

## Building Definition and Scenarios as at 13 May 2008

### Definition of Small Buildings as used within these unit standards

Small scale, light weight buildings, generally of non-specific design, and of domestic scale with lightweight framing and/or concrete or concrete masonry construction.

#### The following scenarios are to be used as models and/or benchmarks for the assessment of unit standards within the National Diploma in Building Control Surveying (Small Buildings) (Level 5)

Individual unit standards will specify how many (and in some cases which) of the scenarios are to be used if only one is specified then assessment should be against the compulsory scenario below.

#### Small Buildings Compulsory Scenario (1)

A small Scale, detached dwelling built generally within the scope of 3604/4229 with:

##### General construction:

- A sloping section
- Foundation wall with piles
- Concrete slab garage
- Two stories
- One timber weatherboard wall within 1metre of boundary
- One masonry veneer wall
- One concrete block wall or concrete block base
- Steel Lintel
- Copper gutters
- High pitched heavy roof
- Low pitch 'lean to' membrane over ply roof over garage
- internal gutters, and without eaves/sophists
- Timber terrace
- 40% glazing

##### Specific installations:

- Solid fuel heater
- Solar panels and cylinder
- Heated by a gas mains cylinder
- On site disposal system

##### Known issues:

- Galvanised down pipes
- Steel garage lintel
- EIFS above masonry veneer wall in gable end
- Glass balustrades
- Plastic Skylight in garage roof

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#### Small Buildings Optional or Referenced Scenario (2)

A small Scale, detached dwelling built generally within the scope of 3604/4229 with:

- A second dwelling either attached or detached
- Attached garage over 40m<sup>2</sup> (or carport)

##### Example:

*An elderly couple Mr & Mrs Te Awa wish to construct a dwelling with a separate rental flat underneath.*

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#### Small Buildings Optional or Referenced Scenario (3)

A small Scale, detached dwelling built generally within the scope of 3604/4229 used as follows:

- Advertised B & B with 6 additional occupants

OR

- Student flat with 8 occupants

Heated by a gas mains cylinder

##### Example:

*Mr & Mrs Smith wish to extend their dwelling into a 6 bedroom B&B. The dwelling is currently a pole frame construction within one metre of the boundary on a sloping site.*

*This extension includes two bathrooms, a laundry, a kitchen, and an additional ensuite bathroom to the master bedroom in the owner's flat.*

*The dwelling is located near a ski resort in Queenstown.*

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#### Small Buildings Optional or Referenced Scenario (4)

A small Scale, detached dwelling built generally within the scope of 3604/4229 with:

- Single level motel with 12 units
- Advertised
- Chemically treated swimming pool and spa pools
- Transparent panels used in building construction

##### Example:

*Mr & Mrs Jones wish to extend their dwelling by building 12 motel units at 15 Rosedale Road*

## Definition of medium and large buildings as used within these unit standards

Medium buildings are light to medium weight commercial or industrial buildings up to three levels above ground which utilise commercial or industrial materials, construction techniques, and services.

Large buildings are high-rise, large and complex buildings of more than three levels above ground levels, and/or complex specialist structures of large spans or volume, such as stadiums, theatres, and manufacturing venues<sup>1</sup>.

### The following scenarios are to be used as models and/or benchmarks for the assessment of unit standards within the National Diploma in Building Control Surveying (Medium & Large Buildings) (Level 6)

Individual unit standards will specify how many (and in some cases which) of the scenarios are to be used if only one is specified then assessment should be against the compulsory scenario below.

## Medium and large Building Scenarios

### 1. Large Warehouse Storage

Tilt slab construction  
Venting roofs  
Non Fire rated steel frames  
Storage in excess of 3m  
Over 500m<sup>2</sup>

### 2. Multi Residential

3 or more stories with single level apartments  
External balconies  
Alternative solution (E2)  
Type 5 alarm system

### 3. Multi Level Office

3 or more stories  
With ground floor retail  
Glazed curtain wall  
Over 400m<sup>2</sup>  
Single means of egress  
Steel stud framing  
Has at least four of the following wall and roof claddings materials - timber, rendering, metal, metal sheet, cellulose cement, masonry, concrete, glass, plastic.  
Wind speeds of 1.3 kpa 0.7 SLS

### 4. Mall with multiple retail units

Opening onto a common area/s  
2<sup>nd</sup> shopping level as a mezzanine  
One way escalator access to 2<sup>nd</sup> level  
Basement car park

### 5. Sleeping care

Hospital with Geriatric care  
Over 100 beds

### 6. Sports stadium/events centre

Over 5000 people  
Row seating

### 7. Large manufacturing factory

Chemical process plant e.g. Galvanising  
Storage in excess of 3m  
Dust in suspension  
Over 500m<sup>2</sup>

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<sup>1</sup> Previous definitions for large buildings included bridges, for the purpose of this qualification this has been omitted.