street address/Registered office: 312A OXFORD TERRACE

Suburb: CENTRAL

Town/City: CHRISTCHURCH

PO Box/Private Bag:

Postcode: 8011

Phone:

Mobile: 0 2 1 0 6 3 5 9 3 1

After hours:

Fax:

Email address: joe@josephdavid.co.nz

Website: www.josephdavid.co.nz

DECLARATION

I Joseph Perkinson LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code, or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form

Applicant's signature JOSEPH PERKINSON

Date 2 8 / 0 7 / 2 6
day month year