

BUILDING WITH **TOTALSPAN**



TOTALSPAN®

STEEL BUILDINGS

WHO CAN? TOTALSPAN!

WELCOME TO TOTALSPAN

AT TOTALSPAN, WE TOTALLY CARE ABOUT THE SAME THINGS YOU DO!

Building your dream building with Totalspan is a great choice. Over 35 years, thousands of New Zealand families & businesses have constructed steel buildings with us, which is why we're one of the New Zealand's most trusted construction industry brands. But don't take our word for it – ask any owner of a Totalspan building – that's where you'll find our best recommendations!

What building with Totalspan means for you:

-  Outstanding value
-  Reassurance and peace of mind
-  Proven quality
-  A hassle free experience, from concept to completion
-  Obligation-free advice and quotes
-  Access to a friendly local team who understand what matters to you
-  People who actually listen
-  Customised solutions – created specifically for your needs

Choosing your new building is a big step and we understand that it's an important investment for you. We also know that you'll probably have a number of questions about what happens between the time of placing your order and seeing your building become a reality. That's why we've created this step-by-step guide to help you know what to expect and what we'll ask of you throughout the process.

Remember, we're always happy to answer any questions and organise things on your behalf.

Ask us – we're here for you!

LET'S GET STARTED!

BUILDING WITH THE BEST

Totalspan has an unequalled reputation for strength, quality of construction, and dependability. What's more, we offer a 25 year Structural Guarantee for extra peace of mind.

Our sheds, offices and garages are in high demand with people in need of extra space – whether that's more room for the family to share, secure space to protect the things you care about – from boats to cars and valuables – or extra storage for other essentials.

The building process doesn't need to be complicated and we will work with you to help keep things simple. We do want you to be aware in advance what to expect in terms of timeframes and milestones.

We match our process and payment schedule to the seven stages (they're also listed on our contract), so being fully informed also helps you to meet your budgeting requirements.

This brochure is divided into seven sections, to reflect the seven stages of a build and answer the common questions associated with each stage.



YOUR STEP BY STEP GUIDE

1. Building approvals and inspections
2. Confirming your order
3. Access to your site and on-site services
4. Preparing your site correctly
5. Laying the concrete slab
6. Construction of your Totalspan building
7. Completion and sign-off

1

BUILDING CONSENTS AND COUNCIL INSPECTIONS

Before any building is started, a consenting process must to be followed. Council inspections will need to be carried out during the building process. These are legal requirements of the Building Code and are enforced by your local Council.

Most buildings covering an area greater than 10 square metres require a Building Consent. We understand local council requirements and will work with the council to address any such requests for information.

Compiling the relevant paperwork and liaising with other parties takes time. However with our expertise, we'll make the process as efficient as possible. We expect a standard Building Consent to be issued from council within approximately 4 weeks.

On rare occasions additional information will be requested and there may be further consents required by your local council. For example, Resource Consent or Earthworks Consent. If these are required, we'll let you know beforehand and tell you what the expected costs may be.

We will handle most of the organisation for you, however the final inspection at the end of the project (regarding storm water connection) is your responsibility, unless otherwise agreed and stipulated in your contract.

2

ORDERING YOUR BUILDING FROM OUR FACTORY

At Totalspan, we manufacture everything ourselves in our state-of-the-art factory, using modern materials and sophisticated components. You can be sure of the quality you're getting. That's one of the reasons we back everything with our 25 year Structural Guarantee.

It also means that once we receive your Building Consent (and any additional consents required by council) we can quickly order your kit, knowing it will be delivered in approximately 3-4 weeks time.

At this stage we'll confirm with you that we are placing your order and proceeding with the contract as previously agreed.

Knowing what an important milestone this is, we'll let you know when the kit is due to arrive at your site.

3

HEALTH AND SAFETY – YOUR SITE ACCESS AND ON-SITE SERVICES

Before we start, we'll put up one of our Totalspan signs on the roadside entrance to your property – this is so our suppliers, subcontractors and building inspectors know where to go for your build.

What we need to know:

-  Do you have power and water available onsite?
-  Will our construction vehicles (eg. concrete trucks) have suitable access to your site?
-  Are there pets that need to be kept in a secure place, away from the building works?
-  Are there children, or adults with impaired hearing or sight, who need to be taken into account?

These are normally discussed during the initial site inspection. However, we understand that these things can sometimes change. If so, we'll work with you to understand any changes to the above and present solutions and discuss any additional costs there may be.

Totalspan is committed to safe work practices and keeping employees, contractors and anyone else who accesses the site safe. We will work with you to agree what level of access you, your family and visitors can have to site during the site preparation and construction process.

4

PREPARING YOUR SITE CORRECTLY

Getting your site properly prepared is crucial. In fact, it's probably the most important stage of all and an exciting one too, because this is when things really start to happen!

It is crucial to have a correctly formed base on which to build.

There's a lot to think about.

Sometimes – if required – we may have to engage an engineer for a compaction test of the finished site.

You're free to contract and arrange the site works yourself, however please ensure that your contractor talks to us first, so they know exactly what is required. Also, if you choose to arrange this stage yourself, we'll need to visit and inspect the finished product **before** your contractor leaves the site, to ensure it's ready for footings and concrete.

We ask that you give us a few days advance notice to come and inspect the site.

5

THE CONCRETE SLAB

Our contractors will be on site for one to two days (depending on the building size) to prepare the foundations and pour the concrete slab.

We will get the council to come and perform a pre-pour check at this stage, and once the council has signed off on the inspection then the concrete will be ordered so that the footings and slab can be poured.

Ideally the concrete should be left to cure and dry for one - four weeks. A light watering during the first week in hot dry weather helps keep it cooler and allows the concrete to dry more slowly, which helps avoid any cracking from the heat.

We will arrange the removal of the boxing and for our concrete cutter to cut the expansion joints (depending on slab size) as the concrete begins its curing process.

“Once the slab is down and dry, it's all go!”

6

CONSTRUCTION OF YOUR TOTALSPAN BUILDING

When your Totalspan building arrives on site our builder will unpack it and complete a quality check before construction begins.

If you have plumbing and electrical included in your building project with Totalspan, we'll work with certified plumbers and electricians to carry out the work as required during construction.

At this stage, there are a few factors which can affect our construction schedule. The most obvious one is weather with both wind and rain likely to cause delays.

We'll do whatever we can to stay as close as possible to our timeframes but should there be delays these will be communicated to you as they occur.

It's in everyone's best interest to get the job done without cutting corners, compromising on quality, or putting our people at risk.

VARIATIONS

Making any changes or alterations during the building stage, no matter how small or insignificant they might seem to you, may add cost and time to the project.

We take the time at the beginning of the process to make sure we are customising everything exactly for

your needs, before plans are agreed and submitted to council. We do understand however that things can change and where possible we will work with you to accommodate any late changes to your requirements.

If it's essential to make changes, please contact Totalspan – not the

contractors on site – so we can make sure that everything happens the way it should, without unnecessary mistakes and potentially required changes to the consent plans. These changes could cause issues with your final Code of Compliance Certificate so it's important to notify us of all variations.

**“CONGRATULATIONS!
YOU HAVE YOUR
NEW BUILDING AND
WE’RE SURE YOU’LL
BE VERY PLEASED
WITH IT.”**

7

COMPLETION & SIGN-OFF

Before we leave the site, we will carry out a Quality Assurance Check through the building – with both you and our builders present to make sure everything has been completed to your satisfaction.

We will then hand over the building keys to you. We will also hand over your guarantee paperwork and maintenance advice on how to keep your building in excellent condition.

The final Council inspection follows this, after which, the Council signs off your Permit and Building Consent.

Don't forget, you have a limited timeframe to complete any additional work outside the Totalspan contract to get Code of Compliance Certificate (CCC). Failure to do so can delay your CCC being issued, and can prompt an extra inspection from the council along with further inspection costs.

We can hookup your downpipe to your tanks – simply ask us and we will give you a fixed quote to get this sorted – ensuring the job is completed for you, ready for the council to inspect.

Please enjoy your new Totalspan building. We know it will meet all of your needs now and in the years following. In addition, please remember that if you require further additions, alterations or maybe even another building, we're here to help.

At this stage, please remember that Totalspan's Insurance cover has now ended. As a result, please remember to include your building in your insurance policies in order to protect your new asset.

You have our 25 year structural guarantee and our commitment to do our best for you.

At Totalspan we totally care about the same things you do, in terms of quality, strength, reliability, listening to you and keeping our promises. That's what makes Totalspan different.



WHAT IS DIFFERENT WHEN YOU BUILD WITH TOTALSPAN?

-  We come to you! Obligation free site evaluation and quote
-  Best fit solution – designed and customised for you!
-  New Zealand made
-  A local team who actually listen
-  We always use New Zealand Colorsteel®

-  Concept to completion – we do it all!
-  Local team with national backing
-  Outstanding value and proven quality
-  Reassurance and peace of mind.

“We’re here to help. Let us do the organising for you.”



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PHONE US TODAY ON 0800 TOTALSPAN (0800 868 257) OR VISIT TOTALSPAN.CO.NZ