

- A Cross Section through any areas of the building to be altered including:-
 - foundation details
 - framing to walls / rafters / trusses
 - lintel and beam sizes
- Construction Details showing fixings and flashings.
- Wall Bracing Plan and Calculations.
- Roof Truss Design.
- Provisions for disposal of storm water and foul water.
- Written Specifications.
- A written schedule confirming the Building Work will comply with the Building Code.

As of 1 July 2009, a deposit fee is required to accompany all building consent applications.

For further information please contact:

www.bullerdc.govt.nz

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BAM 404
**Customer guide to
ACCESSORY BUILDINGS**
09/11/09



Customer guide to ACCESSORY BUILDINGS

Sheds Garages Sleepouts

Includes information about:

- building type, siting and design of an accessory building;
- plumbing, drainage and fire wall requirements; and
- content and quality of documentation required.

A member of the Mainland Building Consent Authorities Group

Accessory Buildings: the basic information

General

Accessory Buildings such as garages, sheds and sleepouts larger than 10 square metres or closer than their height to a boundary require a Building Consent before work is begun.

It is also important to contact Council where you may be looking at **changing the use of a building**, such as a shed into a sleepout for example. Most of these changes will require building works and a building consent.

If you intend to line the interior wall to your garage or shed you will need to include details of the proposed lining materials in the plans and specifications provided for Building Consent.

Typically most unlined garages consist of metal cladding fixed to timber framing. Any moisture which penetrates through the cladding joints or around window frames has the ability to dry and any deterioration in the framing can be visually detected before structural failure occurs. If you line the internal walls of your garage this is no longer possible. Hence you may need to install the exterior cladding over a drained and ventilated cavity.

Plumbing and drainage

Details of storm water disposal including down-pipe size and location(s) should be shown on the site plan with an indication of where it discharges to (ie. into an existing storm water system or to a soak hole).

Where a project requires existing sewer or storm water drains to be rerouted then full details in the form of a specification and drainage plan are required stating to which standard the work will be installed to and indicating the extent of the work.

Fire walls

Where your building is close to a boundary you may need to install fire rating to the walls to prevent fire from spreading to adjacent properties.

District Plan requirements

Your building consent will also be checked for compliance with the

District Plan. Some common issues that occur are daylight controls, site coverage, front yards and (for sleepouts) parking spaces. Please talk to Council's Duty Planner if you have any queries about these aspects.

Standard of documentation

All documentation submitted with your application must be accurately drawn to an appropriate scale for the job, be fully dimensioned and detail all materials to be used.

Specifications for the building work are also required. The specifications should further define the building work including details of all materials to be used, finishes, and equipment to be installed.

The specification must be specific to the project: it is not acceptable to simply state "installed to manufacturer's instructions" as in many cases product manufacturers have several installation options. Likewise it is not acceptable to make statements such as "fixed in accordance with NZS3604:1999" as fixing types vary depending on wind loads and often more than one fixing option is provided in the standard.

If you intend to use a proprietary fixing which is an alternative solution then the Council must know exactly what they are approving so that they can assess your project appropriately.

Some Key Requirements to be Aware Of

- Completed Building Consent Application Form.
- Deposit attached.
- A current copy of the Certificate of Title or Sale & Purchase Agreement for the property.
- A complete Site Plan showing the position of the building in relation to legal boundaries and other buildings on the site.
- A Pile layout and Sub-floor Bracing Calculations detailing anchor/braced/cantilevered piles for timber floors.
- A complete Floor Plan showing all partitions and intended use of spaces for the building and all proposed internal or external alterations.
- Elevations clearly identifying new work, window and door openings, materials to be used, and showing floor heights from original and proposed ground lines.

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