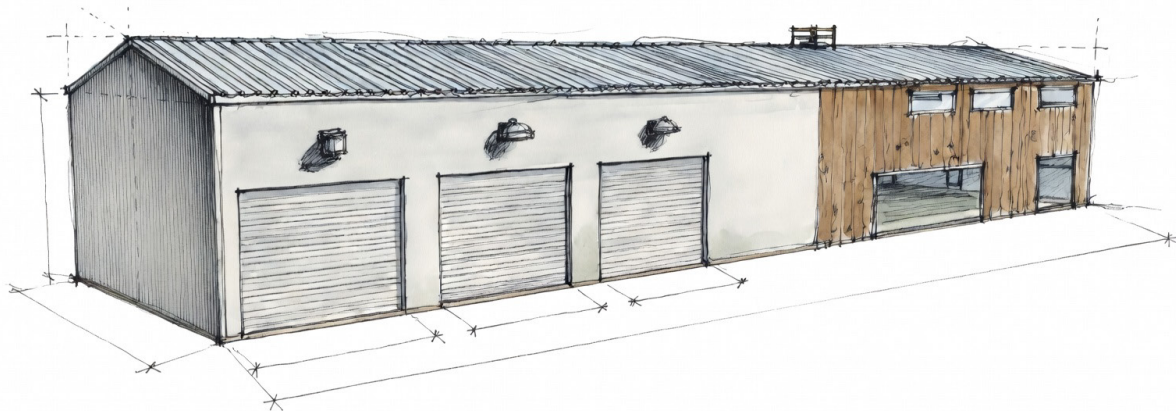




THE ULTRA-IMPORTANT FACTORS YOU NEED TO CONSIDER BEFORE PLANNING YOUR BUILDING PROJECT



ULTRA BUILT

LIVE. WORK. CREATE. ESCAPE.



INTRODUCTION

0800 ULT BLT - info@ultrabuilt.co.nz

Thanks for getting your hands on Ultra Built's "Ultra-Important Factors" booklet - we're stoked to be able to help you navigate your way through the important planning phase of your building adventure.

This guide has been designed to inform you of some critical information you need to consider before embarking on your exciting new building project (stuff that not everyone will tell you).

We've put this guide together from many, (sometimes painful) learnings over a combined 50 years of experience in the building industry, and we're happy to share these in the hope that your building experience will be an easy & enjoyable one. And don't forget, we're always here to help if you need us.

Regards, the **Ultra Built** team

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"SLOW IS SMOOTH, AND SMOOTH IS FAST" - US Navy Seals





RESEARCH & DEVELOPMENT

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- **Wind Zone/Snow Zone/Coastal Zones** - Every site across the country has been assessed and designated a Wind, Snow, and Coastal Zone (among other things). Your new building will require structural considerations, applicable to your designated zone.
- **Building Consent** - New building projects will need at least a Building Consent, and some will even require a Resource Consent of some sort. Your council will be able to give you an idea of what's required. Some buildings may not need a Building Consent; MBIE have guidelines for what type of projects currently don't require a Building Consent.
- **Site-works** - Most (if not all) building projects will require some sort of "site-works"; typically this involves removing any topsoil/organic materials, and back-filling & compacting with some imported material. Preparation will be different depending on the type of floor system you'd like to use. More on this later in the booklet.
- **Insurance** - Often overlooked by both clients and contractors, this is a crucial component of a well thought-out project, and will provide peace of mind for everyone involved. A good builder/supplier will have some kind of Public Works or Contract Works insurance in place to keep everyone covered.
- **Supplier selection** - When checking out the many different suppliers & contractors available, make sure you find one that will listen to what YOU want, and will work with you to achieve the outcome that will ultimately best benefit you. Trust is a must.

"CLARITY CREATES CONFIDENCE" - DAVE RENNIE, All Blacks Coach





DESIGN CONSIDERATIONS

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- **Steel or timber?**- The New Zealand building market consists of 2 primary material types for structural framing requirements. Most franchise-based suppliers will want to sell you their particular system, even if it's not necessarily the best option for your project. Finding a supplier that will consider all of your needs and present the best options for you is very important.
- **Concrete slab** - You generally only get 1 shot at getting the concrete slab right, and there are lots of things to consider before the pour. Thickness, door rebates, floor finish (painted, exposed aggregate, etc) and localised thickenings for hoists and mezzanine floors all need to be discussed and planned long before the concrete truck arrives.
- **Building next to an existing house?**- Often overlooked by many homeowners, getting a new building to blend-in with existing buildings on site is relatively easy, but not often executed effectively. Roof pitch, cladding, door styles; these all make a huge difference to the end result and require some thought before committing to a final design.
- **Future expansion & optional extras** - In over 50 years combined in the industry, we've never once heard anyone complain that their building is too big. When placing a building on site, consider the prospect that you may one day need to create more space as your business/family/car-collection expand.

"I'VE GOT IDEAS I HAVEN'T EVEN THOUGHT OF YET..." - ANDREW WHITECHURCH, Ultra Built

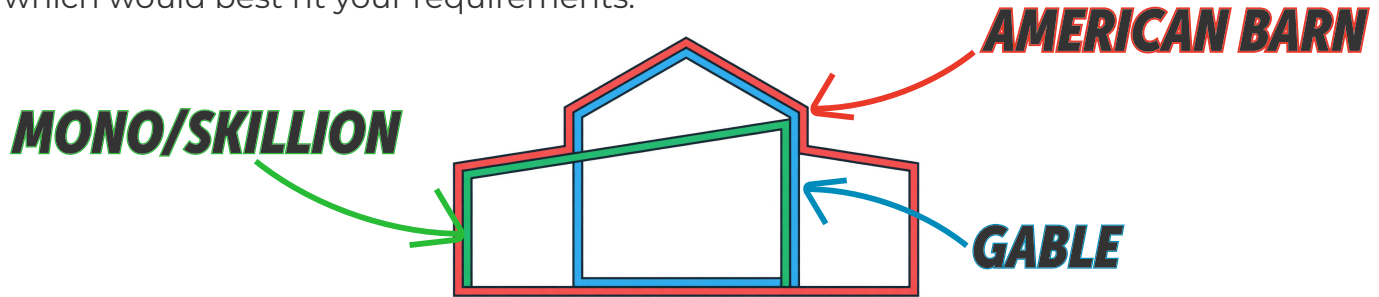




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- **Roof type & pitch** - there are 3 basic building roof types, with multiple variations & combinations of those available (including different degrees of roof "pitch"). Each has its advantages and draw-backs, and it's worth calling us to discuss each option to see which would best fit your requirements.



- **Cladding & roofing type** - There are dozens of different roofing & cladding profiles on the market; some more expensive than others. Make sure you're aware of everything that is available out there so you can choose a style that suits your preferences. Also consider the different material thickness ("BMT") and paint finishes that are out there.
- **Roller door Vs sectional door**- Roller door for convenience and no over-head rails, sectional door for good looks and wind-proofing. It's not quite that simple however, and we're here to walk you through the many different types of doors.

"PRICE IS WHAT YOU PAY. VALUE IS WHAT YOU GET" - WARREN BUFFET, Investor





THE ULTRA BUILT DIFFERENCE

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- **Preliminary consultation/design** - Feel free to get in touch if you have considered getting Ultra Built involved in your next building project. We start with a phone call or email consultation to discuss your needs, and drill-down into what you really want to achieve. We'll then get some ideas & concepts together (often including 3D Sketchup drawings) to help with visualisation, whilst also looking into your site-specific requirements. It's really important to look at the project from a holistic, big-picture view.
- **Engineering, drawings, and Councils** - Navigating the world of plans & council consents can be a daunting prospect if you've never been there before. Ultra Built will handle all of the pre-construction admin so you can keep your sanity.
- **Different cladding/roofing options**- Ultra Built is not a franchise-based business, and we can suggest & offer almost anything that you like when it comes to different materials, & finishes. Need a fire-rated wall for your commercial/industrial warehouse? No worries at all. We have cultivated relationships with hundreds of building material suppliers over the years, and we'll deliver the perfect solution for your project.
- **Security is paramount** - From PIN & swipe-tag operated door handles, to security cameras & lights, Ultra Built will make sure your new building is secure. Smart-phone monitoring means you can keep an eye on things when you're not on site too.

"ANYTHING YOU WANT, YOU GOT IT" - ROY ORBISON, *Traveling Wilbury*





THE ULTRA BUILT DIFFERENCE

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- **The little details**- We put a fold in our barge flashings, so they don't ripple & crimp. We make sure all of our PA doors get a hold-back/stop hook, so they don't get caught in the wind and punch a hole in the cladding. Years of thought has gone into our buildings, right down to the last little detail. We won't forget to ask if Mittens needs a cat door too.
- **No problems, only solutions!** - A new building project should be exciting, right? Challenges will arise, mistakes will happen, and minds will change half-way through (cool new stuff is coming out on the market every day). Be careful selecting your building supplier; they need to ensure that you love the building (and the journey) no matter what it takes. We have the experience & expertise to make sure nothing is impossible. There are no dumb ideas, and we're only interested in solutions, not problems.
- **After Sales Service** - A massive part of any build project is the final 5% drive to get things completed (sub-trade tidy-up, council sign-off, certificates etc), and all the follow-up required after the dust has settled. Things like servicing & maintenance are an on-going necessity for making sure your new building performs at it's best, and keeps up with warranty conditions too. A great building supplier should keep in touch after the project is complete, to make sure everything is working as it should and you're ecstatic with your new building.

"YOU HAVE ONLY TO BELIEVE, IF YOU WISH TO ACHIEVE" - ROD KIMBLE, Stuntman





FINAL CHECKLIST

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- ✓ **Consider all the design features you need, early on**
Now is the time to really think about what you want the building's end-result to be
- ✓ **Ascertain site Wind/Snow/Coastal Zone designation**
Your local council or selected building partner can help with this
- ✓ **Confirm which Building Consent is needed for the project**
As mentioned above, you can book some time with a council planner for help
- ✓ **Identify site works required and secure a contractor**
Consider where you'd like your new building placed on site for the meeting
- ✓ **Talk to different suppliers that can assist you in your journey**
Make sure you partner with a supplier that you trust and feel comfortable working with
- ✓ **Enjoy the process!**
It's not every day that a person chooses to embark on a new building project. It should be as stress-free and easy as possible. And most of all, enjoyable!

"I'D RATHER BE LOOKING AT IT, THAN LOOKING FOR IT" - Every builder on every building site





OUR VALUES

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- 1. NO PROBLEMS, ONLY SOLUTIONS**
- 2. 1% BETTER, EVERY DAY**
- 3. TRUST IS A MUST**



CONTACT US

- **FREE PHONE** - 0800 ULT BLT (0800 858 258)
- **EMAIL** - info@ultrabuilt.co.nz
- **FACEBOOK** - find us & follow on Facebook to keep up to date

"YOUR VALUES BECOME YOUR DESTINY" - MAHATMA GANDHI

