



codewords

Licensing in the building industry – more details revealed

Voluntary licensing in the building industry is now very close and more details of how this will work have been announced.

The licences that will be available late this year are Design, Site 1, 2 and 3, and Carpentry. Site 1, 2 and 3 cover respectively the roles of builders, site supervisors and construction managers.

If you are considering applying, you can now see in detail what you are required to know and be able to do. To do this, go to the *Licensed Building Practitioners Rules 2007* on the Department of Building and Housing website at www.dbh.govt.nz

The Rules detail how licensing will work. They include schedules that provide the minimum standards and competencies required for each licence.

For example, carpenters will need to show skills ranging from planning and scheduling their work, through to demonstrating that they can set out and construct floors, walls and roof frames, and install, finish and make weathertight exterior joinery.

Minimum standards and competencies for the other licence classes will be added in 2008. These will cover external plasterers, roofers, brick and block layers, and specialists in concrete structure, steel structure and building services.

Legislation recently introduced into Parliament will resolve concerns about individual liability. The requirement that licensed building practitioners 'certify' their work will be scrapped, because of concern that it could unintentionally create a new liability.

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*Licensing in the building industry –
more details revealed continued*

Instead, authorities who issue building consents, such as councils, will keep records of individual licensed building practitioners employed on each project. Knowing which licensed practitioners were involved on a particular site will allow the Building Practitioners Board to hold licensed building practitioners to account for their work if the end result is not to the expected standard.

The dates when the mandatory aspects of the Scheme apply are also being amended, so that from 30 November 2010 restricted work will need to be supervised or carried out by a licensed building practitioner. Homeowners will still be able to do DIY work as at present, including building a standard, straightforward house from scratch.

The Department of Building and Housing will soon publish a detailed guide to help individuals decide what to do. From 1 October 2007, licensing application packs will be available. The processing of applications will begin from 1 November, with the first licences likely to be issued in the New Year.

For more information on licensing, or to receive an electronic newsletter, visit www.dbh.govt.nz/occupational-licensing or call 0800 60 60 50.

Extension to building consent authority timeframe

Local authorities are being given more time in which to become registered as building consent authorities or to have transferred their building control functions to an accredited and registered building consent authority.

An amendment to the Building Act 2004 extending the date from 30 November 2007 until 30 June 2008 was passed by Parliament on 21 August 2007.

Introducing the amendment on 7 August 2007, the Minister for Building and Construction, Hon Clayton Cosgrove, said the majority of councils are expected to be accredited and registered by 30 November 2007 or to be close to accreditation.

However, some councils – particularly small, rural authorities with capacity or capability limitations – may not complete accreditation or transfer their functions to a registered building consent authority on time.

'A few councils need a bit more time to come up to speed with the new, higher building consenting standards required of them. The date-change amendment gives these councils certainty and added confidence to complete the work necessary to improve the speed and quality of their building consenting, inspection and approval functions,' Mr Cosgrove said.

The extension will enable a managed process for completing the accreditation/transfer process, while maintaining local building consent, inspection and approval activities. Without this change, councils would be unable legally to continue to undertake building control activities.

Extending the date will not alter the accreditation process or affect its credibility or integrity by lowering the accreditation standards.

As at mid-August 2007, 73 territorial authorities and three private organisations contracting to councils had applied to International Accreditation New Zealand (IANZ) for accreditation as building consent authorities. One territorial authority intends transferring its building control functions to an accredited and registered territorial authority. Nine of the 12 regional authorities intend transferring their building control functions, which only relate to dams, to the three regional authorities that intend applying to become accredited.

The Department will continue to work with councils to assist them to gain accreditation and be registered within the proposed new timeframe.

Mr Cosgrove also introduced a consequential amendment to the Building Act to allow more time for territorial authorities to transfer the responsibility for issuing building consents for new dams built in their area to regional councils.

Campaign for smarter living!

New Zealanders are being encouraged to be more energy-efficient in their homes leading to health, financial and environmental benefits.

The Department's campaign, which kicked off in late July, focuses on three core messages:

1. saving energy reduces your power bills
2. a warm home is a more comfortable and healthier one
3. reducing energy use helps the environment.

A four-page insert in community newspapers nationwide was followed by the publication of a more extensive booklet and a series of advertisements on television commencing late August.

Guidance is offered on topics including insulation, heating and lighting as well as home buying, building and maintenance. A range of no/low cost tips and recommended worthwhile investments shows how people can achieve better energy efficiency and cost savings in these areas. They are also referred to the Smarter Homes website for further information. The programme reflects the Government's focus on sustainability and the aim of New Zealand becoming a carbon neutral nation.

The *Your Guide to a Smarter Home* booklet is available online at www.smarterhomes.org.nz If you would like a copy, please email info@dbh.govt.nz or phone 0800 242 243.



Palmerston North first building consent authority to be accredited

Palmerston North City Council celebrated being the first local authority to be accredited as a building consent authority with a function in late July, at which the Building and Construction Minister Hon Clayton Cosgrove presented the council with an accreditation certificate.

Mr Cosgrove congratulated the Council, saying that its accreditation was a major milestone in building sector reforms.

The Palmerston North City Council was the first to apply for accreditation, with the on-site assessment by IANZ identifying only seven minor corrective actions.

These were quickly addressed.

Mr Cosgrove told the ceremony that the Council's accreditation reflected its commitment to, and investment in, the task over the past two years.

'The Council has boosted its building control staff numbers by eight, from 12 to 20, and has put these staff through training programmes so they are well equipped to meet the new, high quality inspections and processing standards,' he said. 'The Council has also upgraded its information technology, with field staff now using handheld computers to input data into the database.'

'These investments will directly benefit people who apply for building consents.

'You have invested in your people and your systems, and the hard work has paid off.'

Mr Cosgrove also praised the Council for arranging to undertake the building control functions of the neighbouring Manawatu District Council.

'I commend and congratulate both councils for working together like this, using one of the options for accreditation available under the Building Act. They will now use the same top-notch, accredited building control services to efficiently process building consent applications to a high standard.'

Palmerston North MP Steve Maharey said he was extremely proud of the Council being the first to be accredited.

'It has shown that the people of Palmerston North can have the highest confidence in the city's building control processes and building inspections,' he said.

'Building a home is about the biggest investment most people make in their lives, so they need assurance that it'll be built properly the first time. Our Council has shown that its systems and processes will ensure that happens from a building control perspective.'



Building and Construction Minister Hon Clayton Cosgrove presents an accreditation certificate to Palmerston North City Council Development Services Manager Shayne Harris at a ceremony in the city in late July celebrating the Council being the first local authority to be accredited as a building consent authority. Looking on are Deputy Mayor John Hornblow and International Accreditation New Zealand Chairman Robin Pratt.

Consultation on 'adequate means' requirements

'Other Building Act reforms, such as the licensing of building practitioners, will ensure that it happens in terms of actual construction and design.

'Similarly, people investing in commercial building in Palmerston North can be confident that Council building control officers are completely on the ball in terms of those building activities.'

IANZ chairman Robin Pratt told the ceremony that the Council's building control department had been through a rigorous assessment process with experts in accreditation in building control systems, and in building design and construction.

'Our assessment team critically assessed the Council's processes and procedures as well as the competency of its staff and facilities,' he said. 'Inevitably, in first assessments such as this, some minor gaps in the Council's processes were identified, but the Council addressed these issues with enthusiasm and efficiency.

'Being the first to achieve accreditation is just reward for the tremendous amount of work they have put in.'

Consultation is under way on the minimum terms and conditions for insurance policies for private organisations seeking registration as building consent authorities.

A consultation paper, *Private Building Consent Authority 'Adequate Means' and Civil Liability Insurance Proposals*, was released in late July. Submissions close on 21 September 2007.

The paper is the final consultation process in the establishment of the building consent authority accreditation and registration scheme.

To protect consumers, the Building Act 2004 requires private organisations to satisfy the Department that they have adequate means to meet any civil liabilities arising from their building control work. Councils already have the resources to meet civil liabilities.

The extent of insurance cover that would constitute 'adequate means' would be based on the total value of building projects for which the private building consent authority undertook building control functions.



The Department could approve a lesser amount if it was satisfied that the level of risk warranted a reduction. It could also consider the use of a guarantor or bond when assessing whether it was satisfied a private organisation had adequate means.

The insurance requirements would cover scenarios such as a building consent or code compliance certificate being issued for a building that does not comply with the Building Code, a building failure such as a weathertightness failure causing decay, or negligence in the inspection of a building and the issuing of a code compliance certificate. Claims would have to be made within 10 years of the act or omission on which the proceedings were based.

Private organisations wanting to do building control work will only have to be accredited and registered if they want to operate as a stand-alone building consent authority. A council that has been accredited and registered may, however, use an unregistered private organisation, on a contract basis. In this case liability for the private organisation's building control work would rest with the council.

The consultation paper is available at <http://www.dbh.govt.nz/UserFiles/File/Publications/Building/BCA/Private-BCAs.pdf> or a copy can be obtained by calling the Department's contact centre on 0800 242 243. It includes specific questions for submitters to respond to, as well as an invitation for general comment.

Accreditation assistance package

The Department continues to help councils prepare for accreditation as building consent authorities, with nearly \$2 million now spent from the Government's \$3 million accreditation assistance package.

Case advisors have been working directly with councils to find out what specific help they need, focusing on those councils finding preparation for accreditation particularly challenging and offering training tailored to specific council or regional needs.

Sixty-one applications had been approved for assistance package funding at the beginning of August. They include:

- guidance and assistance in developing documentation
- on-site staff training
- testing employees' competence as part of reviewing councils' preparedness for accreditation
- how best to address corrective actions and supporting council sharing of resources.

After an initial round of 10 workshops in March/April, six workshops have been held in the past 2 months to help building consent authorities prepare for their on-site assessment by IANZ. Workshop topics included sharing what they have learned and tips on implementing systems and processes, and explaining self-auditing practices to enable any new practices to be implemented effectively and efficiently.

The initial network of 11 case advisors has been reduced to eight with experience in the specialist areas where councils have indicated they need support, particularly in terms of addressing corrective actions, preparing for assessments, auditing operations and implementing new procedures

Councils have been very positive both about the Department's provision of case advisors as part of the accreditation assistance package, and the establishment of a Local Government New Zealand website where they can share information and material –

<http://www.lgnz.co.nz/projects/building-consent/AccreditationResourceKit.html>

The website hosts numerous examples of building consent authority-related policies and procedures. These are proving useful to councils still involved in document preparation, addressing corrective actions identified by IANZ, or simply interested in comparing alternative methods for continuing to improve and get better consistency in their building control functions.

Case advisors are encouraging councils to make accreditation-related resources and other information available to others through this website. It contains a document submission form to facilitate this.

The Building second disc

The Department has released a second discussion document for the Building Code Review. We are seeking your views and comments on this important document that will help shape the future Building Code.

Submissions close on **28 September 2007.**

Following the consultation, the Department will report to the Minister for Building and Construction with its final recommendations by 30 November 2007. Cabinet will then consider changes to the Building Code, which will be put in place from 2009.

The first discussion document, released in May 2006, asked for feedback on which features of building work the Building Code should cover. This second discussion document asks for views on the Building Code performance requirements – how those features of building work should perform.

An important idea in the Department's work on the Building Code review and in this discussion document is sustainability.



Code Review – Discussion document

The Department has looked at how buildings can use resources more efficiently and how buildings should connect with their wider environment. We have also considered how buildings can contribute to social sustainability by promoting health and wellbeing and improving accessibility.

Key points in the discussion document include:

- a new Building Code structure, based on the needs of Code users, especially building designers and building consent authorities
- a new fire design and performance framework
- a new system of tolerable impacts, recognising that buildings need to meet different performance requirements depending on their importance and risks to building users and society
- possible use of projected lifetime CO₂ emissions of buildings as the principal measure of resource efficiency, including energy and water efficiency, construction materials and construction waste
- consideration of internal space requirements for housing that improve accessibility
- connection of buildings to the outdoors
- updates and clarifications of existing requirements, in line with stakeholder comments
- how the principles of universal design and adaptability can be applied in the Building Code.

The discussion document proposes three different types of changes to the Code.

- Changes that clarify existing performance requirements
- Changes that bring in different performance requirements, changes to the scope of requirements, or different approaches to describing requirements
- Ideas for some changes that are bold, are longer term and need further development with external expertise and consultation with the sector

The overall impact of the changes will be to clarify building performance requirements, leading to better decision-making and more certainty about building quality. It is too soon to assess the impact of the more far-reaching changes until further development work has been done.

The discussion document looks at how we might implement the changes that result from the review. We are conscious the sector is already responding to new measures, such as the licensing of building practitioners and the accreditation of building consent authorities, and we welcome comments on what practical support might be needed for the sector as the Building Code changes are implemented. It is likely that changes will be introduced in stages, with the most straightforward ones being made first. We are considering producing a long-term implementation plan, which would provide certainty for the building sector about when changes would be introduced.

It is important the review includes the best possible thinking from those involved in the building sector and from building users. Our thinking so far has been informed by the valuable feedback we have received on the first discussion document and throughout the review process. The performance requirements in the discussion document were developed with the help of workgroups set up by the Department, made up of experts from the building sector, territorial authorities, researchers and government. We are looking to get further valuable feedback on the second discussion document.

The discussion document has been distributed widely to the building sector and other interested parties. It is also available on the Department's website: www.dbh.govt.nz We will be holding focus groups and public workshops during the consultation period. Further details of these will be announced shortly.

Building Standards Group

work in progress

THE PUBLICATION PROCESS FOR:

BUILDING CODE CLAUSES

1. Identify need for Clause change

2. Departmental analysis of options for change

3. Prepare proposal for public consultation

4. Public consultation

5. Consider comments received from consultation

6. Prepare Cabinet paper seeking approval of proposed change including consultation with other relevant government departments

7. Prepare drafting instructions for Parliamentary Counsel to draft regulations to make the change

8. Submit draft regulations to Cabinet for approval

9. Regulations made by Governor-General

COMPLIANCE DOCUMENTS

1. Identify need for change to Compliance Document

2. Appoint project manager and/or establish working group

3. Prepare information for public consultation

4. Public consultation

5. Consider comments received from consultation

6. Prepare draft for Chief Executive's approval

7. Publication

B1 Structure – Concrete Standards

Proposed citation of revised concrete Standard NZS 3101: 2006 in Compliance Document B1.
Stage: Preparing information for public comment.

B1 Structure – Loading Standards

Proposed citation of new loading Standards (AS/NZS 1170 Parts 0, 1, 2 and 3, and NZS 1170 Part 5) in Compliance Document B1.
Stage: Public consultation closed on 16 March 2007. Analysing public comment.

B1 Structure – Masonry Standards

Proposed amendment to Compliance Document B1 by updating the masonry design Standard to NZS 4230: 2004.
Stage: Public consultation closed on 3 April 2007. Analysing public comment.

C Fire Safety – Type 4 and 5 alarms

Proposed amendments to Compliance Document C, concerning the design requirements for alarm systems in certain buildings.
Stage: Public consultation closed on 13 April 2007. Analysing public comment.

C Fire Safety – Sprinkler systems

Joint public consultation with Standards New Zealand over proposal to reference NZS 4541: 2006 Automatic Fire Sprinkler Systems in C/AS1.
Stage: Analysing public comment.

E2 External moisture

Amendments to Code Clause E2.
Stage: Changes to Code Clause E2 came into effect on 21 June 2007.

F4 Safety from falling

Amendments to Code Clause F4.
Stage: Changes to Code Clause F4 came into effect on 21 June 2007.
Amendments to Acceptable Solution F4/AS1, concerning barrier heights.
Stage: Published on 22 March 2007.

F6 Lighting for emergency

Amendments to Code Clause F6 and Compliance Document F6.
Stage: Changes to Code Clause F6 came into effect on 21 June 2007.
Amendments to Compliance Document for Code Clause F6.
Stage: Transitional Compliance Document came into effect on 21 June 2007.
New Compliance Document comes into effect on 18 October 2007.

F7 Warning systems

Proposed amendments to Compliance Document F7, concerning the design requirements for alarm systems in certain buildings.
Stage: Public consultation closed on 13 April 2007. Analysing public comment.

G4 Ventilation – Apartment ventilation

Amendment to G4/AS1, relating to the ventilation of apartments with one external wall.
Stage: Public consultation closed on 13 April 2007. Analysing public comment.

G6 Airborne and impact sound

A complete review of Code Clause G6 and Compliance Document G6. Proposals include new methods for measuring sound and new criteria for protection from environmental sound.
Stage: Preparing cost-benefit study.

G14 Industrial liquid waste

Amendments to Code Clause G14 and Compliance Document G14.
Stage: Changes to Code Clause G14 came into effect on 21 June 2007.

H1 Energy efficiency

Proposed amendments to Code Clause H1 and Compliance Document H1, relating to insulation, solar hot water systems, and commercial lighting.
Stage: First round of amendments to Code Clause H1 comes into effect on 31 October 2007. New H1 Compliance Document was published on 16 August 2007 and comes into effect on 31 October 2007.
Proposed amendments to Code Clause H1, Compliance Document H1 and G12, relating to domestic hot water and commercial HVAC systems.
Stage: Consultation closed on 29 June 2007. Analysing public comment.

Determinations issued

DETERMINATION 2007/67

Retaining wall at 71 Beach Road, Waihi Beach, Western Bay of Plenty

The matter for determination

The matter for determination was the refusal by a building consent authority to issue a code compliance certificate for a boundary retaining wall. The retaining wall had been built in connection with the removal of an existing house and its replacement by a new house according to a building consent issued by the authority. The building consent was subsequently amended

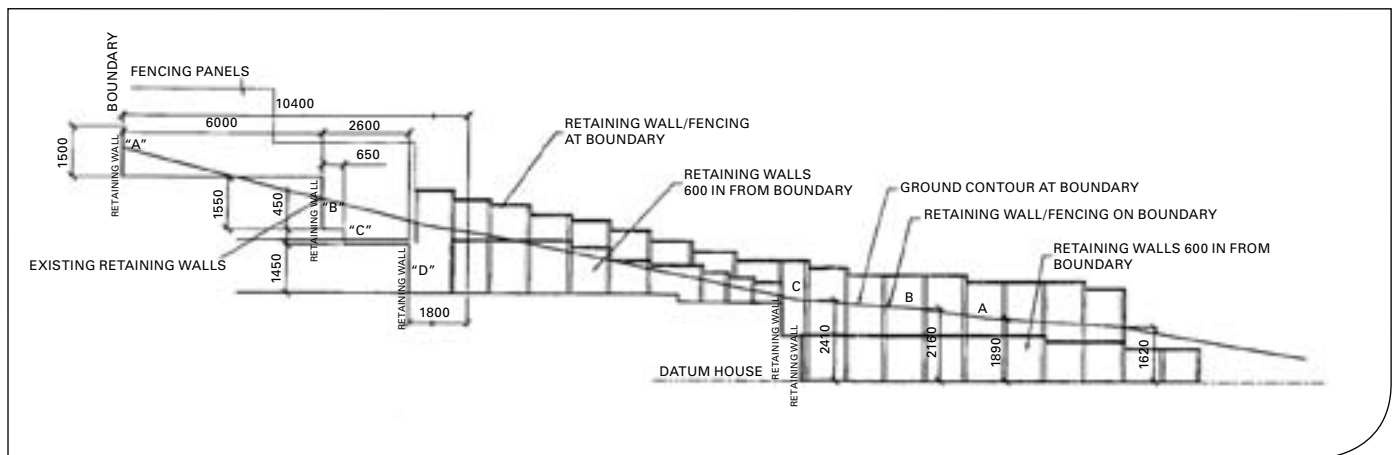
to include the strengthening of the retaining wall as it had been built. However, that amendment had been based on a certificate issued by the owner's consulting engineer, and that certificate was withdrawn in the course of the determination when the engineer realised it had been based on certain mistaken assumptions.

In the course of the determination, an independent site report was obtained on the retaining wall and independent calculations based on an assessment of the site soil properties.

The retaining wall

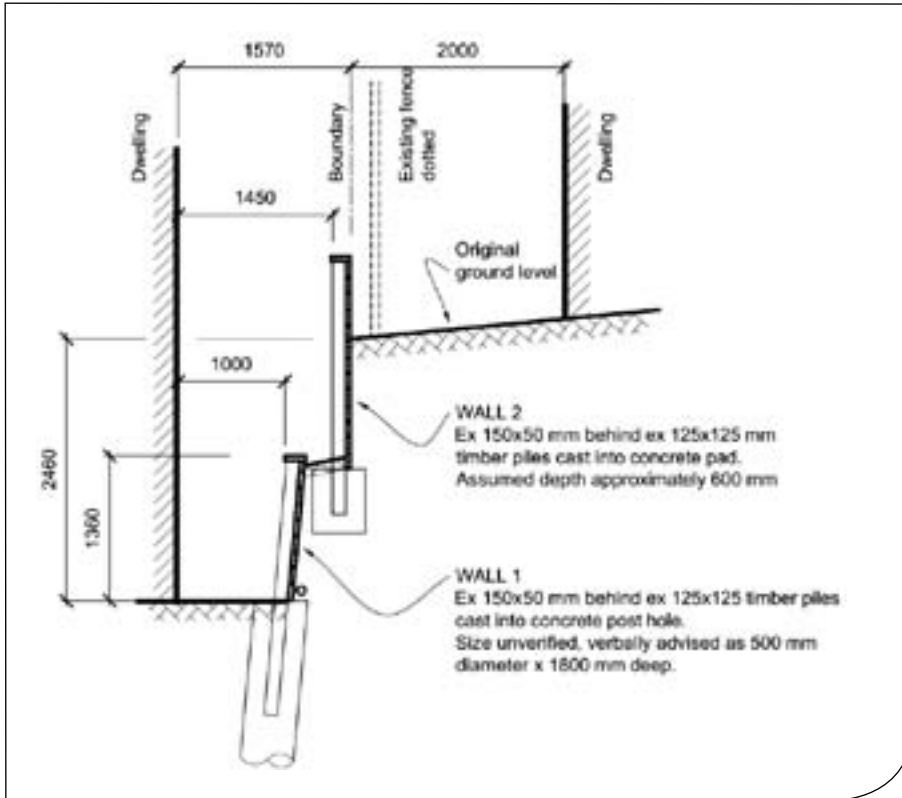
As shown in the figures below and overleaf taken from the determination, the retaining wall was of timber pole-and-batten construction, extended at the top to form a boundary fence. The retaining wall as a whole was of varying height and retained a depth of between about 1.1 m and about 2.4 m. It was constructed in two stages, the lower part first by one contractor and the upper part later by another contractor. The upper part was immediately behind the top of the lower part.

Figure 1: Ground profile along the retaining wall showing height of soil retained



Continued on page 10

Figure 2: Typical cross-section of the retaining wall (taken from the expert's report).



The owner raised a number of questions, including the following.

Question 1:

Was the retaining wall entitled to a code compliance certificate because it complied with the original building consent?

Answer:

The original building consent showed the location of the retaining wall but gave no details of its construction. The determination found that the original building consent did not

cover the retaining wall because such walls can be constructed of many different materials, and in so many different ways, that it was unacceptable to claim that a building consent had been issued for a retaining wall without any details as to its 'design, height, etc' having been included in the plans and specifications¹. As the retaining wall did not comply with the building consent, it was not entitled to a code compliance certificate.

Question 2:

Was a building consent required for the retaining wall?

Under Schedule 1(c) of the Building Act 2004, a building consent is not required for a retaining wall that retains not more than 1.5 m depth of ground and that does not support any surcharge.

A surcharge is any feature, such as sloping ground, or a road, or another building, which is in addition to the load imposed by the retained soil. Accordingly, it is acceptable for a cut to be retained by a series of 1.5 m retaining walls above each other provided that no higher wall imposes a surcharge on a lower wall. There must therefore be a certain horizontal distance between the walls, depending on the particular soil properties of the site. In this case, the horizontal distance was minimal, so that the upper wall imposed a load ('surcharge') on the lower wall.

Answer:

It was determined that Schedule 1(c) did not exempt the retaining wall from the need for a building consent because the retaining wall had to be considered as a single structure in which the lower and upper parts acted together to retain the full height of the cut. The lower and upper parts could not be regarded as separate and independent structures because the upper part depended on the lower part for support and stability. Even if the upper part considered on its own had come within Schedule 1(c), under section 17 it would still have to comply with the Building Code.

¹ Comment: In Determination 2007/53 it was accepted that a building consent covered plumbing despite the fact that no details of the plumbing were shown in the plans and specifications. The difference in approach reflects the fact that plumbing is usually installed according to generally-accepted practice whereas retaining walls involve structural considerations depending on site soil properties. This means all but the smallest retaining walls need to be individually designed.

Question 3:

Did the retaining wall comply with the Building Code?

Answer:

The independent site report showed that the retaining wall was showing signs of incipient failure, and the independent calculations indicated the retaining wall had only a fraction of the structural capacity required to comply with Clause B1. The retaining wall, as built, did not comply with the Building Code.

Decision

The determination:

- (a) reversed the building consent authority's decision to amend the building consent
- (b) determined the retaining wall, as built, did not comply with the Building Code
- (c) confirmed the building consent authority's decision to refuse to issue a code compliance certificate for the retaining wall.

DETERMINATION 2007/70

Facilities for people with disabilities in the self-care areas of Spring Hill Prison, Te Kauwhata

The building work

The Spring Hill Prison complex of buildings was at a late stage of construction under a three-stage building consent. The complex included several self-care residential buildings ('the units') to house pre-release prisoners who had graduated from more secure accommodation.

It was not disputed the entire prison complex came within Schedule 2(g) of the Building Act 2004. Under section 118, the units were required to have features to allow use by people with disabilities (to be 'accessible').

The matter for determination

There was wheelchair access to and within each unit, but the Department of Corrections ('the owner') had not intended to fit out any of the units with accessible toilet, kitchen, and laundry facilities until such facilities were actually needed for a wheelchair user. However, the building consent authority refused to issue a code compliance certificate unless the fit-out of the units included accessible facilities.

The owner applied for a determination on the authority's decision, saying the matter for determination was the need to fit out a certain number of the units according to Clause 14 Accessible Accommodation of NZS 4121: 2001 Design for Access and Mobility – Buildings and Associated Facilities.

Discussion

There was no dispute about what accessible provisions are required, only about whether they had to be provided when the units were constructed, or later when those provisions were actually needed, because a wheelchair user was to be housed in a self-care area.

Following the precedent of several previous determinations, it was considered the owner's assurance of 'management assistance and/or fittings being altered to suit the particular individual's needs' did not amount to reasonable grounds on which the building consent authority could be satisfied the units complied with Building Code accessibility provisions.

There could be no question of a waiver or modification of the Building Code because, under sections 67 and 69 of the Building Act, neither the building consent authority nor the Chief Executive of the Department of Building and Housing had the power to grant waivers or modifications of the accessibility provisions for a new building. Therefore, the prison complex had to comply with those provisions.

Decision

The determination:

- (a) determined that the owner's proposed fit-out of the units did not comply with the accessibility requirements of Building Code Clauses G1 and G3.
- (b) Confirmed the building consent authority's decision to refuse to issue a code compliance certificate for the complex unless a certain number of the units were fitted out with accessible toilet and kitchen facilities.

To read all the determinations in summary or in full, go to:

 www.dbh.govt.nz/determinations

New H1 Compliance Document published

The Department has published a new edition of the Building Code Clause H1 Compliance Document. It reflects the energy efficiency improvements announced by Ministers in May.

New houses and major extensions to existing houses will need to use about 30% less heating energy to achieve healthy indoor temperatures. The required R-values for thermal insulation in all types of houses will increase.

The changes will be phased in gradually to allow the industry to adapt. In the South Island and the Central Plateau of the North Island, the new Compliance Document (and the corresponding Building Code Clause change) will become effective on 31 October 2007. Lower North Island will follow on 30 June 2008, and Auckland and areas further north on 30 September 2008.

Commercial lighting in new and refitted buildings will also need to be more energy-efficient. These changes will become effective on 31 October 2007.

Copies of the new Compliance Document and the amended Code Clause can be obtained on the Department's website (www.dbh.govt.nz) or by calling 0800 242 243.

Spray booths and paint mixing rooms

The Department has been asked for guidance on whether spray booths and paint mixing rooms:

- are part of a building
- need a building consent
- need a compliance schedule.

This article provides guidance on these questions and considers how compliance with the Building Code may be achieved.

There are two types of spray booths and paint mixing rooms: those fitted to the building structure, and stand-alone units that may be inside or outside a building. The Department considers spray booths and paint mixing rooms, whether part of a building or stand-alone, are buildings in their own right under section 8 of the Building Act 2004.

A building consent will therefore be required before construction. A compliance schedule for specified systems used, such as mechanical ventilation, will also be required.



How is compliance with the Building Code achieved?

All building work must comply with the Building Code. Therefore, spray booths and paint mixing rooms must comply with the relevant Building Code clauses, including Structure, Durability, Hazardous Substances and Processes, Ventilation and Electricity. Most of these are straightforward. This article offers further comment on complying with Building Code Clauses G9 Electricity, G4 Ventilation and F3 Hazardous Substances and Processes.

Building Code Clause G4 Ventilation

Neither the Verification Method G4/VM1 nor the Acceptable Solution G4/AS1 contains a solution for ventilating spray painting booths, designated spray painting areas and paint mixing rooms. Ventilating these is therefore an alternative solution.

What is reasonable for a building consent authority to accept as a means of compliance?

The applicable standard is AS/NZS 4114.1: 2003 Spray painting booths, designated spray painting areas and paint mixing rooms – Part 1: Design, construction and testing.

Building Code Clause G9 Electricity

Verification method G9/VM1 cites AS/NZS 3000: 2000 Wiring rules as a method for verifying compliance with Building Code Clause G9. This Verification Method became effective on 23 June 2007.

AS/NZS 3000: 2000 in turn references the following Standards.

- AS/NZS 2381: 2005 Electrical equipment for explosive atmospheres, series of standards.
- AS/NZS 2381.1: 2005 Electrical equipment for explosive atmospheres – Selection, installation and maintenance Part 1: General references
- AS/NZS 4114.1: 2003 Spray painting booths, designated spray painting areas and paint mix rooms – Part 1: Design, construction and testing
- AS/NZS 4114.2: 2003 Spray painting booths, designated spray painting areas and paint mix rooms – Part 2: Installation and maintenance.

F3 Hazardous Substances and Processes and hazardous substances legislation

Compliance with Building Code Clause F3 Hazardous Substances and Processes and hazardous substances legislation can be achieved by complying with the Hazardous Substances (Dangerous Goods and Scheduled Toxic Substances) Transfer Notice 2006, which amends the Hazardous Substances (Dangerous Goods and Scheduled Toxic Substances) Transfer Notice 2004. The 2004 Notice refers to AS/NZS 4114 for paint mixing rooms.

Specified Systems

Mechanical ventilation is a specified system and must therefore be included on compliance schedules for spray booths and paint mixing rooms. A suitable standard for maintaining and testing is AS/NZS 4114.2: 2003 Spray painting booths, designated spray painting areas and paint mix rooms – Part 2: Installation and maintenance.

Landlord seminars



The Department of Building and Housing will present 25 landlord seminars across the country from October 2007 to June 2008. These seminars aim to help newer landlords, typically those who have been a landlord for less than 3 years or manage no more than three properties.

These seminars are an opportunity to hear advice from experienced landlords, mediators and commercial stakeholders like the New Zealand Property Investors' Federation, and ANZ or Westpac. They are also a chance to ask questions in a friendly environment.

Come along to find out what the Residential Tenancies Act means for landlords and the best practices for managing their tenancies.

The seminars are free of charge, but you must register to attend. Call 0800 TENANCY (0800 83 62 62) or email seminars@dbh.govt.nz for more information.

LANDLORD E-NEWSLETTER

Another initiative aimed at supporting landlords is the Department's Landlord e-newsletter.

This quarterly newsletter includes information about managing rent, tenancy relationships, maintaining property and other relevant topics for landlords. You'll also find information about the latest industry developments.

To see the latest edition visit <http://www.dbh.govt.nz/landlord-ewsletter-article-2>

To sign-up for this free electronic newsletter, visit <http://www.dbh.govt.nz/Utilities/notifications/subscribe-notifications.aspx>

Learning curve

BOINZ

Schedule of Building Officials Institute of NZ Training Academy Training Seminars.

CITE Building Controls

Location	Dates
Wellington	13-17 August (Week 1) 10-14 September (Week 2)
Auckland	8-12 October (Week 1) and 5-9 November (Week 2)

Cost: \$3,995 including GST

Wall Wrap Seminars (1/2 day seminar)

Location	Date
Wellington	21 August
Palmerston North	22 August
Napier	23 August
New Plymouth	4 September
Wanganui	5 September
Taupo	6 September

Cost: \$90 including GST for BOINZ members and \$120 including GST for non-members

Taking Effective Notes (1 day)

Location	Date
Auckland	27 August
Christchurch	19 October

Cost: \$275 including GST for BOINZ members and \$375 including GST for non-members

Conflict and Aggression (1 day)

Location	Date
Whangarei	28 August
Wellington	3 September
New Plymouth	4 September
Christchurch	17 September
Dunedin	20 September

Cost: \$290 including GST for BOINZ members and \$390 including GST for non-members

Negotiation Skills (1 day)

Location	Date
Whangarei	29 August
New Plymouth	5 September
Dunedin	21 September
Queenstown	25 September
Christchurch	26 September

Cost: \$290 including GST for BOINZ members and \$390 including GST for non-members

Powers of the Building Inspector (1 day)

Location	Date
Whangarei	30 August
Wellington	6 September
Christchurch	18 September

Cost: \$390 including GST for BOINZ members and \$490 including GST for non-members

Conducting an Inspection (1 day)

Location	Date
Whangarei	31 August

Cost: \$275 including GST for BOINZ members and \$375 including GST for non-members

Photographing the Inspection (1 day)

Location	Date
Wellington	7 September
Christchurch	19 September

Cost: \$275 including GST for BOINZ members and \$375 including GST for non-members

Structural Skeleton (1 day)

Location	Date
Palmerston North	20 September
Nelson/Blenheim	4 October
Wellington	25 October

Cost: \$180 including GST for BOINZ members and \$230 including GST for non-members

Investigations (3-day course)

Location	Dates
Christchurch	15–17 October
November	13–15 November

Cost: \$925 including GST for BOINZ members and \$1,025 including GST for non-members

Notices and Forms (1 day)

Location	Date
Christchurch	18 October

Cost: \$275 including GST for BOINZ members and \$375 including GST for non-members

For programme flyers, registration forms and further information please contact the Building Officials Institute's office

📞 04 473 6002 or visit the website:

🌐 www.boinz.org.nz or contact

✉️ training@boinz.org.nz

CONSTRUCTION LEADERS FORUM 2007 – SHAPING THE FUTURE

20–21 September 2007
Hyatt Regency Auckland
www.clf2007.org.nz

This 'must attend' conference for leaders in industry, central and local government will include keynote presentations from leaders and experts from New Zealand and overseas with the opportunity for panel discussions and questions.

Key themes will be:

- improving the structure of industry
- optimising industry relationships and processes
- optimising the environment provided by whole of Government.

This conference will bring leading New Zealand and overseas speakers together with representatives from industry and government to debate the state of the industry and promote solutions to deliver a more effective and efficient industry for the future. It will provide an opportunity to look at overseas developments and how we measure up in New Zealand.

Confirmed speakers include:

- Dr Alan Bollard – Governor of the Reserve Bank of New Zealand
- Vaughan Burnand – Chief Executive Officer, Shepherd Construction and Director, Constructing Excellence, UK
- Hon Clayton Cosgrove – Minister of Building and Construction
- Richard Harris – Director, Jasmex
- Greg Howell – Director, Lean Construction Institute, USA
- Don Huse – Chief Executive Officer, Auckland International Airport Ltd
- Trevor Kempton – Managing Director, Naylor Love
- Gary Kerr – Director, Leveraged Learning Enterprises and Networks Pty Ltd, Australia
- John McCarthy – Chairman, Australian Enterprise Holdings Ltd, Australia
- Tim Munro – Managing Consultant, Procurement, GHD
- Peter Neven – General Manager Building, Fletcher Construction
- Phil O'Reilly – Chief Executive, Business New Zealand
- Clive Richardson – General Manager China, Beca
- Amanda Warren – Chief Executive Officer, Construction Clients Group

Registration and accommodation booking available online at

🌐 www.clf2007.org.nz

Early Bird Fee (excl) GST (by 31/7/07)	Standard Fee (excl) GST (1/8/07-31/8/07)	Late Fee (excl) GST (after 31/7/07)
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Full Registration

NZ\$1,000.00	NZ\$1,111.11	NZ\$1,200.00
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Day Registration

NZ\$506.70	NZ\$560.00	NZ\$613.33
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Conference Dinner

NZ\$128.00 + GST (Thursday 20th)

Learning curve *continued*

Preliminary Conference Programme

Thursday 20 September

07.30–09.00 Registration

09.00–12.30 First Session

Optimising industry relationships and processes – Part 1

- Peter Neven
- Richard Harris
- Clive Richardson

13.30–17.15 Second Session

Optimising industry relationships and processes – Part 2

- Vaughan Burnand
- Trevor Kempton
- Tim Munro
- Amanda Warren

15.30 Drinks

19.00 Conference Dinner

Friday 21 September

8.30–12.00 First Session

Optimising industry relationships and processes – Part 3

- Greg Howell
- John McCarthy
- Gary Kerr

1.00–16.30 Second Session

Optimising the environment provided by whole of Government

- Hon Clayton Cosgrove
- Dr Alan Bollard
- Phil O'Reilly

Key Dates

June 2007

Registration and accommodation booking available online at www.clf2007.org.nz

Until 20 July 2007

Early bird registration fee

21 July to 31 August 2007

Standard registration fee


From 1 September 2007

Late registration fee


20–21 September 2007

Conference

For more information see the website

 www.clf2007.org.nz or contact:

The Conference Company

 clf07@tcc.co.nz

Adrian Bennett at Building Research,

 a.bennett@bres.org.nz

BARRIER FREE NEW ZEALAND TRUST

The Barrier Free New Zealand Trust facilitates and encourages solutions for the provision of an Accessible Journey for all people.

The Barrier Free website is currently being redeveloped with an aim to ensure a high quality interface for Barrier Free Advisors, those seeking technical information and advice, as well as providing an accessible source of information on Access and the Barrier Free New Zealand Trust, for everyone in the community.

Forthcoming Seminars

A reminder that there are only two remaining 'Accessible Journey' training seminars scheduled for the year:

Nelson 13–14 September


Manukau City 19–20 November

However, due to significant interest in the South Island, the Trust is looking at holding another 2-day seminar in Dunedin, providing there are sufficient registrations.


For further enquiries

Contact:

 office@barrierfreenz.co.nz

 (04) 915 5848

Or access our current webpage on


 www.barrierfreenz.org.nz

Spaces are limited, so please reserve your place today.



Important changes to BIA website

The content previously available on the Building Industry Authority website (www.bia.govt.nz) is now located within the Department of Building and Housing website:


 www.dbh.govt.nz


Legality of Department of Building and Housing interpretations

Only the courts can issue binding interpretations of the Building Act 1991 and Building Act 2004 and Regulations. Indications and guidelines issued by the Department of Building and Housing, either in *Codewords* or other communications, are provided with the intention of helping people to understand the legislation. They are, however, offered on a 'no-liability' basis and, in any particular case, those concerned should consult their own legal advisors.

Editorial enquiries

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