



codewords

Building Code Review Workshops

A full review of the New Zealand Building Code is under way as part of the Building Act 2004 implementation.

The Department and Building Research have hosted workshops in recent months to gather community views and expert opinion on building and housing.

'The Building Code review is one of the important planks in the new Act,' says Mike Stannard, Operations Manager of Building Controls. 'We need to consider how the current Code is working, what needs to be regulated, and what the performance standards should be. We want a Code that is relevant to New Zealand, relevant to its users, and clear and appropriate to all buildings.'

COMMUNITY WORKSHOPS

The Wellington community workshops were held in November, followed by Auckland events in February.

At each series, approximately 150 participants gave their views, ideas and expectations about the buildings they live, work and play in. They represented a diverse range of interests including

community housing groups, support services for families, older people and those with disabilities, community centres, ethnic, cultural and migrant communities, local authorities and building trade and industry organisations.

Free-flowing discussions covered many topics, including health and safety, facilities for people with disabilities, apartments, heritage buildings, saving water and electricity, natural emergencies and the cost of housing.

Many arrived primed with issues to put on the agenda for the day and new ideas emerged during the discussion. For example, there was strong articulation of the need for buildings to have long lives and for design and construction methods to be used that allow buildings to be adapted as society or technology changes.

'These workshops aren't just for show – they're about people having real input into the Code,' said Building Code review project manager Peter Thorby, 'because what the review comes down to is the future of buildings in New Zealand.'

'Everyone who attended got the chance to have their say.'

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Building Code Review Workshops *continued*

Building Code Review

The Building Code Review extends to 2007 and will:

- review the current Code against the requirements of the Building Act 2004
- confirm how well the Code is meeting user needs
- gain an understanding of user and societal expectations of a building code
- review international performance-based building codes
- consult widely regarding proposed changes to the Code
- prepare a report to the Minister (including a proposed new Code)
- publish the Code
- define and implement an education programme covering the changes.



MARCH WORKSHOP

The workshops on 22 and 23 March in Wellington showcased a range of viewpoints from local, national and overseas participants. International experts included Paul Everall, former Head of the Buildings Division at the Office of the Deputy Prime Minister in the UK, and Brian Meacham, Risk Consultant leader for Arup America.

Other organisations present included:

- The New Zealand Fire Service
- Auckland Regional Council
- Waitakere City Council
- Building Research
- Wellington Medical Research
- CCS Auckland Disability Awareness
- Ministry of Economic Development
- Winstone Wallboards.

Among the wide-ranging topics considered in relation to a new Code were:

- key trends and developments in the New Zealand building environment over the next 5-10 years (political, economic, social and technological perspectives)
- quality-of-life building issues such as ventilation and natural light
- access issues
- cultural diversity
- sustainable development.

OUTCOMES

The workshop outcomes will inform the ongoing development of a new framework and Building Code, with a final report to the Minister (including the new Code) due in 2007.

'The workshop series has been invaluable for getting as many perspectives as possible,' said Peter Thorby. 'We've had conflicting opinions, we've had arguments – it's been exactly the kind of robust discussion we wanted. Underlying it all, too, everyone's aware of how important the Code review process is: that this is a crucial part of getting the Building Act to work.'

General Manager, Building Controls update

The Building Act 2004 implementation continues to gather steam as we head into the winter.

Homeowners and people who buy houses in the future need to have confidence that building work done has been done properly. We also need to be sure that the buildings we use every day, like our offices, our schools, and our supermarkets, are up to scratch.

Obviously weathertightness was a catalyst for the new Act, but it was not the sole reason. The Hunn report into weathertightness found the problem was caused not just by one factor, but by a systemic failure of the building control system.

The new Act seeks to redress that by strengthening every step of the building process. The key throughout is to aim for a balance between improved services and cost that allows for innovation, but within a quality assurance framework.

The dissolving of the Building Industry Authority and establishment of the Department of Building and Housing is about much more than a change in name. The move from a Crown agency to a government department is a fundamental shift in approach to 'bigger picture' thinking about New Zealand's future.

As well as building controls, the Department is responsible for tenancy services and housing policy.

Codewords remains the magazine of building controls. But it's important to realise that the approach the Department is taking will consider building controls in the wider context of the building and housing sector.

This month we have coverage of the Building Code Review now under way. This long-term project, which will extend to 2007, is a crucial part of the Building Act implementation. The Department has hosted workshops in recent months to gather community views and expert opinion on building and housing, and you can read more about this on page 1.

At the same time, we have been on the road to answer questions about the Building Act itself and what it will mean for everyone in the industry. Working in conjunction with BRANZ we have hosted nearly 30 Building Act seminars up and down the country. These have been a resounding success, with more planned. There is little point in having a new Building Act without the resources to understand it, and the seminars are a key part of our strategy of making information available (see page 6).

Another project coming to fruition is the delivery of a new national diploma specifically designed for people in the building controls sector. The National Diploma in Building Controls will be the first qualification offered on a national level to cover the full range of competencies required of a building official. It will be registered with the New Zealand Qualifications Authority and available from 2006 (see page 5).

I am pleased to note that Compliance Documents can now be downloaded from the Department website free of charge. Paid subscriptions are still available for those who want to keep up-to-date automatically, but the free release of the documents is a key step in making the information more widely available.



Finally, in terms of my role, I have been filling the General Manager's role in an acting capacity since the middle of April until a permanent appointment is made. The Chief Executive of the Department, Katrina Bach, has now announced that on 1 June John Kay will take up this post. John is an experienced senior manager who is currently employed as the General Manager, Operations for Land Transport NZ. He has previously worked for Landcare Research New Zealand Ltd and The Foundation for Research, Science and Technology.

I wish John all the best as the new General Manager.

A handwritten signature in black ink, appearing to read 'Warwick Tuck'.

Warwick Tuck
Acting General Manager
Building Controls

Product Accreditation Changes

The major provisions of the Building Act 2004 came into effect on 31 March 2005 and the Building Act 1991 was abolished on that date.

As a consequence, the building product accreditation scheme operated by the Department of Building and Housing under the former Act is now closed and the Department cannot accept any further applications.

The Department is developing a new product certification scheme to be established under the provisions of the Building Act 2004. It is expected the structure of the new scheme will be established in July 2005.

The new Building Act contains transitional provisions regarding the former accreditation scheme and the Department will process all applications for accreditation received by 30 March 2005 under the rules for that scheme.

Barry Brown IPENZ MacLean Citation Award March 2004

Barry Brown, a Fellow of the Institution of Professional Engineers (IPENZ), has been awarded the IPENZ MacLean Citation 2005 for his contribution to improved building regulation in New Zealand.

He has been a key driver of an increasingly engineering-based approach in building regulation over more than a decade.

Barry's personal commitment and integrity were evident when he was one of the first to appreciate that the development of an effective national building regulation system needed more than the new 1991 Building Act. He did much of the strategic thinking about the performance-based nature of the Building Code and the various tools required to assure compliance. He initiated the widely-used and very successful Producer Statement.

Barry's expertise was recognised through his appointment to the Building Industry Authority, ultimately becoming Chair just before the weathertightness issue became a focus. Once it became clear that the Building Industry Authority would be disestablished, Barry continued to work tirelessly seeking improvements to building regulation systems. By the time of disestablishment the various operating groups transferred to the Department of Building and Housing were significantly improved in their capability.



'The MacLean Citation is only awarded occasionally to persons who deliver exceptional and distinguished service to the engineering profession. This year's recipient, Barry Brown is an outstanding role model of the dedicated professional engineer,' said IPENZ Chief Executive, Andrew Cleland.

Barry Brown was presented with his MacLean Citation Award at the IPENZ Awards Dinner held at Auckland's Ellerslie Convention Centre, on Thursday, 17 March 2005.

New National Diploma in Building Controls being developed



Wellington Institute of Technology
Te Whare Wānanga o te Awakairangi

In 2004 the Department initiated arrangements for the development and delivery of a new national diploma specifically designed for people in the building controls sector. The National Diploma in Building Controls will be the first qualification offered on a national level to cover the full range of competencies required of a building official. It will be registered with the New Zealand Qualifications Authority and available from 2006.

For those more experienced building officials there will be a Recognition of Current Competency (RCC) package that will be developed later this year and available from January 2006. This will provide an alternative assessment pathway for experienced building officials who may wish to demonstrate their current skills and knowledge against the requirements of the new national diploma.

An Education and Training Advisory Group made up of building controls representatives has been working with InfraTrain (an Industry Training Organisation) to develop the content

and structure of the diploma. The first phase of this work is now complete and InfraTrain is currently seeking feedback on the draft qualification.

This is an important opportunity to contribute to the establishment of this career path within the building industry. The new qualification will enhance and formalise the professional nature of building officials, develop a distinct profession within the wider building industry and lift the skills of the workforce. Long term, it will bring recognition to the vital role building officials hold in the building and construction process.

To ensure building officials have the opportunity to participate in this new education programme, the Wellington Institute of Technology (WelTec) was selected as the preferred education provider for the delivery of the new national diploma. WelTec programmes will be available throughout the country and include regional seminars. The new national diploma will be available from early 2006. In the meantime, in 2005 WelTec are offering a shorter programme, the NZQA-approved WelTec Diploma in Building Surveying which will cross-credit to the new diploma in 2006. Information about enrolment options for 2005 is being distributed by WelTec.

Contact for more information:

About the education strategy for building officials:

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About enrolments and information for WelTec programmes:

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✉ **michael.brannigan@weltec.ac.nz**

InfraTrain:

Kevin Walker
☎ **(04) 920 2454**



BOINZ Conference

From 21-23 March the Building Officials Institute of New Zealand (BOINZ) held their annual conference in New Plymouth. The conference, a key event for building officials, was attended by approximately 280 delegates from around the country and 14 staff from the Department of Building and Housing.

The Department was pleased to support BOINZ by securing the gold sponsor position, and would like to congratulate the organising committee on a professionally organised and well managed conference. Staff welcomed the opportunity to meet new BOINZ Chief Executive Len Clapham, and also addressed conference delegates on a variety of issues. Workshops were held on building consent authority registration and accreditation, certificates of acceptance, notices to fix and plans for building consent applications.

'Conferences like this are a great way for the Department to meet the people we speak to and deal with on a day-to-day basis,' said Departmental Adviser John Tait. 'It's an ongoing partnership and we look forward to working with BOINZ to achieve the key requirements of the Building Act.'

Building Act 2004 BRANZ Seminar Series

The Department and BRANZ have delivered the largest building seminar series ever in New Zealand, presenting nearly 30 seminars to over 3700 people up and down New Zealand.

The seminars were for building industry professionals of all stripes – from owners and developers to design consultants, building officials, contractors and subcontractors, site overseers, building consultants and students. The intent was for the Department to provide insight into the policy intent of the Building Act 2004 along with the practical implications for the building and construction industry.

'It's obviously a huge piece of legislation,' commented Mike Stannard, Operations Manager of Building Controls, 'and it affects virtually everybody. It's crucial that everyone in the industry have access to the knowledge they need about the Act, and also that they can communicate the essentials to consumers if need be.'

After discussing the background and intent of the Building Act, the seminar programmes provided updates on various work-in-progress aspects.

- Licensing of building practitioners.
- Product Certification.
- Building Code review.
- Consumer protection initiatives.


In the 'open question' sections, everything from the details of BCA registration to liability for head flashing problems was raised, with questions ranging all the way across the new legislation.

'They've definitely been a workout,' said Department Adviser John Tait.

'But that's the whole point – fronting up and answering people's questions about the Act.'

Mike Stannard agrees. 'Our job is to make sure people know about the Act. We've got the websites – consumerbuild.org.nz and building.govt.nz – consumer leaflets, industry booklets: these seminars are very much part of the overall strategy of the Department acting as an information resource.'

More seminars are planned in the future – see

 www.branz.co.nz for further details.



Structural Advisory Panel



The Structural Advisory Panel meeting on 15 December (left to right): Graeme Lawrance, Mike Stannard, Peter Smith, Stuart George, Andrew King, Barry Davidson, Richard Built, John Buchan, David Hopkins, John Ryan, Grant Wilkinson. Absent: Richard Bialostocki.

The Structural Advisory Panel, one of four panels providing advice to the Department on building sector issues, is preparing a 'state of play' report on structural engineering in New Zealand.

The report will examine the following areas.

- Current state of structural engineering in New Zealand.
- Research capabilities and outputs.
- International structural engineering practice.
- The existing Department Work Programme (including BCA accreditation, Standards reviews, Building Code review, and licensing and certification issues).
- Current and emerging issues in the sector.
- Recommendations for future work priorities.

The Panel comprises a number of leading professionals meeting regularly to consider the strategic implications of current behaviour, trends and development in the structural engineering industry. A first draft of the report has been circulated, with the final report expected later this year.

Andrew King (chair) is a section manager at the Institute of Geological and Nuclear Sciences in Wellington. He has 33 years' experience as a structural engineering consultant, research engineer and technical adviser to New Zealand and international standards and building control organisations. He is the Chair of the Joint Australia/New Zealand Earthquake Loadings Standards Committee, New Zealand delegate to the International Association of Earthquake Engineering, a Past President of the New Zealand Society of Earthquake Engineering, and New Zealand delegate to the Apec Working Group on Harmonisation of Structural Loading Standards.

John Buchan worked in the structural steel, heavy machinery manufacture and construction industries before joining the Christchurch City Council as Building Control Manager in 1995 where he is responsible for technical standards of the building consent process and for Building Act compliance.

Grant Wilkinson is a professional structural engineer and Project Director with Holmes Consulting Group. Grant has over 22 years' experience with the design of many large buildings in New Zealand including the new Christchurch Art Gallery and Christchurch Women's Hospital. He has a special interest in the seismic strengthening of existing buildings.

Peter Smith is a director of Spencer Holmes Ltd and has 37 years' experience as a civil and structural engineer in private practice. He is currently on the management committee of SESOC and the Concrete Society and a member of the University of Canterbury Industry Liaison Group and the Chartered Professional Engineers Council.

He has represented IPENZ and the engineering profession on a number of standards committees and advisory bodies. He has contributed to engineering practice through his work with the Association of Consulting Engineers and more recently on the Board of IPENZ where he served a 6-year term.

Stuart George is a Director of Buller George Engineers Limited. His particular specialties include earthquake engineering, structural analysis, structural dynamics, wind motion of high-rise buildings, and computer analysis of structures. Some of Stuart's projects include the Whangarei, North Shore, Waitakere and Tauranga Hospitals, as well as the Prince's Wharf Development, The Lumley Centre, Westcity Shopping Centre and the Majestic Building in Wellington.

Barry John Davidson has had over 30 years of technical engineering experience. He is a Senior Lecturer in structural engineering at the University of Auckland, Engineering Director of CompuSoft Engineering Ltd and currently President of SESOC (Structural Engineering Society of New Zealand). He has been actively involved in the analysis and design of most structural forms, including nuclear reactor vessels, concrete arch dams, offshore gas platforms, hyperbolic cooling towers, high-rise buildings and bridges.

First New Zealand Property Inspection Standard **Published**

Standards New Zealand (SNZ), the national Standards body, has published New Zealand's first Standard for property inspections.

Entitled *Residential property inspection* (NZS 4306), the document was released at the end of February. SNZ's initial investigation into property inspections began some time ago in light of problems within the property markets relating to weathertightness and durability.

These issues highlighted failures in design, material selection, construction and supervision, as well as the necessity for ongoing maintenance on all buildings. Ongoing maintenance on the structure, roof, and plumbing, electrical and gas systems is often neglected, and yet poses high risk to the overall integrity of buildings. Therefore, SNZ decided to develop this Standard to introduce consistency and reliability into the inspection of residential properties.

The purchase of residential property is an important decision to most people and should be contemplated only with full knowledge of the property's condition. In order for the decision to be well informed, completely independent and objective advice is required.

The Standard also provides assistance by:

- giving credibility to the property inspection sector through setting levels of competence
- maintaining nationwide consistency
- benefiting all parties with an interest in the property
- identifying deferred maintenance issues as well as other defects.

The Standard covers a range of issues concerning pre-purchase property inspections and includes:

- construction defects identification (structural, weathertightness, durability, workmanship)
- gradual deterioration identification
- competency required to carry out inspections
- reporting outline (what the various reports should include)
- reference to Standards and other documents that would be useful to consult
- product warranties, building consents, known property defects etc
- trade-specific testing (or reference to) and assurance relating to infrastructure services (plumbing, gas, electrical etc)
- positive attributes (insulation, double glazing, plumbing issues).

'This Standard will provide guidance to property inspectors and will provide homeowners, vendors and financiers with assurance that the property's condition can be assessed fairly and agreed to by all parties,' John Kelly, SNZ project manager, said.


'People selling property will be able to clearly demonstrate their "duty of care" using the new Standard and property buyers will have a consistent level of information regarding a specific property that will allow them to make informed decisions before they buy.

In addition to this, real estate agents and their vendors will be able to use inspections, carried out to the new Standard, as a marketing tool,' Kelly added.

Anyone interested in purchasing the Standard can do so by contacting SNZ via the SNZ web shop at

 **shop.standards.co.nz**

or by contacting SNZ sales

 **0800 735 656**

Fax (04) 498 5994

 **snz@standards.co.nz**

Welcome David Kernohan

David Kernohan has joined the Department as the Principal Adviser on Building and Housing Sector Policy.

David is an architect and former Dean of the Victoria University School of Architecture. Since 2000 he has run Architecture Diagnostics, a consultancy firm specialising in architectural research, building performance and building heritage conservation. The most recent of his five books on architecture, *Wairarapa Buildings*, was published late last year. In 2003 David was a member (with Don Hunn and Ian Bond) of the Weather-tightness Overview Group that produced the Hunn Report.

David views taking on the position with the Department as 'an opportunity to see the process through full circle'. His wide-ranging role will include:

- helping develop and maintain a comprehensive understanding of the building and housing sector
- placing that understanding in the context of government-wide policy-making

- giving advice on how best to address building and housing sector issues and what government can do to improve the performance of the sector
- supporting the establishment of appropriate monitoring, research and evaluation procedures.

Initial tasks include providing policy advice on the Chief Executive's Advisory Panel, the building practitioners licensing regime, the Architects' Registration Board and sector monitoring processes.

In addition to his responsibilities with the Department, David will maintain his commitments to the development of Wellington's waterfront. He chaired the Wellington City Council's Waterfront Development Sub-committee for 3 years and is now a Director of Wellington Waterfront Limited.

In 1996 David and his wife Christine took over the Gladstone Vineyard in the Wairarapa. Christine is managing director and wine-maker, producing award-winning wine, while David applies himself to quality assurance.



WHERE TO GET COMPLIANCE DOCUMENTS

Victoria University Bookcentre is pleased to be associated with the Department of Building and Housing. We supply the Department's Compliance Documents in hard copy, CD-ROM or PDF (internet) format, as well as the Building Act and Building Regulations which include the Building Code. We can also source technical and general books on your behalf. Victoria University Bookcentre, Gate 1, Student Union Building, 1 Kelburn Parade, PO Box 12337, Wellington.

- 🌐 www.vicbooks.co.nz
- ✉ sam.stanley@vicbooks.co.nz
- ☎ Freephone 0800 370 370

The BRANZ Levy and the Building Levy

With the changes to the Building Levy announced in March, the Department has fielded several queries from territorial authorities about the Building Research (BRANZ) Levy and how it relates to the application forms for building consents and PIMs.

The Building Research Levy is authorised under the Building Research Levy Act 1969. Under this Act, 0.1 percent of the contract value (exceeding \$20,000) of every construction project put forward for building consent in New Zealand is payable by the builder to Building Research. The intent is to provide money for research into improved techniques and materials for use in the building industry.

The Building Levy is used to fund the Department's functions under the Building Act 2004. It is now set at \$1.97 per \$1,000 of building work for which there is a consent, and is only collected on building works valued at \$20,000 or more.

The Building Research Levy is thus separate from both the Building Levy and the Building Act, and is not administered by the Department. You will need to include this in your fee calculator, but not in the form.

For further information on the Building Research Levy contact BRANZ on

0800 80 80 85 (press 1)

Amendments to Building Act 2004 passed into law

Technical issues related to the Building Act 2004 have now been resolved.

Amendments to the Building Act were included in the Legislation (Incorporation by Reference) Bill that received royal assent from the Governor-General in April and is now law.

The amendments took effect from 14 April 2005 with the majority correcting and clarifying drafting issues that became apparent when some provisions of the Building Act 2004 came into force in March.

Changes have also been made to section 363, which makes it an offence to use, or permit use of, premises intended for public use that are affected by building work.

These changes clarify how the provision is applied, and introduce a certificate for public use and transitional arrangements.

The Department appreciates the assistance of the building sector in identifying provisions that needed additional clarification or correction, and developing practical solutions.

The Department will now update guidance documents, publications and the Building Act 2004 website (www.building.govt.nz) to reflect these changes.

The full Building Amendment Act is available from Bennetts Government Bookshop and the Building Act 2004 website.

www.building.govt.nz



Publications update

FREE COMPLIANCE DOCUMENTS

Building Code Compliance Documents are now available for free download on the Department's website.

Until recently they had only been available for purchase from the Victoria University Bookcentre. The Department had received a number of requests for the Compliance Documents to be made available free of charge as PDF files, so they were made available on the Departmental website.

This has been well received by industry, and the documents have been frequently downloaded since becoming available in March.

Compliance Documents (formerly known as Approved Documents) are designed to help people comply with the requirements of the New Zealand Building Code. Buildings built to the method described in a Compliance Document are automatically deemed to comply with the particular provision of the Building Code to which the document relates.

The documents are not mandatory – you can use alternative ways of building provided these also come up to the required performance standards stipulated in the Building Code.

The Building Amendment Act 2005 requires Compliance Documents to be freely available on the Department's website (section 25A). The intention of the Amendment Act is to ensure the documents are accessible.

The Victoria University Bookcentre continues to sell the Compliance Documents in hard copy and CD-ROM formats, and offers a PDF subscription service.

Download Compliance Documents. See 'What's new':

 www.building.dbh.govt.nz

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

HOW DO I FIND THE 'OLD BIA' INFORMATION?

Simply go to www.dbh.govt.nz and click on the link 'Building Controls' beneath the Department's logo. This will take you to the Building Controls section of the Department's website.

You will notice that the layout and structure of Building Controls information is very similar to the layout of the BIA website. The aim is to minimise disruption to users who were familiar with the BIA site.

Content has been updated to reflect the fact that the BIA has been dissolved, and its building control functions transferred to the Department of Building and Housing.

Product Certificates

Certificate 97/001A **Bayonet Galvanised Wire Netting**

Issued to:

Paul Industries Ltd
PO Box 308
Tauranga

Issued 30 March 2005 without an expiry date

Certificate 93/006A **CS Cavity Sliders**

Issued to:

Cavity Sliders Ltd
5-7 Rakino Way
Mt Wellington

Auckland
Issued 30 March 2005 without an expiry date

Certificate 95/002 **Aquaflush Flushing Valve**

Issued to:

MacDonald Industries
PO Box 57 059
Auckland

Issued 30 March 2005 without an expiry date

Determinations issued

To date, 43 Determinations have been issued this year. The following are summaries of two Determinations issued recently.

Determination 2005/29

Issued 11 March 2005

In this case the owner disputed the Council's decision not to issue a code compliance certificate and applied for a determination. The application was referred to the Chief Executive of the Department of Building and Housing to determine whether single sex toilets at a coeducational high school provide 'appropriate privacy' as required by Clause G1.3.2(d) of the Building Code (the First Schedule to the Building Regulations 1992).

Submissions/Reports

The parties supplied copies of correspondence between them, and each made specific submissions. In addition, reports were obtained from two independent experts.

The Council's submissions

The Council received an application for building consent for additions and alterations to the existing school buildings. They raised concerns that sanitary facilities permitted a direct line of sight from the general public area and would not comply with the Building Code or Acceptable Solution G2/AS1. Ultimately the consent was issued, on the basis that the applicant would use an obscure screen rather than mesh screen.

The Council was of the view that the screens, by then installed, for both male

and female facilities failed to comply with both the Building Code and the Acceptable Solution as the screen did not prevent a direct line of sight between a general public area and a space containing toilet fixtures.

The applicant's submission

The applicant's submission contained correspondence between the parties, rather than a specific submission from the applicant.

The applicant noted that it was only when the students left the private cubicle and used the wash-hand basin that they could be observed. The behaviour of students in these areas is of great concern to all schools and staff need more visibility to observe any misbehaviour.

No urinals are used and the toilet doors have been taken down to floor level to accommodate the privacy issues. Over the past month the toilet block has been operating, the feedback has been positive from staff and students. A student survey found 'nobody felt their privacy was infringed' and 'the smoking has stopped', among other comments.

Decision

The Chief Executive found that two of the toilet blocks did not comply with the requirements of G1.3.2(d) of the Building Code. There is non-compliance with the provision that there must not be a line of sight between a general public area and a WC. A third toilet block was found to comply.

The territorial authority's decision to refuse to issue a code compliance certificate for two toilet blocks was confirmed and for the third it was reversed.

Determination 2005/43

House 37, Issued 12 April 2005

The owner of the property disputed the territorial authority's decision not to issue a code compliance certificate and applied for a determination. The application was referred to the Chief Executive of the Department of Building and Housing to determine whether the monolithic cladding on the house would comply with the external moisture requirements (E2) and durability requirements (B2) of the Building Code.

House Design

The building is a large 7-year-old three-storey, split-level house situated on an excavated sloping site in a very high wind zone. It has a very complex roof and shape, with some curved walls, and upper floor and window projections of varying profiles. The external walls of conventional light timber frame construction are built on concrete block foundation walls and are sheathed with two types of cladding. The majority of the eaves have 260 mm projections, including the gutter widths, but there are larger roof projections up to 2000 mm wide, generally extending over the balconies.

Submissions/Reports

Submissions were received from the TA and the owner. An independent expert was commissioned to report on the cladding.

The determination found that the building:

- has 260 mm wide eaves projections that provide little protection to the cladding under them. However, the various roof projections provide some additional protection.
- is in a very high wind zone
- is a maximum of three storeys high
- has exterior joinery units that have head and sill flashings, but no jamb flashings
- has an envelope that is very complex on plan, with a roof system having hip, valley and wall-to-roof junctions
- has six high-level balconies constructed either totally or partially over a habitable space
- has a circular colonnade and several pergolas
- has external walls constructed with timber that, in the absence of documentary evidence to the contrary, is considered to provide little resistance to decay if it gets wet and cannot dry out.

The expert took non-invasive readings at the interior linings of the external walls throughout the house and some 'off-the-scale' readings were recorded. The expert also took invasive moisture readings through the exterior wall cladding and external soffits. Moisture readings of 19 percent (2), 20 percent, 22 percent (2), 23 percent, 24 percent (3), 28 percent (2), 32 percent (2), 33 percent, 38 percent, and 40 percent (16) were recorded in these instances at various locations throughout the building. The expert noted that the recorded readings were taken

after a long spell of fine weather and that the 40 percent readings registered were at the limit of the scale on the meter used to take the readings. Moisture levels above 18 percent recorded after cladding is in place generally indicate that external moisture is entering the structure.

Decision

It was determined that the monolithic cladding systems as installed do not comply with Clauses B2 and E2 of the Building Code.

The territorial authority's decision to refuse to issue the code compliance certificate was confirmed.

To read all the Determinations in full, go to:

 www.dbh.govt.nz/e/publish/determinations_issued.shtml

Operations group work in progress

THE PUBLICATION PROCESS FOR:

BUILDING CODE CLAUSES

1. Identify need for Clause change

2. Appoint project manager and/
or establish working group

3. Prepare information for
public comment

4. Public comment

5. Analyse public comment

6. New Clause drafted for
Chief Executive's approval

7. Final draft goes through
regulation approval process

8. Publication

COMPLIANCE DOCUMENTS

1. Identify need for change to
Compliance Document

2. Appoint project manager and/
or establish working group

3. Prepare information for public
comment

4. Public comment

5. Analyse public comment

6. New draft for Chief Executive's
approval

7. Publication

Clause B1, Structure – concrete construction

Stage: publication

Amendment to the references page to include Amendment 3 to Standard NZS 3101 and Amendment 2 to Standard NZS 3109. Now available from Vicbooks (see page 9).

Stage: prepare information for public comment

Citation of new loading Standards (AS/NZS 1170 Parts 0, 1, 2 and 3, and NZS 1170 Part 5).

Stage: prepare for publication

Citation of Amendment 1 to NZS 3109.

Clause C, Fire Safety – minimum fire ratings

Stage: analyse public comment

Amendment to the Acceptable Solution C/AS1 which proposes increases to the minimum fire ratings required.

Clause C, Fire Safety – safety in day-care centres where children sleep

Stage: analyse public comment

Amendment to Acceptable Solution C/AS1 regarding fire safety precautions and escape methods in buildings where young children may sleep.

Clause C, Fire Safety – single means of escape

Stage: assess need for change to C/AS1

Concerning the design requirements for multi-storey buildings with single means of escape from fire.

Clause E2, External Moisture

Stage: publication

Amendment to E2/AS1 in preparation for implementation on 1 July 2005.

Clause E3, Internal Moisture

Stage: publication/public comment

Amendment to Code Clause published with respect to domestic ventilation. Proposed amendments to Acceptable Solution E3/AS1 and Verification Method E3/VM1.

Clause F3, Hazardous Substances and Processes

Stage: prepare information for public comment

Amendment to Compliance Document to comply with the new HSNO Act covering the storage of hazardous liquids and gases in buildings.

Clause F4, Safety from Falling

Stage: final draft going through the regulation approval process

Amendments to Clause and Acceptable Solution F4/AS1 concerning barriers not being used as seats and barrier heights.

Clause F6, Lighting for Emergency

Stage: rewritten/preparing for publication

Amendments to the Code Clause and Compliance Document.

Clause G6, Airborne and Impact Sound

Stage: analyse public comment
(delayed until October by Code review)

A complete review of the Code Clause and its Compliance Document. Proposals contain new methods for measuring sound and new criteria for protection from environmental sound.

Clause G6, Airborne and Impact Sound – classroom acoustics

Stage: analyse public comment
(awaiting G6 main clause)

Amendments to the Code Clause and its Compliance Document.

Clause G14, Industrial Liquid Waste

Stage: final draft going through the regulation approval process

Amendments to Code Clause and Compliance Document: G14/AS1 and G14/VM1 altered, and a new Verification Method G14/VM2 for Foul Water: On-site disposal.

Clause H1, Energy Efficiency

Stage: analyse public comment

Proposal to cite revision of the Standard for house insulation referenced in Acceptable Solution H1/AS1.

Learning curve



Wellington Institute of Technology
Te Whare Wānanga o te Awakairangi

WELTEC

Endorsed as a preferred provider by the Department of Building and Housing

New Qualifications For Building Officials

In 2006 WelTec will be offering the new NZQA National Diploma in Building Controls. As a lead in to the new diploma, WelTec is making enrolment opportunities available throughout 2005 to all building officials to enrol in the NZQA-Approved WelTec Diploma in Building Surveying. All learners enrolling in the WelTec Diploma will be able to apply to have their study cross-credited to the new National Diploma in Building Controls in 2006.

Get Started in 2005

Building officials can start learning now towards the new qualification in Building Controls. Modules available for enrolment in 2005 include Office Practice, Residential Construction (Non-specific Design), and Understanding the Statutory and Regulatory Framework for Building Controls. People who successfully complete these modules in 2005 will automatically have them cross-credited to the new national qualification in 2006.

What is involved?

This is a part-time, four-module programme consisting of e-learning support and one day seminars conducted in various regions across the country. Each module specifies the skills and knowledge you must achieve to successfully be awarded credits for completion of the module. WelTec will provide you with a variety of learning materials and methods, including projects, case studies and/or field reports, and written assessments. Your WelTec tutor assesses your work and provides feedback to you. Modules taken as part of the WelTec Diploma in Building Surveying are internally assessed with no end-of-year exams.

WelTec Diploma in Building Surveying (Four Modules Required to Complete)

BS 001 Office Practice (available now for enrolments)

This module aims to develop your ability to effectively manage the administrative tasks associated with the role of building inspection. You will develop computing and office administration skills.

BS002 Building Control (starting in July 2005)

This module will develop your understanding and knowledge of the law as it relates to building controls, and develop your ability to perform as an effective building official.

BS003 Residential Construction (Non-specific Design) (starting in October 2005)

This module aims to provide you with the knowledge of construction materials, techniques and design principles that will allow you to evaluate the performance and compatibility of building materials and design of a residential building.

BS004 Professional Practice (starting in December 2005)

This module will develop your ability to integrate technical knowledge and skills with knowledge of the legal and professional environment to be able to negotiate with others to achieve solutions. You will develop your skills in problem-solving, critical thinking, communication, negotiation and interpersonal relating.

Fees

All fees are GST inclusive. The fees for 2005 are as follows.

Full WelTec Diploma (four papers)	\$4,200
Individual modules:	
BS001 Office Practice	\$490
BS002 Building Control	\$1750*
BS003 Residential Construction	\$1050*
BS004 Professional Practice	\$869

*Note: the fees for these two modules will be reviewed in May 2005.

Enrol Now

You can enrol in the full WelTec Diploma programme or in individual modules, or you can elect to enrol for WelTec accelerated assessment.

In all cases you will be able to apply to have your completed modules cross-credited to the new National Diploma in Building Controls in 2006 and you will be able to continue on your study with us to achieve this new qualification. Enrolment forms can be downloaded from WelTec's website:

 www.weltec.ac.nz/enrollhow.htm

You can also request enrolment packs by phone on 0800 935 832. If you would like further information before you enrol please visit the programme website at

 www.weltec.ac.nz/schools/construction/1building.htm


WelTec Accelerated Assessment Option

Accelerated assessment is often seen as the less risky and more comfortable way to fast-track your qualification achievement. To undertake accelerated assessment with WelTec you need to enrol in the programme, and then take the option of moving straight to assessment. You will have the comfort of receiving all the course material and have access to pre-assessment tutorial assistance. There are no seminars provided in this WelTec accelerated assessment option. Contact WelTec for more information about fees for our accelerated assessment options.

For Further Information Contact

Mike Brannigan

Programme Leader
WelTec

 (04) 9202 454

 michael.brannigan@weltec.ac.nz



Learning curve *continued*

BRANZ CONSTRUCTION INDUSTRY TRAINING ENTERPRISE (CITE)

Weathertight Design

This 10-day course will provide students with the skills necessary to design and/or assess alternative solutions for weathertightness against the NZBC performance requirements of E2 External Moisture. It will cover the theory behind the solutions and how this may be applied to real building situations. Students will tackle real problems, and be given hands-on instruction on whole, or parts of, buildings in order to design or assess weathertight and buildable details, in a way that is sympathetic with the aesthetic intent of a building design. Those qualifying will meet the requirements of a 'weathertight specialist' as required for specific weathertightness design.

Dates, venues and cost

Auckland: Week 1: 2-6 May
Week 2: 13-17 June
Wellington: Week 1: 16-20 May
Week 2: 4-8 July
Cost per person \$4,500 inc GST

Building Controls

This NZQA-approved 10-day course is aimed at providing those working in building controls with the knowledge and understanding of the building controls regime, legislative background, duties and responsibilities and the processes involved. The course also covers producer statements, alternative solutions and Acceptable Solutions.

This course has been revised and updated for 2005 to reflect the changes in building controls brought about by the passing of the Building Act 2004.

Date, venue and cost

Auckland: Week 1: 23-27 May
Week 2: 20-25 June
Cost per person \$3,937.50 inc GST

Access, Egress and Barriers

This 3-day course will supplement our existing course on Building Compliance for IQPs by providing the necessary technical skills to inspect and report on Clause D1 Access Routes, Clause C2 Means of Escape and Clause F4 Safety from Falling for building warrant of fitness purposes.

This qualification will enable those already acting as an IQP in other areas to add these categories to their services

Dates, venues and cost

Christchurch 8-10 June
Wellington 28-30 June
Auckland 30 August-1 September
Cost per person: \$1,350 inc GST

Domestic Sprinkler Design

This NZQA-approved 2-day course will provide students with the necessary skills to design and oversee the installation and testing of a combination domestic plumbing and fire sprinkler system.

Dates, venues and cost

Christchurch 1-2 June
Wellington 5-6 July
Auckland 10-11 August
Cost per person: \$956.25 inc GST

Early-bird discounts are available on all courses. For more information about courses:

- 📧 www.branz.co.nz (CITE Industry Training)
Fiona Street, CITE Education Officer,
- 📞 (04) 238 1291
Marie Munro, CITE Administration Officer,
- 📞 (04) 237 1171 ext 714

BARRIER FREE NEW ZEALAND TRUST – TRAINING COURSES

Reasons to attend

These 2-day seminars are designed to raise people's awareness and understanding of the issues for people with disabilities. They provide up-to-date information about building legislation in New Zealand and the access requirements for people with disabilities.

The courses are aimed at building control officers, building certifiers, IQPs, Barrier Free Advisors, architects, designers, developers, building owners or property managers, and those seeking qualifications as a Barrier Free Advisor (BFA).

Dates and venues

The next courses will be held on:
12-13 May at the Latimer Hotel, Christchurch

Cost

The 2-day courses cost \$337.50 inc GST. This includes a copy of *Barrier Free NZ Trust Resource Handbook for Barrier Free Environments*.

Enquiries

Enquiries can be made to Glenda Greenough, Administrator, Barrier Free New Zealand Trust.
📞 (04) 915 5848/(04) 499 0725
📧 seminar@barrierfreenz.org.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 advisers.

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