



PS1

SENTRYPANEL™

FOR: BALUSTRADES TO EXTERNAL BALCONIES

Producer **Statement - PS1**

Issue Date: 14/10/2022

Revision No. 2.00



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1. Producer Statement – PS1 – Design

BUILDING CODE CLAUSE(S): B1, F4, F9

JOB NUMBER: 213679

ISSUED BY: Hadley Consultants Ltd

PS1#: 213679-1

(Engineering Design Firm)

TO: Terranota Limited

(Owner/Developer)

TO BE SUPPLIED TO:

(Building Consent Authority)

IN RESPECT OF: Boundaryline SentryPanel Balustrades for 0.75kN/m loading (external balconies excluding overcrowding)

(Description of Building Work)

AT:

(Address, Town/City)

LEGAL DESCRIPTION:

or

N/A ☐

We have been engaged by the owner/developer referred to above to provide (Extent of Engagement):

Specific Engineering design for the Boundaryline SentryPanel Balustrades for External Balconies up to 0.75kN/m loading (excluding areas susceptible to overcrowding), a various locations throughout New Zealand, subject to the attached schedule and BCA verification of the location and applicability. Note: BCA, address and legal description details above not entered by Hadley Consultants.

in respect of the requirements of the Clause(s) of the Building Code specified above for Part only, as specified in the schedule, of the proposed building work.

The design carried out by us has been prepared in accordance with:

- ☒ Compliance documents issued by the Ministry of Business, Innovation & Employment (Verification method/acceptable solution B1/VM1, B1/VM4, F4/AS1, F9/AS1 and/or
- ☐ Alternative solution as per the attached Schedule.

The proposed building work covered by this producer statement is described on the drawings specified in the Schedule, together with the specification and other documents set out in the Schedule.

On behalf of the Engineering Design Firm, and subject to:

- Site verification of the following design assumptions: Refer attached schedule.
- All proprietary products meeting their performance specification requirements;
- Conditions per the attached schedule at Section 2.

I believe on reasonable grounds that

- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that;
- the persons who have undertaken the design have the necessary competency to do so.

I recommend a CM2 level of **construction monitoring**.

I, Nick Calvert, am:

(Name of Engineering Design Professional)

- ☒ CPEng number 242062

And hold the following qualifications BE(Hons), CMEngNZ, IntPE, CPEng

The Engineering Design Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000

The Engineering Design Firm is a member of ACENZ.

SIGNED BY (Name of Engineering Design Professional): Nick Calvert

(Signature below):



ON BEHALF OF (Engineering Design Firm): Hadley Consultants Ltd Date: 14/10/2022

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Engineering Design Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

PRODUCER STATEMENT PS1

November 2021

2. Schedule To PS1

Please include an itemised list of all referenced documents, drawings, or other supporting materials in relation to this producer statement below:

The attached PS1 is subject to:

1. This statement is based on generic design of the specified products, without specific knowledge of the location or intended use of the product at the site referred to. The Owner/Developer and Building Consent Authority must be satisfied the specified product and the corresponding Producer Statement and manufacturer's specifications are applicable to the situation in which the product is to be used,
2. Any ground at the site directly supporting the balustrade providing an allowable working bearing capacity of 100kPa minimum and meeting the definition of good ground as set out in NZS3604,
3. Any structure supporting the balustrade to be in accordance with the Building Code Acceptable Solutions or subject to specific design,
4. The work covered by this statement being carried out in accordance with the manufacturer's installation specifications,
5. all reinforced concrete work being carried out in accordance with NZS 3109 and NZS 3114, and
6. all structural steelwork work being carried out in accordance with NZS 3404, and
7. the engineering work covered by this statement being inspected at appropriate times during construction by the Building Consent Authority as recommended in the schedule of inspections below.

Referenced documents: Drawings numbered 213679 SK12 revision D, SK13 revision E, SK16 revision D, SK17 revision B, SK19 revision C, SK20 revision B, SK100 revision A, all dated 14/10/2022

Alternative Solutions: None

Part only Schedule:

This PS1 covers part only of the building work for the following reason(s):

- This statement only covers the elements designed by Hadley Consultants.
- The design of the substrate that the balustrade is fixed to is covered by others.

B2 Durability

The design life of structural elements is 50 years. There is no effective verification method for B2 contained within the Building Code. Durability provisions of structural elements covered under B1 are achieved as follows:

- **Concrete** Concrete covers in accordance with NZS 3101, Part 1, Section 3.
- **Timber** Supporting timber structure by others.
- **Steel** All structural members are 6063 T5 aluminium and fixings are stainless steel if in corrosion zone D or E otherwise hot dip galvanised.

Maintenance

This schedule of ongoing inspection and maintenance of structural elements shall be included with the O&M manuals and provided to the Owner/Body Corporate and building managers.

INSPECTION/MAINTENANCE TIMEFRAME AND ITEM	
(a) Half-yearly	Wash down all exposed steelwork that is not in a fully interior environment.
(b) 10-yearly	Check exposed timber fixings for corrosion; repair as required.
	Check all exposed steelwork that is not in a fully interior environment for signs of corrosion. Repair protective coatings as required.
(c) 25-yearly	Inspect all exposed, external reinforced concrete for signs of spalling and the resulting exposed reinforcing for corrosion. Repair as required.
Following any loading condition that is considered greater than SLS level or results in a permanent deflection.	Inspections and repair as per b) and c) above.

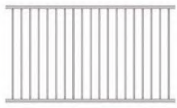
Recommended Inspections

We recommend that the following elements are specifically inspected by a Building Inspector from the Local Authority:

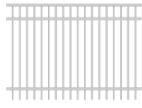
INSPECTION SCHEDULE			
No	Description	Date Inspected	Carried Out By
1	Subgrade inspections once all topsoil and organic material have been removed from the excavation confirming good ground	TBC	Building Inspector
2	Pre-pour inspection of concrete foundations	TBC	Building Inspector
3	Steel/Timber connectors Inspection	TBC	Building Inspector
4	Timber Connection Inspection – preline	TBC	Building Inspector

Appendix 1 Drawings

Boundaryline Specifications: For External Balconies Producer Statement 0.75kN/m loading



**SentryPanel
FlatTop**



**SentryPanel
School Panel**

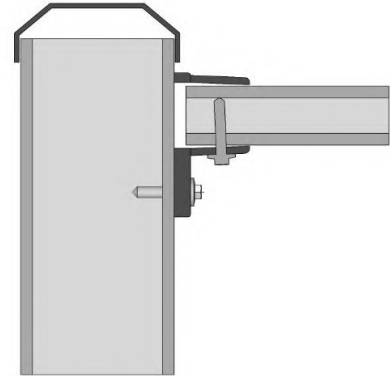
Panel Code, Name, Height	Maximum Post Spacing (centre-to-centre)	Component Specifications
SAF1522 FlatTop Panel 1500	1120mm	Top Rail: 40x40x1.6 SHS Vertical: 25x25x1.6 SHS Post Size: 65x65x2.5 SHS
SAE1522 School Panel 1500 SAE1822 School Panel 1800	1120mm	Top Rail: 40x40x1.6 SHS Vertical: 25x25x1.6 SHS Post Size: 65x65x2.5 SHS

Panel to Post fixing:

Rail Bracket SAB4040

Bracket screwed to post through holes provided with self-drilling screws. Bracket screwed to rail with one self-drilling screw through underside of bracket and into rail as shown.

All panels, posts, and brackets are manufactured from aluminium



Bolt-down Post: SAF6519

Fixings:

In concrete: (minimum 120mm thick 20MPa concrete), 4/M10 Trubolts with 70mm effective embedment and minimum 70mm from centre of fixings to edge of concrete. M10x3 round washers.

In timber: solid blocking required, 4/M12x220 coach screws with M12x3 heavy round washer (pre-drill 7mm pilot hole). Note: if decking is more than 32mm thick, use longer coach screws to maintain a minimum embedment of 160mm into joist.

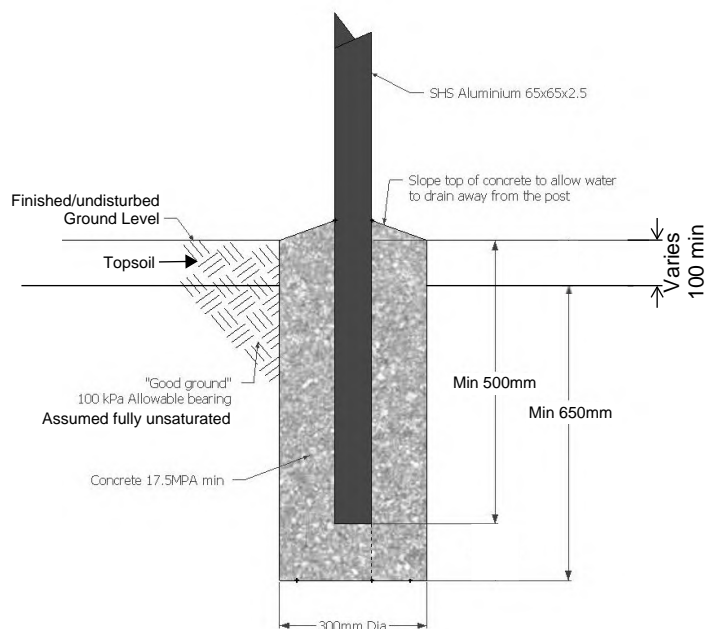
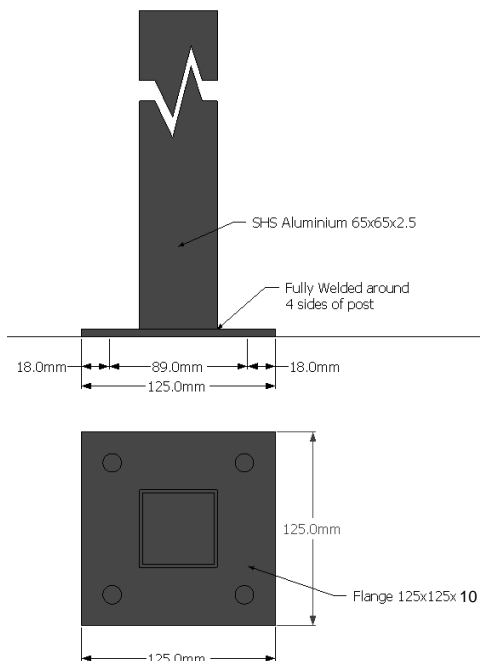
In corrosion zones B&C, all fixings and washers to be galvanised. In zones D&E, all fixings and washers to be stainless steel and have bushes installed between stainless and aluminium to prevent bimetallic corrosion.

In-ground Post:

SAP6522 or DAP6525 or SAP6528

Note:

Posts to be installed in "Good ground" as defined by NZS3604



A	Building Consent	NMC	14/10/2022
Issue	Description	By	Date

Project: **Boundaryline Barriers**

Title: **Barrier details**

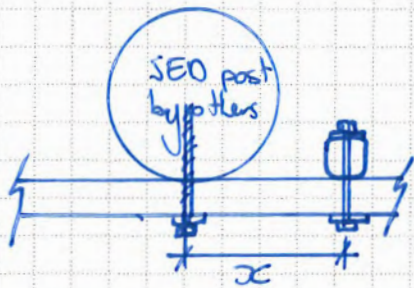
Client: **Terranota Limited**

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CONSULTING ENGINEERS STRUCTURAL / CIVIL / PROJECT MANAGEMENT / GEOTECHNICAL
44 Robins Road, PO Box 1356, Queenstown, New Zealand, P: +64 3 450 2140, F: +64 3 441 3513, W: www.hadleys.co.nz

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Drawn: NMC	Checked:	Scale: NTS	Drawing No. 213679	Sheet: SK100	Issue: A
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Applied load
 $= 0.35 \text{ kN/m} / 0.6 \text{ m}$
 $= 0.75 \text{ kN/m} / 0.6 \text{ m}$



For 0.35kN/m loading: *

- $x \leq 600 \text{ mm}$ for balusters at 1.2m CRS max
- $x \leq 600 \text{ mm}$ for balusters at 2.4m CRS max

For 0.75kN/m loading:

- $x \leq 600 \text{ mm}$ for balusters at 1.2m CRS max
- $x \leq 200 \text{ mm}$ for balusters at 2.4m CRS max

*0.35kN/m case only applies to single dwelling areas that are for access only and not adjacent terraces or outdoor living areas.

M10 stainless steel bolts, with 50x50x3 stainless steel washers each side

M12 stainless steel coach screw with 50x50x3 washer, embed 45mm

Post and Plank retaining wall by others. Min 150x50 H4 SG8 timber rails. Retaining posts at 1.2m CRS max (posts not shown). Rails on soil side of posts. If posts on inside of rails then specific design required

Fixings subject to inspection and maintenance to prevent potential bimetallic corrosion

1100 min typ.
 (1000 min to single dwelling)

50 min
 100 max
 75
 150

600 min

25

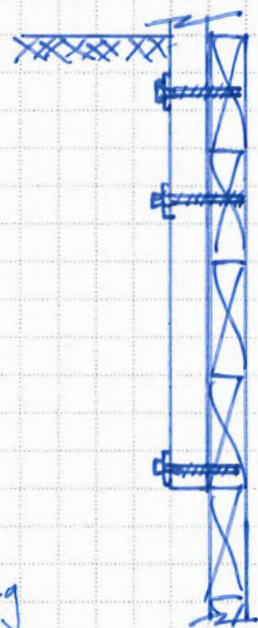
Min 25mm fixing edge distance to all timbers

Notes:

- ① If planks are sloping back, pack barrier to vertical and ensure coach screw embedment is maintained at 45mm min, adjust coach screw length to suit.
- ② Hot dip galvanised fixings can be used in lieu of stainless steel provided fixings are covered with DPM to prevent ground contact and barrier is not located in corrosion zone D or E.

Baluster on Inside:

As per Baluster on outside except top fixings can be M12 coach screws also, embed 45mm



D Building Consent

NMC 14/10/2022

C Update
 B Comment
 A Comment

ADN 10/3/17
 ADN 12/12/17
 ADN 4/12/17

Issue Description By Date

Project: Boundaryline Barriers
 Title: Retaining, Single Plank Fixing
 Client: Terranota

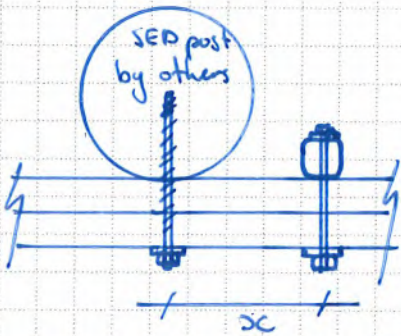
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Drawn: ADM Checked: Scale: 1:10 Drawing No: B2469 Sheet: JK12 Issue: D

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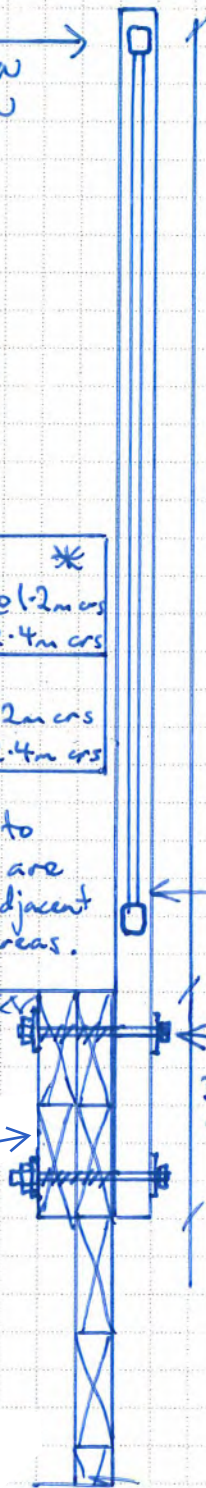
Applied load
 $= 0.35 \text{ kN/m} / 0.6 \text{ kN}$
 $= 0.75 \text{ kN/m} / 0.6 \text{ kN}$



For 0.35kN/m loading: *	
$x \leq 600$ mm	for Baluster @ 1.2m crs
$x \leq 250$ mm	for Baluster @ 2.4m crs
For 0.75kN/m loading:	
$x \leq 250$ mm	for Baluster @ 1.2m crs
$x \leq 100$ mm	for Baluster @ 2.4m crs

*0.35kN/m case only applies to single dwelling areas that are for access only and not adjacent terraces or outdoor living areas.

Post and Plank retaining wall by others. Min 2/150x50 H4 SG8 timber rails to two top courses. Retaining posts at 1.2m CRS max (posts not shown). Rails on soil side of posts. If posts on inside of rails then specific design required



Notes:
 ① If planks are sloping back pack barrier Baluster (to vertical) and adjust bolt length to suit.

② Hot dip galvanised fixings can be used in lieu of stainless steel provided fixings are covered with OPM to prevent ground contact and barrier is not located in corrosion zone D or E.

Baluster can be located on inside or outside of planks to suit

M12 stainless steel bolts with stainless steel washers each side per the table below:

0.75kN/m and balusters at 2.4m crs max: 2/50x50x5 washers
 0.75kN/m and balusters at 1.2m crs max: 50x50x5 washers
 0.35kN/m and balusters at 2.4m crs max: 50x50x5 washers
 0.35kN/m and balusters at 1.2m crs max: 50x50x4 washers

Fixings subject to inspection and maintenance to prevent potential bimetallic corrosion

E	Building Consent	NMC	14/10/2022
D	Update	ADM	20/3/18
C	Update	ADM	16/5/18
B	Comment	ADM	12/12/17
A	Comment	ADM	4/12/17
Issue	Description	By	Date

Project: Boundaryline Barriers

Title: Retaining, Double Plank Fix

Client: Terranota

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Drawn: ADM Checked: Scale: 1:10

Drawing No. Project: B246A

Sheet: SK13

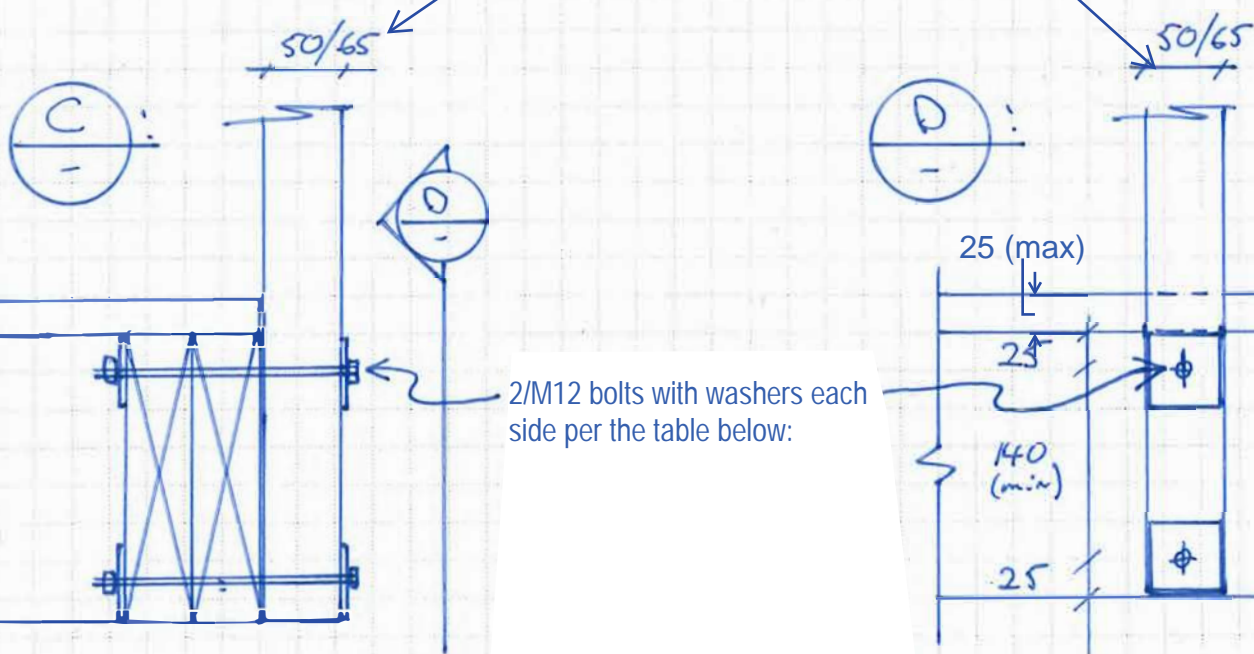
Issue: E

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Fixings subject to inspection and maintenance to prevent potential bimetallic corrosion

ORIGINAL SIZE A4 DO NOT SCALE, REFER ALL DISCREPANCIES TO THE ENGINEER

Posts at 1.2m CRS max



Washers:

0.75kN/m and balusters at 1.2m crs max: 2/50x50x5 washers
0.35kN/m and balusters at 1.2m crs max: 50x50x4 washers
Washers to be grade 210MPa stainless in corrosion zones D&E, otherwise galvanised grade 300MPa steel

Notes:

- Timber deck framing in accordance with N2S3604 or subject to specific engineering design by others

D Building Consent

NMC 14/10/2022

Update
Coach Seat Option
Comment

Adm 20/3/18
Adm 2/3/18
Adm 8/2/18

Project: Boundaryline Barriers
Title: Timber Deck Face Fixing
Client: Terranota

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Drawn: Adm Checked: Scale: 1:5 Drawing No: 132469 Project: 132469 Sheet: SK16 Issue: D

ORIGINAL SIZE A4 DO NOT SCALE, REFER ALL DISCREPANCIES TO THE ENGINEER

Deck:

Wall:

Posts at 1.2m CRS max

50/65

50/65

140 min

40min

100min

40min

40min

100min

40min

2/M12 Epcon C6 with 150mm embedment to concrete. 60x60x10 washers

Fixings subject to inspection and maintenance to prevent potential bimetallic corrosion

Epoxy Fixing

Deck:

Wall:

Posts at 1.2m CRS max

50/65

50/65

140 min

60 min

150min (Ankascrow)
100mm (Trubolt)

60 min

60 min

150min (Ankascrow)
100mm (Trubolt)
180mm (Trubolt to Blockwork)

60 min

Concrete Fixings:

Zones B & C: M12 Galv Werks Ankascrow 69 effective embedment

Zones B & C: M12 Galv Trubolt with 80mm effective embedment

Zones D & E: M12 S/S Trubolt with 80mm effective embedment

Masonry Fixings:

Zones B & C: M12 Galv Trubolt with 80mm effective embedment

Zones D & E: M12 S/S Trubolt with 80mm effective embedment

Screw Fixing

Notes: ① Deck and wall design subject to specific engineering design by others

B Building Consent

NMC

14/10/2022

A Comment

ADM 8/2/18

Project

Boundaryline Barriers

Title

Concrete Face Fixing

Client

Terranota

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Drawn

ADM

Checked

Scale

1:5

Drawing No

132469

Sheet

SK17

Issue

B

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Refer to baseplate details and fixings from SK100

Plan $A - A'$:

Refer to bolt arrangement from SK100

Allowance for timber decking
up to 32mm thick

Timber deck framing by others,
min 190mm framing,
double boundary joists and
full depth blocking @ posts,
all fixings in accordance with
NZS3604:2011 or specific
design by others

Notes:

- ① Fixings to be hot dip galvanised except if located in corrosion zone D or E fixings to be stainless steel.

Fixings subject to inspection and maintenance to prevent potential bimetallic corrosion

C	Building Consent	NMC	14/10/2022
B	Comment	Adm	20/3/18
A	Comment	Adm	26/2/18
Issue	Description	By	Date

Project: Boundaryline Barriers

Title: Timber Deck Top Fixing

Client: Terranota

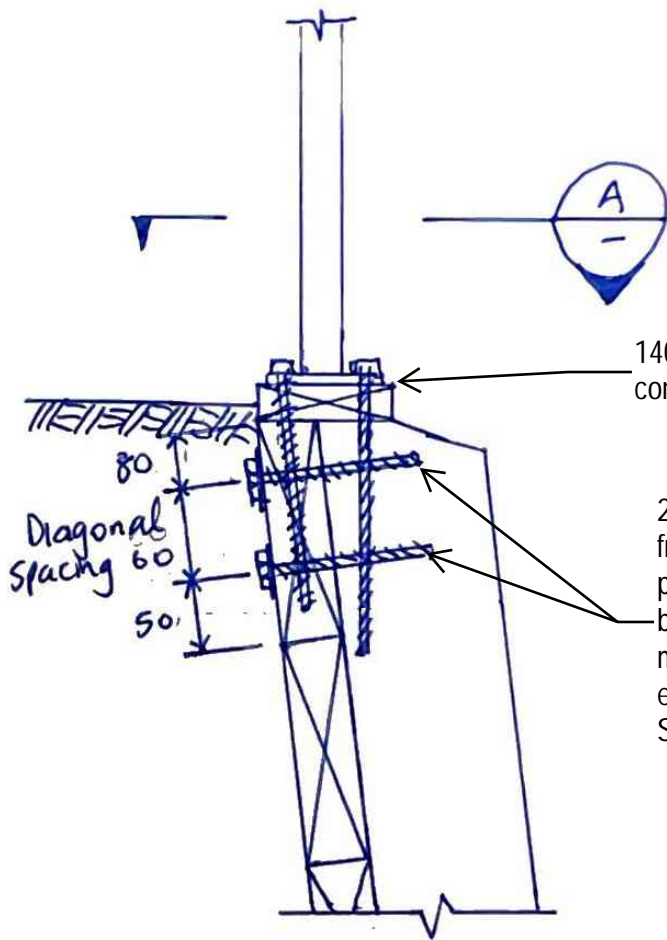
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Drawn:	Checked:	Scale:	Drawing No.		
ADM		1:5	Project:	Sheet:	Issue:
			122469	JK19	C

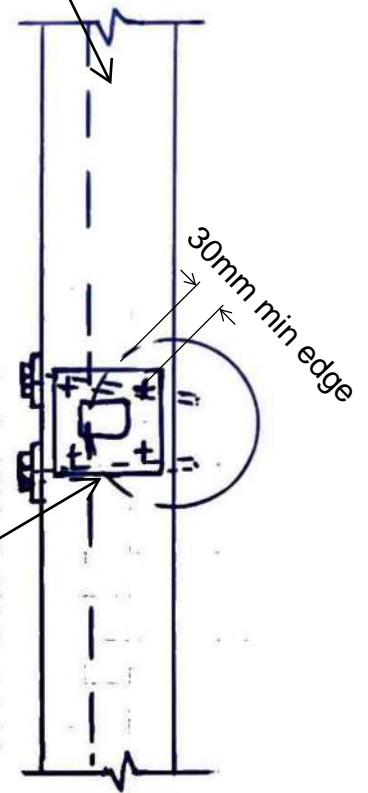
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ORIGINAL SIZE A4 DO NOT SCALE, REFER ALL DISCREPANCIES TO THE ENGINEER



140x45 SG8 (min) plate continuous over posts

2/12x160 coach screws from top retaining board to post. 60mm min spacing between fixings which may be diagonal. 120mm embedment to pole. Standard washers.



125x125x10 G300 plate @ 1200CRS max.
5mm SP FWAR post to plate.
2/10x220 coach screws embed 150min into retaining timber. Skew screws to suit board angle and maintain 20mm edge distance.
2/12x270 coach screws embed 200min into pole end grain.

SECTION

B	Building Consent	NMC	14/10/2022
A	Comment	ADM	15/6/18
Issue	Description	By	Date

Project: **Boundaryline Barriers**
Title: **Timber Retaining Cap Plate Fixing**
Client: **Terranota**

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Drawn: ADM	Checked:	Scale: 1:5	Drawing No. 13246A	Sheet: SK20	Issue: B
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