


Marlborough District Council

Commercial Building Stimulus Sheet

Form B1.6

Quality Assurance



Ref: CI 213

Consent No: 011291 Lot No: _____ DP No: _____ Date: _____
 Address: 86 Wellington St Picton.

Earthquake zone: A
 Wind Zone: Low Med High Very High
 Durability Zone: Seaspray: 1 2 3

Property No: 513156 File Checked Resource Consent: File Checked

Project:



Item	OK	N/A	Comments
New Building	✓		
Alteration (Section 38)		-	
Change of Use (Section 46)		-	
Building Across Boundary (Section 37)		-	
Building on land subject to Erosion (Section 36)		-	
Engineer Design		-	
Engineer Monitoring		-	
Network Utility Operator		-	
Access facilities for people with disabilities (Sec 47A)	✓		Existing
B1 Structure	✓		
B2 Durability	✓		
C1 Outbreak of Fire			} Fire report provided and accepted.
C2 Means of Escape			
C3 Spread of Fire			
C4 Structural Stability in Fire			
D1 Access Route			
D2 Mechanical Installations for Access		-	
E1 Surface Water	✓		
E2 External Moisture	✓		
E3 Internal Moisture			
F1 Hazardous Agents on Site		-	
F2 Hazardous Building Materials	✓		
F3 Hazardous Substances and Processes		-	
F4 Safety from Falling		-	
F5 Construction and Demolition Hazards		-	
F6 Lighting for Emergency			} Fire report.
F7 Warning Systems			
F8 Signs			
G1 Personal Hygiene	✓		
G2 Laundering		-	
G3 Food Preparation and Prevention of Contamination	✓		
G4 Ventilation	✓		
G5 Interior Environment	✓		
G6 Airborne and Impact Sound	✓		
G7 Natural Light	✓		
G8 Artificial Light	✓		
G9 Electricity	✓		
G10 Piped Services	✓		To existing.
G11 Gas as an Energy Source		-	
G12 Water Supplies	✓		
G13 Foul Water	✓		
G14 Industrial Liquid Waste		-	
G15 Solid Waste		-	
H1 Energy Efficiency	✓		
Compliance Schedule	✓		Exit Covers
NZFS Evacuation Procedure			

TO: MDC
 BOX 443
 BLENHEIM
 Attention: G. ROBERTS

Re: ALDAN LODGE MOTEL Ref: 22040

- | | |
|---|---|
| <input type="checkbox"/> For your information | <input type="checkbox"/> For your signature |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned with thanks |
| <input type="checkbox"/> Requesting your comments | <input type="checkbox"/> Please supply |
| <input type="checkbox"/> For your approval | <input type="checkbox"/> With Compliments |

B/C 011291

Attached is our fire report for the new building proposed for the motel complex as you requested.

Regards

Signed: 

Date: 12/9/09

AD ADAMSON



DavidsonPartnersLtd

Structural Engineering	Davidson Ayson House
Civil Engineering	4 Nelson Street, P.O. Box 256
Building Design	Blenheim, New Zealand
Project Management	Telephone 03 578 7029 Fax 03 578 7028

Delivered	Couriered	Collected	Posted	Fast Post	Faxed
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JOB SHEET

BUILDING CONSENT NUMBER 011291
OFFICER'S NAME Graham Roberts

Date	Building	Mins	Services	Mins	Disbursements
2/10/01		60			
Sub Total					
Minutes Total				60	
Disbursements Total					

SERVICES AND EASEMENT PLAN COMPLIANCE

	Yes	No	Comments
Council Drains - Easements			Connected to existing on site.
Sewer Connection			
Stormwater Connection			
Stormwater Distance From Side Boundary			
Sewer Distance From Side Boundary			
Existing Sewer Invert Level			
Existing Stormwater Invert Level			
Water Connection Size Required			

Marlborough District Council
Seymour Square
PO Box 443
Blenheim
New Zealand

Telephone 00 64 3 578 5249
Facsimile 00 64 3 578 6866
Email mdc@marlborough.govt.nz
Website <http://marlborough.govt.nz>



Fax To: Endeavour Homes
Company: _____
Fax No: 03 5440887
Subject: Aldan Lodge Motel – Two new Units

From: Graham Roberts
Date: 30/9/2001
Pages: 1
(Incl. Header) _____
File Ref: BC 011291

We have received the Fire report for this project, thank you.

The project is still waiting a report or comment on Access and facilities for the disabled as set out in my original fax.

I am aware that you are waiting for this consent and it will be processed as soon as the information is to hand.

Graham Roberts



 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0258
 CONNECTION TEL 1035440887
 SUBADDRESS
 CONNECTION ID
 ST. TIME 30/09 08:43
 USAGE T 00'44
 PGS. 1
 RESULT OK

Marlborough District Council
 Seymour Square
 PO Box 443
 Blenheim
 New Zealand

Telephone 00 64 3 578 5249
 Facsimile 00 64 3 578 6866
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Fax To: Endeavour Homes

From: Graham Roberts

Company: _____

Date: 30/9/2001

Fax No: 03 5440887

Pages: 1
 (Incl. Header)

Subject: Aldan Lodge Motel - Two new Units

File Ref: BC 011291

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I am aware that you are waiting for this consent and it will be processed as soon as the information is to hand.

Graham Roberts

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Fax To:	<u>Endeavour Homes</u>	From:	<u>Graham Roberts</u>
Company:	<u></u>	Date:	<u>17/8/2001</u>
Fax No:	<u>03 5440887</u>	Pages:	<u>1</u>
		(Incl. Header)	
Subject:	<u>Aldan Lodge Motel – Two new units</u>	File Ref:	<u>BC 011291</u>

I have commenced processing this application. Please provide a fire report to cover the new units.

In addition a report or comment will need to be made regarding access and facilities for the disabled on the complex as a whole. If sufficient facilities exist in the complex then no new ones will be needed. However if the complex does not have complying facilities then they will need to be provided at this stage either in the new units or in existing ones.

I have placed the application on hold pending receipt of this information.

Graham Roberts

Group Leader Building Control



 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO 4661
 CONNECTION TEL 1035440887
 SUBADDRESS
 CONNECTION ID
 ST. TIME 17/08 10:48
 USAGE T 00'45
 PGS. 1
 RESULT OK

Marlborough District Council
 Seymour Square
 PO Box 443
 Blenheim
 New Zealand

Telephone 00 64 3 578 5249
 Facsimile 00 64 3 578 6866
 Email mdc@marlborough.govt.nz
 Website <http://marlborough.govt.nz>



Fax To: Endeavour Homes
 Company: _____
 Fax No: 03 5440887
 Subject: Aldan Lodge Motel – Two new units

From: Graham Roberts
 Date: 17/8/2001
 Pages: 1
 (incl. Header)
 File Ref: BC 011291

I have commenced processing this application. Please provide a fire report to cover the new units.

In addition a report or comment will need to be made regarding access and facilities for the disabled on the complex as a whole. If sufficient facilities exist in the complex then no new ones will be needed. However if the complex does not have complying facilities then they will need to be provided at this stage either in the new units or in existing ones.

I have placed the application on hold pending receipt of this information.

Graham Roberts

Group Leader Building Control

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Fax To:	<u>Endeavour Homes</u>	From:	<u>Graham Roberts</u>
Company:	_____	Date:	<u>30/9/2001</u>
Fax No:	<u>03 5440887</u>	Pages:	<u>1</u>
Subject:	<u>Aidan Lodge Motel - Two new Units</u>	(incl. Header)	_____
		File Ref:	<u>BC 011291</u>

We have received the Fire report for this project, thank you.

The project is still waiting a report or comment on Access and facilities for the disabled as set out in my original fax.

It is now the only one waiting for this comment and it will be processed as soon as the information is to hand.

[Handwritten signature]
Graham Roberts

Andrew:- can you please deal with this
(9/10)

Please phone

Andrew Pope

5792282

021670719

re: confirmation
on existing disabled
units - All OK
Previously provided with
another consent. &c.

FILE No.:	
OFFICER:	
DATE RECV'D	13 SEP 2001
MARLBOROUGH DISTRICT COUNCIL	



DavidsonPartnersLtd

ALDAN LODGE MOTEL
EXTENSION TO AN EXISTING MOTEL COMPLEX
86 WELLINGTON STREET, PICTON

FIRE SAFETY REPORT

Fire Safety Report in terms
of N.Z.B.C. Approved Documents
C1, C2, C3 & C4
and Acceptable Solution C/AS1

22040
September 2001



Our Ref: 22040

4 September 2001

FILE No.:	
OFFICER:	
DATE RECV'D	13 SEP 2001
MARLBOROUGH DISTRICT COUNCIL	

**ALDAN LODGE MOTEL
EXTENSIONS TO AN EXISTING MOTEL COMPLEX
86 WELLINGTON STREET, PICTON**

Fire Safety Report

1. INTRODUCTION

This report is an analysis of the fire safety issues arising from the proposed building of a two unit free standing motel building within an existing motel complex at 86 Wellington Street, Picton.

The proposed structure will consist of a standard single storey, light timber framed building to N.Z.S. 3604:1999 requirements. It will have a concrete slab on ground, timber framed walls with brick veneer to front and fibre cement boards to other walls and a coloursteel roof on light timber trusses.

The siting of the building is such that the rear and both side walls are close to relevant boundaries although further than 1 metre in all cases.

The proximity to existing units is considered, however any future buildings have not been considered.

2. CONSIDERATIONS

The proposed building will be 14.6 metres long by 6.3 metres wide with a 2.4 metre high stud and 3.6 metre apex height, with 3 metres average height on gable ends. It is orientated east/west, with the west wall 2.7 metres from a relevant boundary, the south wall 2.0 metres from a relevant boundary, the east wall 4.6 metres from a relevant boundary and the north wall approximately 14.0 metres from the nearest building on the site.

Each unit will consist of two bedrooms, one double, one twin, a bathroom, kitchenette and living room. This will give four person occupancy per unit. A fire separation will divide the two units. Each unit has one external door.

The whole of the proposed building will be considered one fire cell with each unit being a suite within the fire cell.



REF: 22040

The Purpose Group is Sleeping Accommodation (SA) with a Fire Hazard Category (FHC) of 1.

Number of occupants is less than 10 per unit.

The following comments are a detailed check of the building features against the N.Z.B.C. Acceptable Solution C/AS1 and all references to clauses and tables are those of C/AS1 unless stated otherwise.

3. ESCAPE FROM FIRE

3.1 Table 3.1 calls for two fire exits however for this building a single exit is acceptable for the following reasons;

3.1.1 There are no basements,

3.1.2 The escape route from each unit terminates at a final exit.

3.1.3 There are no balconies, stairs or split levels,

3.1.4 The total occupant load does not exceed 50 persons,

3.1.5 There are no preschool childcare activities.

3.2 Table 3.2 requires a width of the escape route to be 850 mm clear with no concession as disabled persons may be present.

3.3 Table 3.3 places a limit on the length of travel for occupants to get to a safe place. In this case the safe place is the exit door and with only one exit the limit is for a Dead End i.e. 18 metres.

A check of the actual worst case escape length, being from the far side corner of bedroom 2. This has a diagonal length of 7 metres. To allow for travel around furniture multiply by 1.5. This gives a total travel length of 10.5 metres. This is within the allowable limit.

3.4 Check the extended escape route from the proposed building to the street as this passes other existing buildings on the site. In all cases it is possible for escapees to have a route further than 2 metres from other buildings. The expected response time of fire service being so close is good. Built in fire divisions of the existing units will considerably slow progress of fires. Access about the site is excellent. If a fire starts within the new building then escape past other buildings is not an issue. If the fire is in another building and hinders escape to the street then sufficient separation/protection from those buildings exists for the new building to be classed as a safe place.

3.5 Features of an escape route are as follows.

Fire exit doors serving less than 10 persons may be sliding doors. Fire exit doors shall not be fitted with any latching or locking device that would prevent the door self-latching and not fitted with a locking device unless it complies with the following;

REF: 22040

- (a) Be clearly visible, located where such a device would be normally expected, designed to be easily operated without a key or other implement, and allow the door to open in the normal manner.
- (b) Not prevent or override the direct operation of panic bolts fitted to any door, and
- (c) If of an electromechanical type, in the event of a power failure or door malfunction, either:
 - (i) Automatically switch to the unlocked (fail safe) condition, or
 - (ii) Be readily opened by an alternative device satisfying the requirements of paragraph 7.2.2(a) of the New Zealand Building Code.

The building management must ensure that all fire exits remain clear at all times and fully useable, with doors being freely openable no less than 90 degrees.

3.6 Signage shall be provided to clearly indicate escape routes and fire exits as required by the N.Z.B.C. F8.

4. FIRE SPREAD SAFETY REQUIREMENTS

4.1 An assumption is made that the motel complex does not exceed the 5,000 m² maximum for a single fire cell.

4.2 From Table 4.1/5 an SA group with less than 40 occupants requires the following fire safety precautions:

- 4.2.1 An F rating of 0,
- 4.2.2 A Type 4 automatic alarm system,
- 4.2.3 Emergency lighting in exit ways,
- 4.2.4 A fire hydrant system.

However as the escape routes serve less than 10 beds and open directly to a safe place then a concession is given which allows the building to not have an alarm system or emergency lighting.

Also as the Fire Service vehicles can approach to within 18 metres of the building a fire hydrant system is not required.

5. INTERNAL SPREAD OF FIRE

5.1 Suites such as motel units must be separated from other suites by fire separations rated 15/15/15.

The architect's detail meets this rating and has the flame barrier continued to the underside of the steel roof cladding thus achieving full compliance.

5.2 No foamed plastic material is to be used in the construction of this building with the following exceptions;

REF: 22040

- (a) Electrical switches and similar small discontinuous areas,
 - (b) Pipes and cables,
 - (c) Decorative trim i.e. architraves
 - (d) Seals, flashings, etc.
- 5.3 There will be no suspended flexible fabrics or membrane structures forming part of this building.
- 5.4 Surface finishes shall meet the following restrictions for Spread of Flame Index (SFI) and Smoke Development Index (SDI);
- (a) Sleeping areas shall not exceed SFI 2 and SDI 5.
 - (b) No restrictions on floor coverings.
- 5.5 There are no further requirements for internal spread of fire with this building.

6. EXTERNAL SPREAD OF FIRE

6.1 Because this building is located close to boundaries on three sides, spread of fire to neighbours' properties must be controlled by limiting unprotected areas in external walls. Using Tables 7.2/2 and 3 consider each external wall as follows;

6.1.1 West Wall

Distance to boundary 2.7 metres, average wall height 3 metres, wall length 6.3 metres, FHC 1.

The percentage of unprotected area in the wall is 77% i.e. 1.5 metres of the wall must be fire rated.

6.1.2 South Wall

Distance to boundary 2.0 metres, wall height 2.4 metres, wall length 14.6 metres, FHC 1.

The percentage of unprotected area in the wall is;

- (a) 70.3% for a 2 metre high wall,
- (b) 50.2% for a 3 metre high wall,
- (c) By interpolation a 2.4 metre high wall is allowed 62%.
i.e. 5.6 metres of the wall must be fire rated.

6.1.3 East Wall

Distance to boundary 4.6 metres, average wall height 3 metres, wall length 6.3 metres, FHC 1.

The unprotected area in the wall is 100% i.e. no fire rating required in this wall.

REF: 22040

6.1.4 North Wall

Distance to boundary is approximately 28 metres and with a minimum separation distance of 6 metres for any wall length then there is no need for fire protection in this wall, except as may be required for proximity to other buildings on the same site (refer to 6.1.6 of this report).

6.2 Consider indirect radiation to adjacent side boundaries. From Table 7.3 the separation distance required for a wall height of 3 metres and any length is 0.2 metres. As all walls exceed this there is no additional protection required to protect neighbours' property from indirect radiation.

6.3 Consider separation distance of the north wall in relation to other buildings on the same site using a notional boundary and Table 7.2/2 and 3.

For wall height 2.4 metres, length 14.6 metres and FHC 1, for a 100% un-firerated wall the separation distances are;

- (a) For 2 metre high wall – 3.5 metres
- (b) For 3 metre high wall – 5 metres
- (c) By interpolation a 2.4 metre high wall requires a separation distance of 4.1 metres. As all existing buildings are more than 4.1 metres distant then it is permissible for this wall to be 100% unprotected.

6.4 As this building contains only FHC 1 then no parapets are required.

6.5 As all escape routes diverge from the building at 90° then no additional protection is required adjacent to the escape routes.

6.6 There are no vertical fire spread issues.

6.7 Determine the fire rating to be applied to the external walls to be protected, using the formula $S = k t e$ and Table 5.1.

Data for use in Table 5.1 is as follows;

- (a) Floor area of building (A_f) is 92 m².
- (b) Openings in external wall (A_w) is 14.5 m².
- (c) Opening in roof (A_h) is 0.0 m².
- (d) Air leakage is 0.1 of external wall area of 107.9 = 0.1 m².
- (e) $k = 1$ for an unsprinklered building.

From Table 5.1 t_e is 40 therefore the external wall must have an FRR of 40/40/40 minimum. For practicality this will be a 60/60/60 wall. For external walls the rated material is only applied to the interior surface. To achieve this level of protection use the Gib System GBUW60a or equivalent.

Ensure that these rated walls remain intact during a fire and do not fall outward. This can be achieved by installing the hold down fixings used in the Gib residential garage boundary wall system.

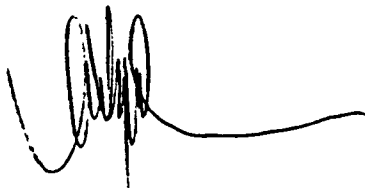
REF: 22040

7. **CONCLUSION**

The proposed building will fully meet all requirements of C/AS1 of the Code and no Alternative Solutions have been offered.

Suitable protection of occupants and neighbours' property will exist when the features listed in this report are provided.

DAVIDSON PARTNERS LTD

A handwritten signature in black ink, appearing to be 'A D Adamson', with a long horizontal flourish extending to the right.

A D Adamson

pp S R Sheat

TA:JEN

Encl

Building Consent Office Use Form

INSPECTIONS REQUIRED

By Council

- ft footings
- sl slab.
- pr p/line
- pl plumbing
- dr drainage
- bh brick 1/2 height.
- fc fire lining
- fi final
-
-

By Registered Engineer

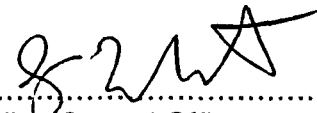
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FEES

\$

Resource Consent – Minor
Compliance Check	24.77
Lodgement Fee	20.00
Services Utility Charge	25.00
Building Compliance Check	409.08
Building Research Levy	18.00
BIA Levy	70.75
Inspections	55.20
	8 @ 6.90
	8
Sewer Connection	-
Stormwater Connection	-
Water Connection	-
Vehicle Crossing
Development Levy
Reserves Contribution
Code Compliance Certificate	30.00
Compliance Schedule	-
Swimming Pool Exemption Fee	-
Total Fees	\$ 1,118.75

Approved for Issue of Building Consent



 Building Control Officer.

Date 2.10.01.

* Dicton file requested

Building Consent Check Sheet

BC No

0	1	1	2	9	1
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CSO's TO COMPLETE

ISO 9002
Form Ref CI203

Property number 513196

Legal description ~~lot 2 DP4299~~ lot 2 DP4450 Valuation number 20210/S9100 /A+B.
lot 2 DP5991

PI name Endeavour Homes PI number S34227

Grid Reference E 2894465 N 5989993

	Copies	Rec'd	To Come	Comments
Application form completed / signed		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Site Plans	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plans elevations and specifications	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cross Section	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bracing Schedule	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Truss Layout Plan / Statement	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Producer Statements (Engineer)	2	<input type="checkbox"/>	<input type="checkbox"/>	N/A.....
Site Reports (Engineer)	3	<input type="checkbox"/>	<input type="checkbox"/>	N/A:.....
Water Requirements (Private / Council)	EXISTING.....			
Septic Tanks / Engineer	N/A.....			
Compliance Schedule (Commercial)	N/A.....			
Services (Stormwater, Water and Sewer)	* S/W UPGRADE See plan of Council/owner agreement.....			
Vehicle Crossing	EXISTING.....			

CSO Initials..... Jwe.

RECEIVED
13 AUG 2001
MARLBOROUGH
DISTRICT COUNCIL

BUILDING CONSENT

Address: 56 Wellington Street, Pictou
Owner: Aldan Lodge Ltd
Builder: Endeavour Homes
Activity: Two motel units

011291

Property Number: 513156
Building Consent #: 011291

From # 513156
 To # 527735
 Reason # KATE DIVISION

To See	Comments	Date	Approved
<input checked="" type="checkbox"/> Building Control	PE Fire report. Facilities for disabled report by RWT 17/8/2001 Fire report received. Disabled facilities report visited Reminder faxed 30/9/01 Accessible units already provided.	14/10/01 2/10/01	[Signature]
<input checked="" type="checkbox"/> Water & Drainage	On site connections		[Signature]
<input type="checkbox"/> Enviro & Health			
<input checked="" type="checkbox"/> Consent Issued		2/10/01 2/10/01	[Signature]
<input checked="" type="checkbox"/> Conditions	1, 2, 4, 6, 9, 20		