

User Guide for Building Consent Applicants

FARM BUILDING/COWSHED

Please return to the Waipa District Council with your completed Building Consent application.

APPLICATION

Note :- Fee deposit required with application.

	Applicant to complete		Office use only
	Yes	N/A	
Have you provided <u>two copies</u> of:			
Plans			
Specifications			
Bracing schedule			
Specific design			
Are the plans done in black lines on a white background?			
Have you used the correct valuation number, legal description and location address?			
Has the application form been completed correctly signed and dated?			
Has the correct total value of building work been shown?			
Has Intended Use been specified?			
Is the copy of the Certificate of Title or Sale Purchase Agreement provided?			
Has the total floor area been shown?			

SITE PLAN

Have the locations of all buildings from the legal boundaries been shown? <i>(On large properties, a locality plan is also required.)</i>			
Has the location of storm water drains been shown on the proposed plan including design of any soak holes?			
Has the locations of existing sewer drains/septic tank been shown?			
Have any easements, water courses or hazards been shown?			
Has vehicle maneuvering areas been shown?			

FLOOR PLAN – SCALE 1:100

Has the floor layout been shown?			
Has the external and internal dimensions been shown?			

ELEVATIONS

Have the proposed roof and wall cladding materials been shown?			
Have the location of all doors and windows been shown?			
Have all roof lines been shown?			
Heights from ground to roof framing shown?			

FOUNDATIONS	Applicant to complete		Office use only
	Yes	N/A	
Has the depth and width of foundations been shown?			
Has the reinforcing been shown?			
Is the finished floor level above the ground level detailed?			
Has the thickness of the floor been shown/required?			
Is the damp proof membrane show/required?			

ROOF PLAN			
Has roof framing plan been provided?			
Lintel/beans size, treatment been shown?			
Has a Producer Statement been provided?			

CROSS SECTIONS/CONSTRUCTION DETAILS			
Have window head, sill and jamb details been shown?			
Is the size, treatments and heights of wall framing detailed?			
Any firewalls? A firewall is required to erect garage within 1 m from internal boundary – are details shown?			
Has wall bracing details/calculations been provided?			

SPECIFIC DESIGN (SED)			
Has an Engineer's Producer Statement been provided for structural elements outside of the scope of NZS 3604:1999?			
Have the Engineer's Structural drawings been provided?			
Have the design calculations been provided relating to the structural drawings?			
Is a Engineer's (GEO Tech) report required for the ground? <i>(Having a bearing capacity of 100kpa)</i>			

SPECIFICATION			
Have project specifications been provided showing make/type, grade, dimensions and fixing instruction of all materials and systems used in the project? The specifications must be Project Specific.			

OFFICE USE ONLY

Application does not comply with B.C.A's documentation requirements. Reasons:	Application NOT accepted:
Application returned to applicant:	

Application complies with B.C.A's documentation requirements.	Application Accepted:
Application forwarded to C/S admin /enter in to Proclaim:	