

Building services minor building works fixed fee checklist



N3 Residential - Unlined Non-Habitable Detached Proprietary Garage/Outbuilding

Does your project meet these criteria?	
Architectural standard plans	
Building Works comply with PNCC Operative District Plan	
All building works clear of easements	
All buildings on one legal allotment	
Any external building works on land that is not subject to natural hazards	
Any external building works is not on TC3 land, high liquefaction risk	
Gradient of site is less than 11 degrees	
Change in ground level is less than 600mm	
Max. floor area 60m ²	
Application submitted via AlphaOne portal	
Checklist completed	

Please provide this information with your application	
Either advise land is TC1 – negligible or low risk of liquefaction OR Land is mod-high risk TC2 and provide soil testing to confirm good ground	
Site plan scale 1:100, identifying existing buildings and proposed garage, distance to at least 2 boundaries	
Site plan identifies legal description, land area m ² , site coverage m ² and percentage	
Site plan to identify vehicle access, distance to front boundary (If front-facing, 6m minimum. If side-facing, 3m minimum)	
Identify any street trees, notable trees, building line restrictions and easements. Confirm garage and access is clear	
If site is subject to subdivision, attach scheme plan	
Draw Height recession plane on elevation plans (not required for a rural site)	
Engineers PS1 and plans for proprietary garage foundation	
Engineers PS1 and plans for structure	

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Engineers PS1 and plans for Truss design	
All PS1s are signed by a current CPEng engineer with practice field of Structural Engineering, registered in New Zealand	
Footing detail, reinforcing, concrete strength, slab dimension and saw cuts, garage door rebate	
Hardfill, DPM and sand blinding	
Wall bracing plan and bracing element installation details	
Roof bracing plan and bracing element installation details	
Roof underlay and Wall wrap	
Additional for timber framed buildings:	
Wall framing: studs, nogs, bottom plate, top plate/s, lintels, fixings	
Timber strength grade and treatment	
Timber truss details truss centres and fixings	
Additional for Portal Framed Steel Buildings:	
Portal leg, section girts, end wall connections	
Portal rafter, upright to rafter, upright to apex	
Steelwork and components	
Pole Sheds:	
Pole size and embedment	
Girts, Rafter and Purlins size and centres	
Pole/Post beam connections	
Timber strength grade and treatment	
Wall and roof bracing	
Stormwater details: gutter cross section mm ² , Downpipe size and location	
Stormwater drain location, size and fall, Location of existing drain	
Wall and Roof cladding details	

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Please provide this information with your application

Flashing details for all junctions:

Soffit, base, external corner	
Vehicle door head and jamb, PA door head and jamb	
Window Head, jamb and sill	
Ridge, barge, eave and Roof pitch	
Advise if building will be connected to electricity	
Confirm no hazardous substances will be stored in shed	

Acknowledgements: Please tick to confirm you have read and accept

If my project value is greater than \$20k, additional levies will apply	
If a reinspection is required, an additional fee will be charged	
If my application doesn't meet the fast-track criteria, it will revert to a standard building consent application	