



# WAIROA DISTRICT COUNCIL

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## INFORMATION SHEET 12

# ACCESSORY BUILDINGS

## ACCESSORY BUILDINGS: THE BASIC INFORMATION

Accessory buildings such as garages and sheds larger than 10 square metres or closer than their height to a boundary require a building consent before work begins.

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 failing 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 (i.e. into an existing storm water system or to a soak hole).

Where a project requires existing sewer or stormwater drains to be re-routed 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, yard boundaries and parking spaces. Please talk to District 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 material 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 manufacturers 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 Online Building Consent Application
- Certificate of Title: Recent search copy less than 6 months old, plus a sale and purchase agreement if not in the applicant's name. A subdivision scheme plan is required for a new site where Title is not yet available
- A Copy of drawings and specifications

- Site Plan, showing buildings, ground and floor levels and dimensions
- Project Information Memorandum (if already issued)
- Floor plans
- Elevations
- Cross Sections
- Foundation Plan
- Plumbing and Drainage Plans
- Timber Treatment, Framing & Construction Details
- Construction Details
- Specifications
- Bracing Design
- Roof Truss Design
- Producer Statements if Proprietary Garage/Shed