

straight up

THE MAGAZINE OF THE BUILDING OFFICIALS' INSTITUTE OF NEW ZEALAND

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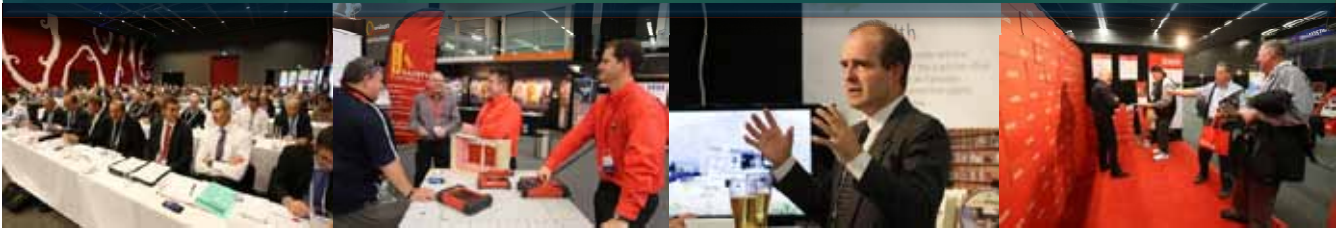


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From the Chief Executive

The Value of Relationships

Over the past three years the Institute has worked hard in a number of areas to reposition itself. Interestingly, we regularly talk about tangible achievements of doing business, but often forget to attribute value to the most important role of anyone in business – relationships.

In my view, relationships are the principle task of anyone in the business community, and let's face it; we are all in the "game of doing business". There is a simple adage to developing good business relationships – respect, the esteem you hold for people. If respect is gained it is not too difficult to get to a situation of mutual trust: the fundamental of any relationship. There are many reasons to value relationships and I am sure they will be familiar to you.

1. You sow what you reap – in other words if you take care of people, they will take care of you
2. People to people skills create business opportunities. Good impressions and lasting relationships open doors beyond an initial relationship.
3. Relationships allow for long term successes and much of this is achieved from what one learns by active listening and picking up valuable information that often occurs between the lines.
4. In an increasingly dynamic and at times unpredictable business environment, the unique style you bring to a relationship can

often ensure you are seen as the confident fit to other's issues and business needs.

5. Relationships create teams – both internally and externally, guaranteeing success in how you encounter and deal with business issues, whether opportunities, problems or criticism.

At BOINZ our approach to business relationships is to work with people we know and trust. Our aim is to conduct positive relationships that produce win-win results. In this way individuals and organisations can assist each other. Membership organisations often don't have the luxury of significant sales related incomes, so what we bring to the table is knowledge, networks and opportunity.

Over the past few years BOINZ has been fortunate to have developed some very strong relationships aimed at growing member credibility, knowledge and skills. A testament to this is our increasing support of our Premier Partners, industry sponsors at our Annual conference and the increasing number of technical and corporate guest speakers at our branch meetings.

As you will all likely realise, the relationship of the New Zealand building sector now surpasses the traditional relationships with Australia and has moved on to the international scene. The events of the Canterbury Earthquakes have seen global interest in what the New Zealand building sector

is up to. Your Institute cannot afford to ignore this scrutiny and intervention. Hence BOINZ joining the Australasian Certification Authority for Reinforced Steels (ACRS) as a member organisation, ensuring a window on the quality of steel entering the NZ market.

We are also re-exploring our relationships with the International Code Council (ICC) with a view to keeping abreast of international trends, ideas and technologies. The upcoming ICC Annual Conference will see a NZ delegation attend for the first time in over 5 years. Both our President Phil Saunders and I will be looking to establish connections with the ICC and understand the direction of the wider global building surveying community with a view to identifying trends and opportunities relative to the NZ environment. Importantly though we will be looking to create long term relationships that will provide opportunities for our organisation in the future.

Relationship building is an ongoing investment in our future, and one we will share on our return.

Nick W Hill
Chief Executive

2013-2014 Conferences And Events

Date	Conference	Location
25-27 September 2013	Architectural Designers New Zealand Conference	Dunedin
22-23 October 2013	IFE & SFPE	Auckland
3 – 5 October	The Concrete Industry Annual Conference	Queenstown
6-9 April	Building Officials Institute of New Zealand 47th Annual Conference and Expo	Wellington
21 April 2014	Passive House Tour and Conference	Germany
26 – 28 March 2014	PrefabNZ Conference	Auckland
Autumn 2014	NZILA Conference	Gisborne
7 June	Property Council Awards night	
6 – 10 August 2014	NZ Contractors Federation and ACENZ join Conference	
21 – 22 August 2014	Building Officials Institute of New Zealand Senior Building Control Officers' Forum	Christchurch
Early September 2014	Property Council Annual Conference	North Island
24 – 27 September 2014	ADNZ Annual Conference	Bay of Islands
11 – 14 October 2014	The Concrete Industry 50th Annual Conference	Wairakei



Passive House Tour and Conference

Presenter: Kara Rosemeier

Dates: Mon 21 Apr 2014, 7:00 pm to Sun 27 Apr 2014, 7:00 pm

2014 sees Passive House conferences coming of age. The 18th International Passive House Conference will be held in Aachen, Germany from 23-27 April.

Marlborough District Council Earthquake Update

A brief snapshot of what Marlborough District Council is dealing with following the recent earthquakes. From Bill East, Marlborough District Council, Building Control Group Leader.

"This home was approximately 8 years old. Specific concerns with modern design have been highlighted by the recent earthquake event. Just how high should we design heavy weight cladding veneer walls? As you can see from the photos the high walls have really taken a hit.

The other concern which I have raised with WANZ is the separation of

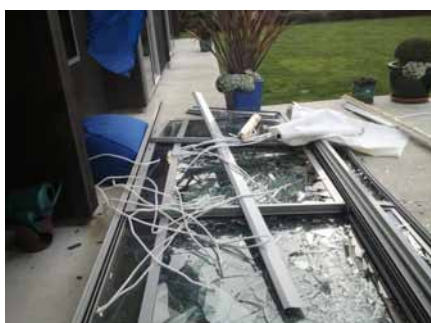
the heavy double glazed windows and doors from their timber liners. WANZ bars are now part of the installation system and these deal with the vertical loading of the window or door but as far as I am aware the liners are still only stapled to the aluminium frame and this clearly does not provide enough resistance from the horizontal movement experienced during an earthquake event as experienced in

Marlborough in August 2013.

I am sure that had the earthquake lasted any longer most, if not all, the heavy windows and doors would have separated. Greater concern is that the large window in one of the photographs fell out and crashed down over one of the main exits from the building. Had the resident been exiting the building via this route they would have been seriously injured if not killed. Something we need to seriously be thinking about in current times.

The team is now starting to get back to normal work now. We have issued section 124 notices to the owners of seriously damaged buildings and provided information to dwelling owner and occupiers on the way forward.

The majority of damage seen is the typical brick chimney issue and unreinforced masonry structures."



PrefabNZ Top 5

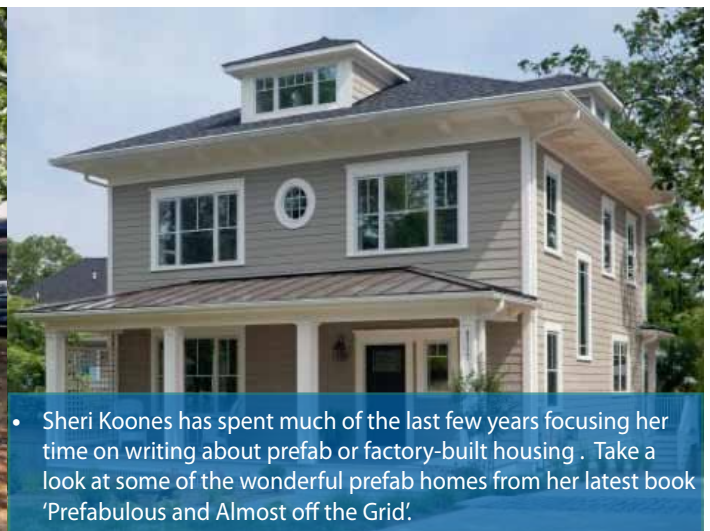
- Check out the Royal Wolf's commercial offices which were commissioned specifically to demonstrate the versatility and simplicity of the Icon Building system developed in New Zealand.



- If you know about Wikipedia (and to be honest – who doesn't) then WikiHouse is the same concept, but for houses. This international communal housing building network has come to Christchurch and architects Martin Luff, Danny Squires and Clayton Prest believe this online encyclopaedia is just what the Christchurch Rebuild needs! See their WikiHouse model here, or visit their website here.



- This modular micro-house looks like a piece from a game of Tetris. Designed by Studio Liu Lubin it is made from glass fibre reinforced plastic and can fit in a shipping container. See here.



- Sheri Koones has spent much of the last few years focusing her time on writing about prefab or factory-built housing. Take a look at some of the wonderful prefab homes from her latest book 'Prefabulous and Almost off the Grid'.

- This flatpack house is an example of the effectiveness and efficiency of prefabricated construction. The Homeshell Prefab Home by Richard Rogers is a 3 ½ storey home is fully insulated, fire and water retardant, hurricane-proof structure. It is delivered by truck and fully assembled in under 24 hours!



A Looming Problem

Building Surveyor Skill Shortages

An article by Nick Hill, Chief Executive of the Building Officials Institute of New Zealand

With the world of “work” in a constant state of flux our small but unique building surveyor sector is becoming increasingly exposed. Emerging technologies, changing work patterns, work life balance expectations, local, national and international competition are now underlying reasons for competition in human capital.

Another important factor influencing the nature and degree of workplace changes is the shifting demographics of our population. As a society we are living longer with the consequential demands this places on our pension plans, social programs and shifting lifestyle and consumption patterns. The percentage of our society that represents our future workforce is significantly decreasing. We are starting to see the workforce participation rate dropping and a disconnect between individual career preference and work force requirements resulting in a looming potential for shortages in a number of skill areas important to a vibrant economy.

This combination of an aging workforce and skill shortages should be a significant public policy issue. It is one of the most potentially ruinous threats facing niche sectors like ours and small business alike. Interestingly it has been difficult to identify strategies to address the impact of an aging work force and skill shortages on small business.

The current government to its credit has continued to promote skills training and to a small degree is opening doors through immigration but is this enough to offset what is likely to be a significant skill shortage as our population ages and alternate opportunities and lifestyles emerge?

This issue has been a looming one for some time and with the emerging impacts of building resurgence as a result of the Christchurch rebuild and Auckland housing shortages our sector is now exposed.

The Building Officials Institute of New Zealand through its expanding HR Division investment will assist and when coupled with the new database and website development and marketing initiatives, will mean we will have an interactive technological vehicle to go to market. This puts us in a strong position to promote career and recruitment services but also to do this quickly on a one to one basis whether it be as a service provider to a BCA or an boutique dedicated agency looking to collate building surveyor applications.

It will be no surprise to members that the Institute’s Board has been advocating for qualifications for Building Surveyors for many years. The Board’s vision in this area is linked both to professionalising the sector and aiding career recruitment.

The fact the sector now has a list of appropriate

qualifications is a big step forward as is the mandatory requirement for a qualification to work in the sector. This will aid the recruitment process of young people into our sector. It is just a shame a small number of individuals with limited vision have worked against this initiative and as a consequence their efforts continue to put the capability of the sector at risk.

So it was with a certain amount of pride that BOINZ was recently able to assist the visionary efforts of Peter Murphy and the Ruapehu District Council with newly prepared career recruitment promotional material in promoting Building Control Surveying at a recent careers expo (see other article in this section).

However the skill shortage issue is not going to disappear and the Institute sees there are some missing links to enable the Institute to effectively move forward and take the lead in this area:-

- Traditionally our own people are not good at self promotion (New Zealanders are modest by nature) , and we incorrectly see our roles as minor in the scheme of things when in fact the skill contribution and professionalism required is significant, our contribution to the quality of the nation’s building stock and hence economy is significant.
- Building surveying has not been an obvious career pathway for those entering the built environment to work.
- A lack of awareness within local government of the problem and its likely downstream impact on the consent process.
- Building surveying is unique in its complexity within the built environment and the challenges and opportunities are poorly promoted.
- The general public are unaware of the fantastic opportunities available to those who have the underlying skill sets and attributes to work in our sector.
- The fact that while we have an APL process in place to facilitate the qualifications for existing staff within BCA’s, will shortly be aided by the development of a national cadetship programme which BOINZ will lead with the assistance of key stakeholders.

Skill shortages are a fact of the modern western era and the Institute’s Board is committed to a programme to promote Building Surveying and its qualifications as a viable and challenging career pathway. The Institute will develop a strategy and programme linked to Stakeholders aimed at increasing the profile and awareness of Building Surveying in New Zealand.

Recruiting for our Future

Author: Phil Saunders, Building Control Manager, Hamilton City Council, President, Building Officials Institute of New Zealand.

We as Building Control Managers or Team Leaders are responsible for the quality of the building stock in our BCA – we simply have a duty of care to ensure that buildings are constructed to comply with the building code and we have a duty to building owners to ensure their building is of good quality and is fit for purpose. If you don’t understand that then you are simply in the wrong job.

We all know that good staff are the key to the success of our operation and I for one recruit people based on three fundamental criteria:

1. Their level of competency meets what I need or they are teachable
2. They have the ability to work well with all types of people
3. They already have the experience

We all invest a considerable amount of time and money into our technical people and unless you are fortunate enough to be able to pick up a fully experienced building control officer who fits your needs and hits the ground running then you will have to train and coach your new recruit to bring him/her up to an acceptable performance level. In most cases this can take a few years before we start to recoup that investment of our time and money. Accepted that some people are just made for the role and will progress faster than others, however they are often the exception to the rule.

One of the problems facing many industries and ours is no different is the lack of suitably skilled people in our industry. So I can tell you that I have had the best recruitment success through targeting particular individuals or groups where in the group I know there will be a likely pool of suitable people. There are a large number of people who decide at some stage in their lives that what they may have been doing for many years is no longer enjoyable or doesn’t pay enough and these people are generally seeking a more career focused long-term position and local government is very attractive to them. A lot of these people come out of training academies with very good qualifications and can often be found just through keeping contacts with those trainers. Other pools exist where skilled immigrants are looking to settle in NZ.

Unfortunately a lot of our populace is aging and there are very few younger people

attracted to what appears to many as a boring career in Local Government. Now we all know different and building control work is exciting and challenging and is an excellent career path for any young person. Attracting young people is difficult but not impossible and does require a soundly thought out plan and must provide for a career path for any new recruit. Young people I find are attracted by a potential career in our field provided they have the ability to advance to more senior positions and can see a good personal development plan that is tailored to meet their needs as well as those of the employer.

I have recruited three cadets in the last five years and they are all still working for me. They have all advanced through their cadetships much more quickly than anticipated and have successfully attained full-time positions in my teams. They are all in responsible positions from inspection team leader, building consent processor through to technical specialist. They are all successful and are working in their chosen fields.

We must all look to the future and young people are a rich source of supply for our industry. I find they can come from just about any background as long as they have the underlying criteria I have mentioned above. The key really is that they have a passion to learn, they are ambitious and they have a good work ethic.

So if you want to be successful at recruiting young people then do your homework. These youngsters are Y generation and don't have the same view on life that some of us older guys and girls may have. For example they have little respect for age but respect performance. Look to where and how you may recruit and find likely candidates – advertising is not always successful but targeting the best and brightest through your local polytechnic and learning institutions can be hugely successful. You must seek them out because in my experience it rarely happens the other way.

Prepare and document your recruitment plan and a cadetship programme that includes for development, challenges, variety of work and recognition and reward for milestones along the way. Some will advance faster than others so don't be surprised by the unexpected.

Good luck – (finding suitable people and recruiting them might be difficult – hanging onto them for any length of time is equally challenging and something I will put to print at a later date).

Ruapehu District Council

Building Control Team inspire college students in a career in Building Controls.

Starting at 8.30 the Ruapehu District Council Building team, Bryan Jacobsen (Building Team Manager) and Peter Murphy (Senior BCO) attended the Taumarunui High School 'Careers Day'.

Bryan and Peter explained to students what a career would be like working in Building Control Surveying. They explained what working with a local council was like and what it means to have both an interesting and rewarding career in the world of Building controls.

The team were supported by BOINZ in the form of a brochure 'A Career in Building Control Surveying' (as pictured) to give out to those that wanted to know more of what it is that we do and the skill set required, the availability of work within NZ, and how our professional organisation BOINZ supports what it is that we do both with central government, and all the other interfaces we input to and with.

The day started with a lot of fairly quiet students at the beginning of the careers day, with some keen interest in what is out there by way of opportunities within the employment sphere.

The building team was keep busy and our booth was well patronised with all information supplied by BOINZ given out before lunch.

We had at least two young men really interested in a Building Controls career with one making the comment, "he had found his dream job".

As the morning went on, the classes went down the ranks, the noise got louder and the candy jar less full and the attention span disappeared.

It was quite a tiring day out, lots of leg work and a bit of a giggle thrown in. Ruapehu District Council staff along with our HR person felt it well worth the efforts and we look forward to a bigger and better round next year!

This event takes place yearly and this was the first time the Building Control team was present. The intention was to make up a resource around the career of a BCO and what it is that we do within our local councils, with help from our Institute.

Author: Peter Murphy, Ruapehu District Council, Senior Building Control Officer

Peter Murphy



"Peter Murphy talking with two interested students from Taumarunui High School about a career in building controls".

Building Control Booth



"The Ruapehu District Council booth with 'A Career in Building Control Surveying' Brochures provided by BOINZ".

Bryan Jacobsen



"Bryan Jacobsen holding up Career resources at the Taumarunui High School Career day".

Confluence of Construction Trends Bodes Ill for Country

Article by Mark Graham

In a good year the construction industry contributes around 4-5% of GDP, employs over 150,000 people and every \$1 spent in building has a flow on effect of up to \$5 to the wider economy. The last five years, however, have not been good years and the industry has been running at two-thirds its normal levels.

Now the National and Labour parties want to increase building activity to reduce pressure on house prices and to provide housing in Auckland at prices that more people can afford.

What is not being taken into account is that the industry is already facing major issues: a pending major increase in home building as demand ramps up to normal levels compounded by shortages caused by under-activity for the past few years, work required to rebuild Christchurch, repair leaky homes, strengthen buildings for future earthquakes and prepare Auckland for another million people.

The pending work facing the country is staggeringly enormous. The construction industry will need to increase in size by 300% to cope but there does not seem to be any realistic plan to cater for this, perhaps because it is unrealistic to expect this to happen.

Unfortunately, New Zealand is facing a shortage of skilled tradespeople following years of businesses collapsing and workers leaving for Australia.

Evidence for these trends playing out is being seen in the shortage of skilled tradespeople in Auckland and a well-publicised shortage of builders and related trades in Christchurch.

Labour is proposing to build 100,000 homes around the country, mainly in Auckland and Christchurch. While their plan gives a three year timeframe to gear up the industry, there is still the question as to whether there will be sufficient builders at the end of that time.

National is also now looking at Housing reforms – speeding up the consent process and intending to open up greenfield areas around Auckland's periphery to create more sections for building on with a goal of 39,000 homes for Auckland within three years.

There were 3500 new homes built in Auckland in the last 12 months, so that

represents an increase of more than 10,000 homes per year. Incidentally, Given that many of these homes will likely be large stand-alone houses on reasonably sized sections that will sell for more than the current average house price, it's hard to see how this will help alleviate a housing affordability problem in Auckland.

Also impacting is the new licensing scheme for builders designed to create consumer confidence in builders severely dented by the Leaky Homes fiasco.

However, there are significant issues over the Skills Maintenance regime that is supposed to maintain skill levels amongst licensed builders, with builders, 50% of whom are semi-literate (according to the Productivity Partnership report into building productivity), able to choose which courses they do, no auditing of those courses, and only random audits of builders to ensure they are claiming legitimate points.

Perhaps the major issue is how to pay for this \$200-250 billion of construction work. Much of this will be borne by private owners who will have to borrow to pay for their build. This will be added to the \$140 billion currently owed by New Zealanders and have a major impact on the private debt levels held by New Zealand.

At least the Labour/Greens plan is self-funding, if somewhat unrealistic. National seems to be sidestepping the whole problem. Either way, the housing crisis facing New Zealand is more complex and with more frightening implications than most people realise.

There is certainly a case for greater consumer education from the Ministry of Business, Innovation and Employment – the Department now in charge of building. Changes to legislation controlling house building sees responsibilities for quality control moving from Councils to builders and homeowners with the implication for this confluence of trends being a potential to repeat the Leaky Home crisis as we see demand increase, a shortage of skilled builders, and fewer council inspections. Consumers need to be aware of their obligations and not abdicate responsibility to their building professionals.

There is also a definite need for government assistance on delivering the capability for skill development within the building trades, rather than focusing on

fast-tracking and 'build, build, build'. This will have the added benefit of bringing in young people into training and eventual employment and help ensure good quality housing is provided.

More resources need to be given to builder education – remedial reading and a more robust skills maintenance regime as a bare minimum, but ideally business training, project management and technology skills – to help builders be better at their profession and ensure better outcomes around building projects for their customers.

Finally, a more considered, and ideally bipartisan, approach to supply of new housing will contribute to growing employment, better housing, and supply of housing types that are in demand in a controlled way and in a way that will control our potential exploding debt.

Mark Graham

Publisher of the Design Guide, Building Guide, Building Guide website and BoB – The Business of Building: guides for homeowners and builders in residential construction.

www.buildingguide.co.nz

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Rebuilding a city, Christchurch's recovery three years on.

By Malcolm MacMillan, Earthquake Recovery Operations Manager, MBIE

Introduction

As many of you may remember three years ago Christchurch suffered the first of a unique series of earthquakes. Between September 2010 and July 2013 the number of individual earthquakes in Canterbury has actually been over 12,000. One of these killed 185 people.

For a first world metropolitan city the scale and cost of the damage has been unprecedented. Approximately seventy per cent of the central city business district was damaged beyond repair and is subsequently being demolished. Insurance claims to date total 711,380. 414,000 of these for building damage and the overall estimated rebuild cost is approximately \$40 billion dollars.

This article discusses several of the earthquake recovery initiatives taken so far together with some of their challenges, successes and some lessons that have been learnt.



Land damage and land retreat

A unique aspect of the Christchurch earthquakes, apart from their unusual intensity, was the extent of land damage caused by liquefaction and lateral spread. This was partly a consequence of Christchurch being built on coastal plains previously covered in rivers and streams resulting in very alluvial and silty soils.

Some definitions may be in order:

Liquefaction: saturated soils transform into liquefied substance and move up under pressure through cracks and other weak areas to erupt onto the ground surface, often flooding the land.

Lateral Spread: near rivers built-up pressure caused by earthquake shaking is relieved and the ground moves sideways into the river channels collapsing the land around.

The extent of land damage in some areas resulted in a significant amount of horizontal infrastructure (ie: roads, sewer and stormwater drains, power lines etc) and building damage. The remediation of the land and repair of the infrastructure in some of the worst affected areas would have been extremely expensive, disruptive for homeowners, and drawn out over many years.

Even then if the infrastructure and buildings were rebuilt there could be no certainty of their ability to withstand future earthquakes on this land. This led to the Government making the pragmatic but nevertheless difficult decision to support those who wished to abandon these damaged areas.

In practical terms this has meant the vacation and eventual demolition or removal of approximately 7,800 residential homes. This was achieved by the Government offering to buy the affected homeowner's house and land, where they wished to move on. There have also been a number of cases where homeowners were able to negotiate a suitable settlement with their insurance company. A large number however have accepted the Government offer based on a pre-earthquake property valuation. As for the land itself in these areas the current expectation, but not yet final decision, is that much of it will be used for recreational green space in future and unlikely to be built on again for a long time.

Insurance

By far insurance has been the most complicated and frustrating issue in the recovery. Central to this issue are four key factors:

- There was not just one earthquake causing damage, but many, most resulting in a separate insurance claim before the previous claim was even assessed let alone resolved.
- Most houses in Christchurch, as in the rest of New Zealand, have multiple insurers covering them. Both a Government natural disaster insurer (EQC) and a private sector insurer. Each of these has multiple re-insurers off shore with a stake in the game also.
- The standard insurance model doesn't easily cater for multiple claims against the same insured item, with multiple insurers each needing to undertake their own assessments and determine their apportionment of the costs, all at the same time and whilst new claims are accumulating on the same insured item.
- The sheer scale of the damage and resulting number of insurance claims, 741,467 to date. Note this has been one of the largest insured natural disasters in recorded history, Hurricane Katrina in the US being slightly larger if we want to compare it to another notable event.

It is easy to see that with these issues few claims can be settled quickly in a straight forward manner. The layers of complexity and the sequence of each party's input have made the insurance resolution process much slower

than anticipated. The insured residential home repair and rebuild programme of work alone is expected to take approximately five years to complete. Rebuilding a new city centre will likely take at least ten years to substantively complete.

Amongst all of these insurance issues is a story of achievement. As many will know, the New Zealand Government has been operating its own natural disaster insurance scheme since 1945. At the time of the Christchurch earthquakes the Earthquake Commission (EQC) consisted of approximately 22 staff and was primarily a funds management organisation administering approximately six billion dollars in accumulated funds. Overnight they had to gear up to handle, to date:

- 741,467 claims to date (390,585 closed as of Aug 2013)
- 423,023 earthquake damage claims
- 421,653 building damage assessments undertaken
- 100,433 land damage assessments undertaken
- 42,861 home repairs totaling \$6 billion dollars from a total of approximately 140,000 homes needing repair, a \$12 billion dollar programme of work still on the go today.
- 47,391 emergency repairs undertaken
- 18,740 home heating installations completed
- 3,500 geotechnical investigations undertaken

Unique to the Christchurch recovery has been the decision by both the Government's natural disaster insurer (EQC) and the seven or so major private sector insurers operating in Christchurch facing billions of dollars of repair and rebuild work, to take ownership of the actual construction work, where possible and appropriate, and engage the services of project management companies to administer this. Many of the project management companies have thousands of building practitioners working for them. The reason for this project managed approach was to ensure that the insurance money paid out was actually used to repair and rebuild the damaged housing stock.



Temporary Accommodation

With an estimated 12,000 - 15,000 homes needing replacement and another 140,000 homes damaged and in need of repair, one of the biggest casualties of the earthquakes has been the Christchurch housing stock. Many thousands of households have been displaced and in need of temporary accommodation.

Early on the Government recognised that many of these people were going to need assistance to find such accommodation. It became apparent that the remaining rental housing stock was insufficient to cater to the demand from both existing rental tenants, displaced households and workers coming to town for the rebuild who would also need to be accommodated. In response to the identified need the Government established a temporary accommodation service, helping to match and place displaced residents into temporary accommodation and providing financial assistance for those facing additional housing costs. It also constructed a number of temporary accommodation villages for displaced residents. These have proved very successful with high occupancy and turn-over rates from households needing to move out of their homes for a few weeks or months while repairs are undertaken. Others remain in the temporary villages for longer periods while they await insurance settlement and the construction of their new homes.

To date the success of the temporary accommodation, earthquake support and other community wellbeing services is reflected in the following:

- 12,500 people have passed through two earthquake assistance centres established in the worst effected suburbs.
- 250 public meetings were held during 2012 and 2013 to let people know of the help available and how they could access it.
- Several thousand households have been helped to find temporary accommodation. Among these more than 420 households have stayed in the temporary villages built by MBIE.
- Earthquake support case managers assisted more than 6,098 people in 2012.



Horizontal Infrastructure Repair

The earthquakes have left the city with a formidable challenge in terms of the damaged horizontal infrastructure. For example:

- 1021 kilometres (624 miles) of road damage equalling 52% of the urban roads
- 528 kilometres (328 miles) of damaged sanitary sewer drains equalling 31% of the entire system,
- 51 kilometres (31 miles) of damaged water supply mains
- 12 kilometres (7.4 miles) of damaged stock banks
- 600 damaged retaining walls
- 2 damaged reservoirs

Fixing this damage is New Zealand's largest ever civil engineering project to date, costing approximately \$2.5 billion dollars and estimated to take five years to complete.

Normally this kind of work is undertaken by the local city or district council. Obviously a task of this magnitude, requiring a workforce of a couple of thousand people, is beyond the ability of a local government authority in New Zealand. The solution was to establish a private/public partnership, an alliance of three government agencies (two central government and one local) providing governance and funding, and five private sector companies to execute the work on site.

There will be a number of benefits arising from this infrastructure work. These will include the upskilling of a larger civil engineering workforce, which will be available to the rest of the country afterwards. There will also be new and innovative design solutions and project management and productivity improvements for the civil engineering sector, and of course employment, economic growth and prosperity for the city. Currently ninety projects totalling \$228 million dollars are in progress while 223 repair projects totalling \$91 million dollars had already been completed by the end of 2012.



Housing Supply, demand and affordability

For the most part the people most affected by the loss of housing stock were those in the lower socio economic groups. Coincidentally the areas that suffered more damage happened to be those mainly occupied by those groups. These groups themselves can be divided into several sub-markets.

- There are those who have always been residential tenants and will remain so. They now find themselves in a smaller market reduced by lost housing stock, with at the same time a swollen demand due to others looking for temporary accommodation, such as displaced homeowners and workers in town for the rebuild, and with such demand a noticeable increase in rentals costs in Christchurch.
- There are also those displaced homeowners requiring temporary accommodation while their earthquake damage repairs are undertaken or while they are awaiting the construction of a new replacement home.
- With the devastation of the central city area a number of boarding houses, bed sits, and welfare shelters were lost. This has placed some pressure on the sub-market that caters for the homeless.

Successes: to date central government has carried out major repairs to hundreds of its social housing units in Christchurch. Work has also begun on rebuilding 700 new houses for social housing tenants, helping to replace those houses lost because of the earthquakes. \$3 million dollars has also been spent to date out of a fund available to the private sector to build social housing developments in Christchurch.



Of all the areas affected by the earthquakes, the central city district was the worst hit. A number of buildings collapsed, many others were left damaged to the extent that demolition was the only option. In all approximately 70% of the buildings in the central city area have or are in the process of being demolished.

This presents a fabulous opportunity for the people of Christchurch to rebuild a modern state of the art city for the future. Key to achieving this will be the central government agency already established to lead the redevelopment, and a number of anchor projects some jointly funded by government, to launch the city's redevelopment and incentivise others to invest and build in Christchurch. These city centre anchor projects currently include a new:

- Sports Stadium
- Convention Centre
- Health Precinct
- Justice & Emergency Services Precinct
- Inner City Parks
- Central Library
- Cricket Oval
- Metro Sports Facility
- Performing Arts Precinct
- Riverside development
- Retail Precinct
- Earthquake memorial

Essential to this plan is the acquisition and amalgamation of land in the central city area. The protracted business of a private organisation having to buy up many small parcels of land in order to build up sufficient for its development project would quickly stall the whole implementation of the new city. For this reason a central government agency (Central City Development Unit) is voluntarily and compulsorily acquiring approximately 800 different parcels of land to support the new central city development.



Setting new building standards for the rebuild

The new understanding of Christchurch as

an area with a higher seismicity rating now, and the new knowledge of how the ground behaves in intensive earthquakes, has led to higher building standards in this region.

Many lessons have been learnt from observing how older buildings performed during the earthquakes. For example many old un-reinforced masonry buildings dating from the early nineteen hundreds collapsed, killing a number of people. Many thousands of residential houses had their foundations twisted and distorted leaving them in a broken and out-of-level state.

The new building standards vary depending on the expectation of how the ground is expected to perform in another significant earthquake. The first requirement, then, was the need to understand the geology of the ground across the city. To avoid every single household with damaged foundations having to undertake geotechnical investigations on their property before repairing or rebuilding them, Government ran a large city-wide geotechnical investigation programme, drilling thousands of individual geotechnical investigation bore holes in the process. The outcome of this programme was that the Government adopted a triage approach by which the ground in Christchurch was divided into three technical categories depending on the geotechnical evidence found and the expectation of how the ground would perform in a future significant earthquake.

Imposing such classifications on properties across the city was a necessity since the limited geotechnical and structural engineering resource available needed to be directed to and utilised in the areas where it could add the most value. Inevitably this has come with positive implications for some residents but for others it has been more challenging.

One such positive outcome of this decision has been the ability of property owners on land that is less vulnerable to damage from another significant earthquake (this involves approximately 80% of the residential housing stock) to make progress with their insurance settlements and get their house repairs and rebuilds underway. Other properties still need further geotechnical investigation and specifically designed repair and rebuild foundation solutions.

Leading and co-ordinating the recovery

The Christchurch earthquakes were the first national state of emergency for New Zealand, the biggest natural disaster in our history. Early on in the emergency response phase it was realised that the task of leading the recovery phase was going to be beyond the resources and capability of the city, its surrounding district and its local government. A central government agency, the Canterbury

Earthquake Recovery Authority was established in Christchurch to lead and co-ordinate earthquake recovery activities.

Since Christchurch and its hinterland produces approximately 14% of New Zealand's GDP, its economic growth and recovery has been one of Government's and the recovery authority's main areas of focus. Other areas of work have included the built environment, housing issues, rebuilding the central city business district, and cultural and social wellbeing and recovery of the people, to name but a few.



Royal Commission of Inquiry

The government appointed a Royal Commission of Inquiry to gather evidence in matters relating to the earthquakes. Its scope included

- Investigating the cause of building failure and collapse of four key buildings where lives were lost or evacuation impeded.
- Examining New Zealand's regulatory building control system, focusing particularly on how earthquake-prone buildings are dealt with.
- Examining the adequacy of the existing building code and design rules.
- Asking the question why so many unreinforced masonry buildings collapsed killing people and explore what steps could be taken to mitigate this risk in future.
- Examining the practice of post-earthquake building evaluations and how they could be improved.

The Commission ended by making 189 recommendations to the Government, many of them quite technical in nature relating to building design standards. Others, related to regulatory system and the professional practice and competence of the engineering profession, may require legislative change. A number of these recommendations have or are currently being consulted on or implemented.

The high morale and resilience of the people of Christchurch during this disaster have been qualities much commented on. In no small measure these have helped to bring the city to what appears to be a new and exciting era. The economy of the city has survived and now with a 4.4% growth rate and 25% rise in employment in 2012 alone, and the \$40 billion dollar rebuild getting well underway, its future looks very bright.

Extract ventilation: simple but vital

Author Lois Easton, Beacon Pathway

There's a simple way you can contribute to the good health of your community: by ensuring houses have good ventilation. Of course, much of a home's ventilation depends on its design – how it is oriented, the number and placement of windows – and you may not be able to change that. However, equally important is removing moist air from the home.

On average we spend 75% or more of our time at home. Yet surveys of New Zealand homes show they are cold and damp, the perfect conditions for mould which thrives in humidity greater than 70%.

Mould growth affects about 40% of New Zealand homes and can cause adverse health effects such as respiratory illnesses, asthma and allergies. Dust mites also thrive in humid environments, exacerbating asthma and allergies.

So a home which is both warm and dry is essential for good health. Good insulation in ceilings, walls and under floors, together with an efficient heating system, will help make a warm home. A dry home is all about ventilating to freshen the air, stopping moisture entering the home, and getting rid of sources of moisture in the home. The last is simple and easy to achieve.

Considerable moisture is generated by simple household activities. A shower, for example, can produce 1.5 litres each time it is used. This moisture evaporates into the air and if it is not removed, can contribute to mould and condensation.

The most significant sources of moisture in a home are in the kitchen, bathroom and laundry. All these rooms should have mechanical extract ventilation (extractor fans or range hoods) to remove moisture. And let's not forget the laundry - clothes dryers produce a lot of moisture and should be vented to the outside. Outside clothes lines should also be provided in a sunny sheltered location – drying clothes indoors is one of the commonest sources of large amounts of moisture in many homes.

A critical part of extract ventilation is making sure the moist air is vented to the outside and not into the roof space as that will allow moisture to accumulate and damage the insulation and internal roof structures.

Equally, a range hood should extract to the outside, rather than recycling air as this simply removes food smells but not the moisture from cooking.

Two examples

Beacon has monitored two new homes in which humidity readings clearly indicated inadequate extract ventilation. The impact of not venting a range hood

outside was shown in the New Zealand Housing Foundation's HomeSmart Home. The range hood, sited on an internal wall, simply recycled the air through filters rather than being externally vented. Consequently, humidity readings for the living area, next to the kitchen, were higher than the rest of the house.

In the Waitakere NOW Home, the homeowners reported noticing condensation on the master bedroom window, next to the ensuite, in winter, and monitoring showed higher humidity levels in that room. Unfortunately, despite being on the plans, no extractor fans had been installed in the bathrooms. Extractor fans were quickly installed and in the second year there was a noticeable drop in humidity levels in the bathrooms and adjacent bedroom. This is a classic demonstration of the importance of bathroom ventilation in fighting mould and damp. It especially holds true for ensuites, being so close to where householders are sleeping.

Tips for effective extractor fans and range hoods:

- The fan needs to be the right size for the job. A fan that's too small won't remove enough moist air to keep the home dry. A fan that's too large can create draughts. Minimum requirements for extractor fan performance are set down under the Building Code.
- Models with automatic controls, such as a timer which runs for ten minutes after it is turned off, are more effective.
- Combined light/extract units are often not very effective ventilators as the light unit usually reduces the extract rate – separate units are better.
- The extract inlet should be located as close as possible to the moisture source – for example, close to the shower if it's in a bathroom.
- The outlet vent should be located away from windows – otherwise the moist air will just blow back in if the window is open.
- Straight ducting is much more effective than ducting which has kinks or goes around a corner.
- The weather grill must shut properly so that there isn't too much heat loss when the fan's not in use.
- With range hoods, it's important that the hood covers the whole stove – and isn't too far away from the elements. If it's a smaller size than the stove, or very high above the elements, then it won't work.

Extract ventilation is so straightforward that it is often not top of mind when thinking of home performance. However, providing

households with effective means to extract moist air from their home is a simple way to contribute to their health and enjoyment of the home in years to come.

Moisture produced by daily activities

Activity	Litres
Cooking	3.0 per day
Clothes washing	0.5 per day
Showers and baths	1.5 per day (per person)
Dishes	1.0 per day
Unflued gas heater	1.0 per hour
Clothes drying (unvented)	5.0 per load

About Beacon Pathway

Beacon Pathway is an Incorporated Society committed to transforming New Zealand's homes and neighbourhoods through research and demonstration projects that show how to make homes more resource efficient, healthier to live in, adaptable, resilient and affordable.

For further information about Beacon Pathway visit www.beaconpathway.co.nz.



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Building Surveying Fees And The Race To The Bottom

By Professor Kim Lovegrove of Lovegrove Solicitors



If there is one profession that should have the power to charge healthy fees that are commensurate with the risk involved to practitioners, it is the building surveying profession. What other profession is legislated as an industry gate keeper? It is the building surveying profession that dictates when a building is fit for occupation; not the engineering profession, nor builders, architects nor other building practitioners. It is a critical profession, and is central to the fabric of the Australian building industry.

Builders cannot contend that a project is completed until the Occupation Certificate is issued. Projects can't start unless a building surveyor or a Principal Certifying Authority issues a building permit or construction certificate (depending on the state and territory).

Building surveyors have astonishingly unique powers. Yet again and again I hear of stories where building surveyors are undercutting or quoting too low. If the price is too low, the risk is too high and something will give. When something gives, litigation follows, and more often than not involves disciplinary censure.

What is alarming is that with the diminution in "new starts" there may be pressure brought to bear to cut costs on projects. Heaven forbid if more pressure is brought to bear to force down building surveying costs. That could be very disquieting. The industry needs to show more resolve in its refusal to price jobs in a fashion that does not equate with the risk involved.

Disturbingly the risk profile for building surveyors increased exponentially a few years ago when builders no longer were compelled to provide insurance cover for residential apartments exceeding three floors. It should have followed that the same amendment found its way into the building surveying fraternity's regulatory regime. Building surveyors would certainly have enjoyed the same accommodation. The fact that this did not occur meant that building surveyors were even more exposed and became even more attractive litigation targets.

Building Surveyors: Are they a Special Case?

It has always been the writer's view that building surveyors are a special case profession. If there is ever a profession where serious consideration should be given to the promulgation of a regulation that establishes a minimum fee that can be charged, then it is this one.

Why are Building Surveyors a Special Case?

There are many reasons why Building Surveying should be recognised as a special case profession. Firstly Building Surveyors are quasi-public servants. The NSW ICAC Act (Independent Commission Against Corruption) for instance defines an accredited certifier as being a public official of sorts. The ICAC recognises that as certifiers are performing statutory and regulatory functions then they are atypical of the private sector.

The ICAC is on the ball in this recognition. Ironically the ICAC pays homage to the critical regulatory role that the profession performs. As the role is so critical however it is troubling that there has been insufficient comprehension in certain sectors of the uniquely challenging aspects of the job. It is ironic that when the system was privatised, the migration of much of the fraternity to the private sector meant that local government was able to cut the cost of government, not only in terms of salary overheads, but also by avoiding a risk ridden dynamic that was migrated to the private sector. It is common knowledge that building surveyors are very popular co-defendants and often are included in proceedings to make up the numbers. These costs, including the cost of litigation, the payment of premiums and the cost of practitioner misconduct advocacy are largely born by this tiny sector of the building industry. Frankly the burden is too great. There has been no "quid pro quo". The cutting of cost to government by virtue of a governmental regulatory task being privatised, has not culminated in sufficient consideration for the assumption of risk and accountability.

Anecdotally I am starting to hear that some regulators are worried about the fee undercutting in this sector, the race to the bottom if you will. Little wonder, the concern is warranted. If this occurs the as-built product will suffer, litigation will increase, insurance will go up, along with misconduct prosecutions. This in some jurisdictions could forecast the end. If the legislature however leaves the problem to market forces, the

market will not, I surmise, provide the solution as markets don't operate like that. The special case of the building surveying fraternity, in light of its building officialdom and quasi-public servant pathology, is not well suited to the "cut throat" fee driven competition, because the cost of regulatory control cannot be forced below the price of guaranteeing regulatory control.

Let us not forget that there has not been a major recession in the construction industry since the early nineties. When Building Acts like the Victorian Building Act came into being the construction industry was encountering "lift off". Since then there have been an abundance of halcyon years, particularly in States like Victoria. Private Certification has not been tested by the pressures of recession, but the time is nigh.

Like it or not, it is time for some astute regulatory intervention. And I'm not going to run true to type as a lawyer and only identify the problem, because there is a solution. The cure is to regulate a minimum level of fee charge for building surveyors, that is "cpi'd" annually. This will bear testimony and recognition to the fact that certifiers are quasi-public servants, and they are most definitely statutory regulators as they are a creature of statute. Therefore they require special recognition and special accommodation. If the sector is allowed to race to the bottom in terms of fee competing, at least the bottom will be a fee that is carefully considered and regulated. A fee that ensures that the quality of the service will not be compromised, because it cannot be compromised, and as the economy is going south, it is high noon that the above type of solution should be considered.

For those who are antagonistic about the imposition of a minimum level of fee regulation I say this - when Building Surveyors are afforded time and resources to do the job properly, the as-built product will be superior. There will also be a lower risk of defects which will translate into a lower risk of litigation. It will all balance out in the end.

www.lovegrovesolicitors.com.au

The Lovegrove Solicitor's E-Library is a free online resource of articles, which puts a wealth of information at your finger tips. The articles in the E-Library have been written by lawyers and a number of them have been published in the Australian, The Age and the Herald Sun. Some of the articles date back to the 1990's. To access <http://www.lovegrovesolicitors.com.au/elibrary>

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Building Inspection Mackenzie District Council Style



BUILDING INSPECTION MACKENZIE DISTRICT COUNCIL STYLE

Pictured are Steve McLellan, Building Manager (left) and Christine Scannell, Building Control Officer (right) from MacKenzie District Council, on their way to a hut at the top of Roundhill ski field to carry out an inspection! "Sometimes there is only one way to get the job done" – Steve McLellan.

Canterbury Westland Branch Meeting trip to Daiken NZ Ltd

Canterbury/Westland Branch meeting for June 2013 was held at the site of the first medium density fibre board (MDF) plant in the Southern Hemisphere.

The Ashley plant was originally established in 1975 by Canterbury Timber Products, with the first board off the production line in 1976.

Every day the plant produces over 500 cubic meters of Customwood MDF on its two production lines. The process starts with the screening and washing of woodchips to eliminate impurities. Wood chips are then heated until soft in order to facilitate refining. The refining process to transform woodchips into wood fibres is thermo-mechanical, no chemicals are used. Resin and wax is added to the fibres before drying them to control moisture. Fibres are formed into mats and are then pressed with heat and pressure to transform the fibres into solid fibreboard. The boards are then sanded and cut to customer orders, packed and delivered all over New Zealand and the world.

A second production line was added in 1994, focusing on the new MDF phenomenon called "thin board". The thin board is produced in a similar way to the thicker MDF board but the fibre is laid on the conveyor in a continuous layer. Once pressed to the 2.8mm thickness, the board is cut whilst the conveyor belt runs continuously. The board also moves through the sanding belts and is finished to the required 2.5mm.

The local market represents around 20% and 80% is exported.

In 2009 two Japanese Corporations joined to form Daiken NZ Ltd, who bought the establishment from then owner Carter Holt Harvey. Daiken NZ Ltd continues to raise the standard and efficiency of production, being customer focused and striving to better their performance on quality, price and delivery.

To show their commitment to the local community, the company has formed the "Daiken Local Support Programme". This programme donates Customwood® products to local pre-schools, primary and high schools for use in the classrooms as shelving/storage and use in the technology classrooms. This programme has now also been extended to Westland.

This tour was well supported by members who raised many questions which were answered during the tour and afterwards at the networking function after.'

Brenda McIndoe

Canterbury/Westland Branch Secretary

Mattress on conveyor



Dryer Cyclones.



Sander

Plumbers, Gasfitters and Drainlayers - Ask for the card campaign

Many City and District Councils throughout New Zealand are working with the Plumbers, Gasfitters and Drainlayers Board to reduce the incidence of people working illegally within the plumbing and drainlaying sector of the construction industry, and accordingly to reduce the risk to public health and safety. This is welcomed and appreciated by the Board. What the Board is looking for is for all Councils to take this approach.

Councils and the Board have complementary roles in protecting public health and safety by ensuring that construction work is carried out competently. One of the ways of achieving this is to ensure that plumbing and drainlaying are only carried out by authorised tradespeople. The Board's role is to regulate the registration and licensing systems of plumbers, gasfitters and drainlayers and in doing so, has a responsibility for ensuring that those people carrying out the work are sufficiently qualified, trained, experienced and supervised to do so competently and safely. The Board receives complaints from the public, often as the result of poor workmanship by unauthorised people and, as a result, may investigate and discipline registered persons, or prosecute unauthorised people in the District Court. These may be

people who have never been registered or people who have not yet renewed their licences.

The Board has little ability to physically check that the people who are doing plumbing and drainlaying on building sites are authorised to do so, because our staffing and other resources are not adequate to perform this task. Because of this, the help of Council inspectors with checking licences and authorisations while they are on building sites, is invaluable. The Board would like to encourage all Council inspectors to check that any person carrying out plumbing or drainlaying work is authorised to do so. The Board requires that all authorised tradespeople carry an authorisation card with them to show to inspectors and consumers. The card proves that a tradesperson is authorised to carry out work and what kind of work they are authorised to do. It also details if a tradesperson has any supervision requirements on the reverse of the card.

If a tradesperson is not carrying their card inspectors can check to see if a person is authorised by searching the Board's online public register at www.pgdb.co.nz or by

calling 0800 743 262.

How to check a tradesperson's authorisation card:

1. Ask to see a tradesperson's authorisation card and check the expiry date to see that it is current..
2. Check the icons on the front of the tradesperson's authorisation card to ensure that the type of work to be carried out or the work that has been carried out is permitted by the licence or authorisation.
3. If the work is being undertaken by anyone other than a certifying tradesperson, check the back of the card for the name of the registered certifying tradesperson who
4. is responsible for certifying/verifying that the work is compliant and safe to be used.

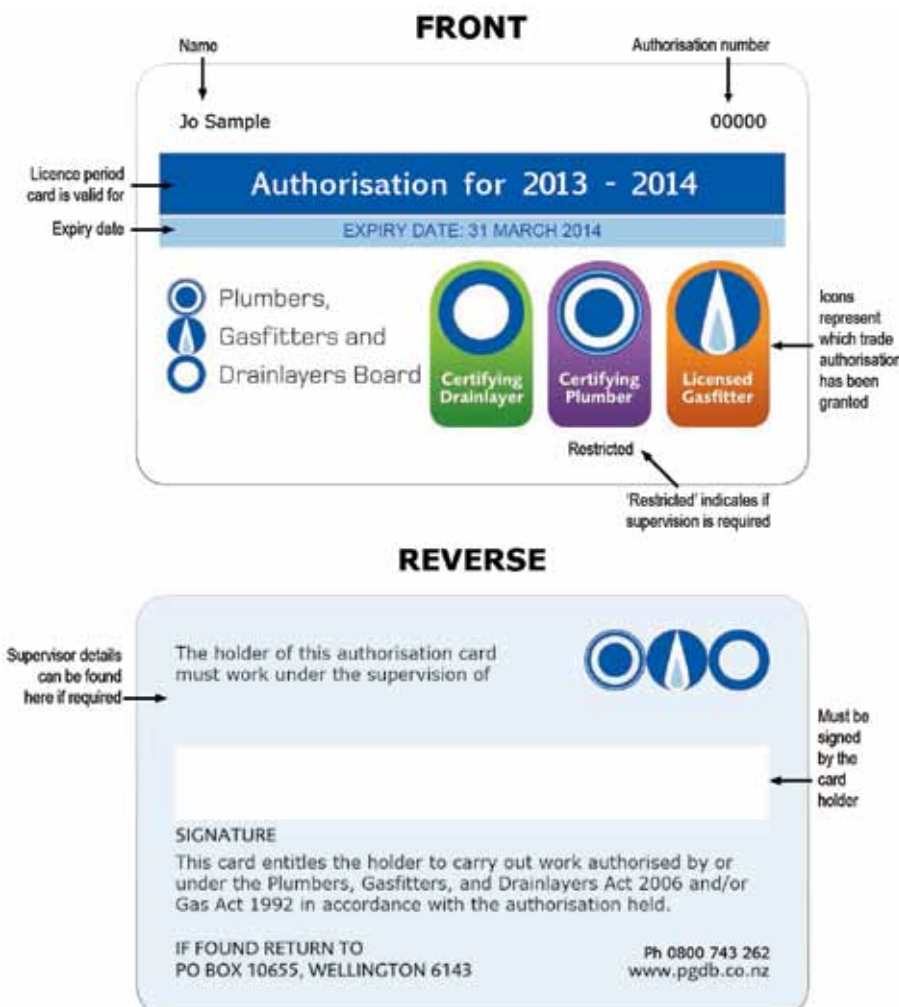
Consultation on supervision requirements

There are currently supervision requirements in place for trainees, holders of exemptions under supervision, and licensed class registered tradespeople. The Board wants to look at how well the current supervision requirements are working to see if they need to be reviewed. As part of this process the Board is looking for input from tradespeople and wants to know how you think supervision in the industry is working and could be improved. What do you think should be allowed or required in terms of supervision and what shouldn't?

The Board does not yet have any firm views on this issue. Our work of developing a new policy will not start until we have the views of tradespeople. Please read the consultation paper and send us your views by 5pm Friday, 18 October 2013.

Visit

<http://www.pgdb.co.nz/consultation/current.html> to view the consultation document and to make an online submission.



Backflow Testing Industry Standard

An article by Graeme Mills, Water New Zealand Backflow Special Interest Group

In 2011, a New Zealand Industry Standard for Field testing of Backflow Preventions devices and Verification of Air Gaps was developed and adopted. This standard was the result of changes to AS/NZ 2845: pt 2. The standards committee is made up of both New Zealand and Australian representatives and the Australian members were promoting amendments which were not suitable or acceptable to the New Zealand Backflow Industry. Our cross-Tasman colleagues were not prepared to alter their stance and we were adamant not to agree to the changes. Therefore AS/NZS 2845:pt2 became an Australian standard only.

After a long and involved joint venture process between The Master Plumbers and Water NZ Backflow Special Interest Group, the current Industry Standard was created and adopted. This standard was also gazetted by the (old) Department of Building and Housing as an approved document under the Building Code.

This Standard also provides acceptable and consistent test reports for Backflow Testers to use. It is our view that those authorities receiving backflow test reports should only

accept those report adopted under this industry standards.

Backflow Code Of Practice.

Earlier this year an update was carried out to the 2006 Backflow Code of Practice. This Code is intended to provide a more consistent approach to protection of the potable water supply. It also gives Water Utilities the ability to better align to their Public Health Risk Management Plans. These plans area mandatory requirement since the Health (Drinking Water) Amendment Act (2007) was enacted.

Cross Connection Survey Standard

The Backflow Special Interest Group is currently working on developing a Survey Standard. Currently, there is no standard for surveying a property to ensure compliance with the various Acts and Regulations. In most cases, it is usually left to the poor Plumber to pick up anomalies or deficiencies in building designs. Problems that are encountered are:

- Device incorrectly sized.
- Incorrect device for the hazard (i.e. Double check to protect against a high hazard)

- Hydraulic limitations causing flow deficiencies
- Devices designed in inappropriate areas.

The SIG's vision is to have a Backflow Survey accompany all Commercial and Industrial Building Consent applications and for this to be approved by the Regulatory Authority for inclusion in the Building Approval.

Consultation within the Building Industry will take place during the development of this Standard to ensure there is industry buy-in prior to its adoption.

*Graeme Mills
Water New Zealand Backflow Special Interest Group*

New form provides assurance for home owners

The New Zealand Institute of Quantity Surveyors has launched a residential 'reinstatement estimate' form in response to high demand from homeowners seeking accurate rebuild costs by construction cost specialists in the face of new house insurance policies.

Homeowners are now required to provide 'reinstatement valuations' on their residential dwellings for the new 'capped-sum' house insurance replacement policies – the maximum the insurer will pay if the home needs to be repaired or rebuilt.

NZIQS Chief Executive John Granville says the form, endorsed by the New Zealand Insurance Council, is designed to provide homeowners with an assurance of best-practice in the calculation of a correct reinstatement cost estimate on their residence. While all NZIQS-qualified quantity surveyors are construction cost specialists, the form is sanctioned for signature only by an NZIQS-Registered Quantity Surveyor.

"We know homeowners want to use qualified quantity surveyors and we know they need to be able to identify those who are most suitably qualified to carry out the work accurately," says Mr Granville. "Our members identified as ANZIQS, MNZIQS and FNZIQS are suitably qualified although the Form is approved for 'Best Practice' purposes for those members with added RegQS award."

Home owners can also use online calculators provided by some insurance companies to work out reinstatement values. However, Mr Granville says it is not a simple process and does not cater for many homes with special features. An accurate estimate requires knowledge of building materials, architectural, structural, special foundation and design costs through to driveways and landscaping. As well as quantity surveyors other construction and valuation professionals can assist the homeowner.

"Qualified quantity surveyors are the right people to accurately assess house replacement costs. For peace of mind, homeowners with significant concerns about their house and with replacement offers should consider using this new service." Mr Granville says homeowners also need to be aware that there is a shortage of experienced and qualified quantity surveyors in New Zealand and a limited number who do residential work.

"Our intention is solely to allow homeowners to identify best-practice in the profession." For peace of mind, home owners should check whether their specialist is covered by professional indemnity insurance.

Homeowners can access the residential 'reinstatement estimate for insurance purposes' form on the NZIQS website as well as a list of Registered Quantity Surveyors available to undertake residential work at www.nziqs.co.nz.

For more information contact: John Granville -04 473 5521 or john@nziqs.co.nz





Things that make you go Ummmm.

TRAINING ACADEMY

2013 Training Academy Public Schedule Calendar

OCTOBER		
7,8	TA020 Fire Documents	Wellington
9,10	TA005 Plan Processing	Wellington
14,15,16,17	TA008 NZS 3604 Timber Framed Buildings	Auckland
14,15	TA013 E2 Weathertightness	Auckland
21, 22	TA006 Site Inspection	Christchurch
23	Timber Truss & Wall Frame 'Skeleton' - Load paths and fixings seminar	Whangarei
NOVEMBER		
4,5	TA104 Complex Fire Designs	Auckland
4,5,6	TA002 Building Controls	Auckland
21,22	TA104 Complex Fire Designs	Christchurch
18,19,20,21	TA008 NZS 3604 Timber Framed Buildings	Christchurch
DECEMBER		
4, 5	TA005 Plan Processing	Auckland
11, 12	TA013 E2 Weathertightness	Wellington

2014 Training Academy Public Schedule Calendar

MARCH		
17	TA001 Communication/TA003 Ethics	Wellington
17-19	TA002 Building Controls	Christchurch
17-20	TA008 NZS 3604 Timber Framed Buildings	Wellington
20-21	TA013 E2 Weathertightness	Christchurch
24-26	TA020 Fire Documents	Wellington
Date TBC	TA007 Simple House Compliance Document	Christchurch
Date TBC	TA009 NZS 4229 Concrete & Masonry Building	Auckland
Date TBC	TA012 H1 Energy Efficiency	Wellington
APRIL		
1	TA004 Accreditation	Wellington
1,2,3	TA105 Complex Plumbing Inspections	Wellington
2	TA010 Light Steel Framing	Christchurch
2,3	TA006 Site Inspection	Wellington
4	TA015 Clause D1 Access Routes/ TA015 Clause F1 Safety of Users	Christchurch
14,15	TA005 Plan Processing	Auckland
MAY		
5,6,7	TA002 Building Controls	Auckland
12,13	TA013 E2 Weathertightness	Auckland
19,20,21,22	TA008 NZS 3604 Timber Framed Buildings	Auckland
26,27	TA104 Complex Fire Design	Wellington
Date TBC	TA007 Simple House Compliance Document	Wellington
Date TBC	TA009 NZS 4229 Concrete & Masonry Building	Christchurch
Date TBC	TA012 H1 Energy Efficiency	Christchurch
JUNE		
16	TA010 Light Steel Framing	Wellington
16,17,18,19,20	TA019 Plumbing Drainage & Compliance	Auckland
17	TA001 Communication/TA003 Ethics	Auckland
23,24,25	TA020 Fire Documents	Christchurch
JULY		
21,22	TA013 E2 Weathertightness	Wellington
21,22,23	TA002 Building Controls	Wellington
23,24	TA005 Plan Processing	Christchurch
28,29,30,31	TA008 NZS 3604 Timber Framed Buildings	Christchurch
29,30	TA006 Site Inspection	Auckland
31	TA004 Accreditation	Auckland
Date TBC	TA007 Simple House Compliance Document	Auckland
Date TBC	TA009 NZS 4229 Concrete & Masonry Building	Wellington
Date TBC	TA012 H1 Energy Efficiency	Auckland
AUGUST		
5	TA010 Light Steel Framing	Auckland
7,8	TA104 Complex Fire Design	Auckland
11,12,13	TA020 Fire Documents	Auckland
28	TA015 Clause D1 Access Routes/ TA015 Clause F1 Safety of Users	Wellington

2014 Training Academy Public Schedule Calendar

SEPTEMBER		
1	TA001 Communication/TA003 Ethics	Christchurch
1,2,3	TA105 Complex Plumbing Inspections	Auckland
2,3	TA013 E2 Weathertightness	Christchurch
8,9,10	TA002 Building Controls	Christchurch
8,9,10,11	TA008 NZS 3604 Timber Framed Buildings	Wellington
15,16,17,18,19	TA019 Plumbing Drainage & Compliance	Wellington
Date TBC	TA007 Simple House Compliance Document	Christchurch
Date TBC	TA009 NZS 4229 Concrete & Masonry Building	Auckland
Date TBC	TA012 H1 Energy Efficiency	Wellington
OCTOBER		
13,14	TA005 Plan Processing	Wellington
15,16,17	TA020 Fire Documents	Wellington
21	TA004 Accreditation	Christchurch
27,28	TA006 Site Inspection	Christchurch
29	TA010 Light Steel Framing	Christchurch
NOVEMBER		
3	TA001 Communication/TA003 Ethics	Wellington
10,11,12	TA002 Building Controls	Auckland
10,11,12,13	TA008 NZS 3604 Timber Framed Buildings	Auckland
13	TA015 Clause D1 Access Routes/ TA015 Clause F1 Safety of Users	Auckland
17,18	TA104 Complex Fire Design	Christchurch
Date TBC	TA007 Simple House Compliance Document	Wellington
Date TBC	TA009 NZS 4229 Concrete & Masonry Building	Christchurch
Date TBC	TA012 H1 Energy Efficiency	Christchurch
DECEMBER		
1,2	TA013 E2 Weathertightness	Auckland
3,4	TA005 Plan Processing	Auckland
5	TA010 Light Steel Framing	Wellington
8,9,10	TA020 Fire Documents	Christchurch

The Training Academy also provides an Inhouse training option for many of our courses. This has been utilised

by individual councils and cluster groups of councils. Should you wish to customise a course please don't

hesitate to discuss options to allow us to assist you meeting your objectives

Please be aware that for various reasons we may have to change our dates so just keep checking the BOINZ website for the most up to date information.

For more information, course details and to register please visit our training calendar <http://www.boinz.org.nz/training-academy/calendar.php> or email training@boinz.org.nz

NEW - FIRE DOCUMENTS:

CODE CLAUSE C PROTECTION FROM FIRE (SMALL BUILDINGS) C/AS1 – C/AS7 COURSE

The Institute is pleased to bring to our members and clients our new two day

FIRE DOCUMENTS: CODE CLAUSE C PROTECTION FROM FIRE (SMALL BUILDINGS) C/AS1 – C/AS7 Course.

This high quality, Diploma recognised course will bring those with a desire and need for exposure in this area up to speed rapidly.

The Institute's drive to bring consistency to our members is mirrored by Alan Moule, through his time spent assisting with the development of the materials for the CODE CLAUSE C PROTECTION FROM FIRE UPDATE TRAINING and the Institute's FIRE DOCUMENTS: CODE CLAUSE C PROTECTION FROM FIRE (SMALL BUILDINGS) C/AS1 – C/AS7 Course. These courses have been designed to develop a consistent knowledge base in regards to the Fire Documents, with training coming from the most knowledgeable in the industry.

This is further highlighted by his commitment to contract to IPENZ to deliver this consistency.

Alan's qualifications, as a chartered Professional Fire Engineer ensures any questions directed to him during any training session are answered competently, clearly and in a manner which ensures a strong understanding of the subject material.

"NEXT COURSE: 7-8 OCTOBER, WELLINGTON CONFIRMED TO RUN."



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Appendix Building Amendment Bill (No 4)
The Building Act 2004 and amendments (consolidated with history notes). As at 14 April 2012.

The Building Code – Schedule 1 of the Building Regulations 1992 consolidated with history notes).

As at 14 April 2012.

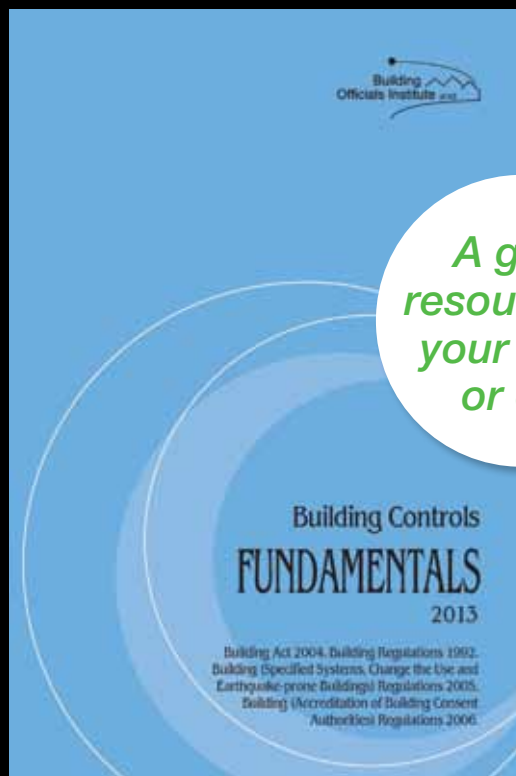
Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005 – SR 2005/32 with history notes and consolidated amendments of the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Amendment Regulations 2005 – SR 2005/338.

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