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From the President's Desk

Dear Members,

What a busy and exciting time for the Institute right now and in the future.

This coming May we have our AGM and leading into the AGM will be the Board Elections. It is your chance as a member to exercise your right to vote for the candidates that you believe will make a difference for you and your Institute.

Two years ago you put your trust in me and my fellow directors to look after your interests. I would like to think we have responded in kind particularly when you consider what shape we were in back in late 2010 early 2011. In my role as president I am proud of my fellow directors and the staff of National Office. In a very short space of time we have managed to turn around the organisation financially, by having made some firm decisions on what we needed to do to reposition the Institute. The good work to date evolved from a good team that worked well together.

Since the last Board election we have seen the resignation of Bill Irvine, and Bob de Leur has signalled he is not standing for re-election. Bob in his role with Auckland Council has been a valuable resource to the Board and has represented the Institute's interests in the highest places. The Board is extremely grateful to Bob for his great work in the past couple of years and he will be missed. We seconded Peter Laursen onto the Board earlier this year after Bill's resignation and Peter has made a great contribution to the Institute. It goes without saying Stu Geddes, Kerry Walsh and Norm Barton have all been stalwarts through the tough times.

It is now paramount for the Institute to continue to capitalise and build on the excellent work to date and to ensure we see our present key objectives completed. This will again require you as a member to exercise your judgement and put trust in your Board to deliver. Looking forward please ensure you exercise your vote in the Board elections and in doing so think carefully about the importance of electing people with proven ability to work in your best interests and those of the Institute. Stability for the Institute is important right now.

I look back on what the Institute has achieved in the last two years and want to single out some key initiatives and make a few comments.

The Diploma. As a professional body we recognised the impact of Regulation 18 and the fact that you our members were asking the Institute to take the lead in developing and driving a qualification that would establish a consistent skill set and quality expectation for our sector and its customers. The Diploma in Building Control Surveying (Small Buildings) courses have largely been written and we are expecting the first APL's through Otago Polytech to commence through the Approved Prior learning process later this year. These "early adopters" will then mentor successive Diploma students in due course. It goes without saying members must support the Diploma and its APL process to ensure the Building Controls sector aspires to its maximum potential and ensure any chance of chance of success for the construction sector as a whole. In past years a number of members have been involved in attempts to get our own recognised professional qualification into the market, only

to have it on at least two occasions fail because of political intervention. Now is our time "in the sun" and members must support the huge effort and resources that the Institute has put in to develop our profession. There are a number of members and people within our industry that do not support the Diploma primarily because of cost. The reality is there will never be a more cost effective qualification available to us. We are working with key stakeholders to minimise costs, particularly Otago Polytech.

Conservative maths indicates 1000 BCO's currently in the BCA environment will likely transition through the Diploma in Building Control Surveying (Small Buildings) over the next 4-5 years. We are working on a range of pricing options, but let's say the cost for the APL (including training courses to fill skill gaps and a time commitment) is \$7000, then the total cost to industry to finally get a qualified and consistent workforce capable of wider skills, consistent and accountable outputs and greater workplace flexibility (read cost efficiency) is in the vicinity of \$7million. Not a large sum I hear you say for such significant gains!! Lets for arguments sake now say that the 64 BCA's are all the same size. This would make the cost to each BCA only \$110,000 each. Then let's say that it will take 4-5 years to transition these 1000 through the APL process, so this makes the cost to each BCA about \$20k per year. I know this calculation has a few averages in it and BCA's vary in size, but so do their catchment and consent revenue.

The reality is putting BCO's through this Diploma programme via the Approved Prior Learning (APL) process is not an expensive exercise when you weigh up the very significant short and long term advantages to individuals, BCA's, the industry and the consumer. Your Institute has been working at the sharp end for the benefit of both its BCO members but it is their employers the BCA's who will be significant reapers of the efficiencies the qualification will bring.

Industry Association Partnerships.

We have developed new partnerships with the New Zealand Home Heating Association and the Metal Roofing Manufacturers Association and training courses have been and will be developed for both their members and our members to benefit from. A presentation at conference will outline the learning's to be gained for our sector.

Membership Benefits. The new 2012 membership cards provide for some excellent cash discounts from a range of retail outlets. The feedback I have received is that members appreciate the opportunity and are certainly taking advantage of some great discount savings.

Premier Partner Relationships.

Our premier partners have been very supportive throughout 2011. GIB and Kop Coat have supported new course development; MITek has assisted BOINZ in Canterbury, Rockcote across the branch network and Standards New Zealand on a number of levels. Partnerships are two way exercises and the approach we are taking is designed to ensure win-win scenarios for Institute members and our partners.

Branch Support. The Board and CEO have allocated time to attend branch meetings ensuring we support and hear first-hand what our members are saying. Personally, I have enjoyed getting around the branches and if I am still fortunate after the election to remain on the

board then you can expect to see more of me. Support from National Office for branches has been increased and this will lift again in 2012.

We have also scheduled an annual training day for all Branch Chairs and Secretaries prior to Conference in recognition of both the importance of these roles and the people that occupy them in terms of a Branches success. The Board recognises Branches as an essential conduit to head office and a training ground for all members. It is essential that members be given the opportunities to attend branch meetings and this year the Board will be articulating the value of local branch meeting attendance by BCO's to Building Control Managers and CEO's around the country.

HR Division. This development is a natural extension to our website employment page and was launched firstly to support recruitment for Christchurch City Council. It has proved a successful service to organisations and members alike.

Your continuing support of your organisation is most appreciated and though I am biased in my view should be mandatory. Don't forget BOINZ is the only organisation that supports your interests, that of the Building Control sector and its processes. I believe we will experience significant growth in membership over this year and into the future as people in our industry focus on the benefits that the Institute can deliver for them. Already we see that our membership is growing with a larger number of members coming from other parts of industry rather than the traditional BCA/TA environment. A well established, progressive and structured learning academy like BOINZ has to offer together with many other member benefits is certainly something that does not exist in many other areas of the building industry.

The introduction over the next few years with risk-based consenting and Local Government reform will inevitably see us all having to deal with new challenges and that horrible thing called "change". BOINZ is presently working on key working parties on what those changes may/will look like and how they will affect our members. It is our role to ensure our members have a say in their future and to not allow others with little or no knowledge of our profession's role and commitment to quality building outcomes to dictate how we do our job. That said we should recognise constructive change that brings about productivity enhancements. Remember that our representation in the right places is only achievable with your support.

Looking ahead the building industry is showing small signs of recovery and there are definitely shortages in housing stock. When coupled together with the Canterbury rebuild you can see that we have a huge wave of work coming and I do not believe many in the building industry are as yet prepared to deal with it. When this all happens understand that the Institute represents you and acts for you and will ensure you are best placed to perform your role to be successful.

Finally a reminder the Institute's Conference will take place this year from Sunday 13th May to Wednesday 16th May in Auckland and the programme is one of the most exciting I have seen. This really is an opportunity not to be missed and I personally invite you all to attend. I look forward to catching up with many of you in Auckland.

Phil Saunders
BOINZ President

Australian Institute of Building Surveyors

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New Zealand Green Building Council

Save the Date: 28 June 2012

Location: Viaduct Events Centre

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Early bird registrations will be available from February 2012 (conditions apply) don't miss the innovation ideas and opportunities designed to expand your business, widen your vision, and stimulate your thinking with the latest best practices and key players in building, business and design.

Contact : events@nzgbc.org.nz

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This conference will be of interest to practicing engineers and architects, researchers, educators and manufacturers in the field of timber engineering.

<http://www.conference.co.nz/wcte2012>

The good old shipping container proving its worth in post earthquake Christchurch

By Malcolm MacMillan, Earthquake Response Programme, Dept of Building & Housing

In 1795 when Benjamin Outram solved the problem of transporting his coal from the mine to the Derby canal for transport along England's waterways, I wonder, could he have ever looked into the future and seen what uses his simple invention would be put to.

In 2011 Christchurch had not one problem to solve, but many. And we could say Benjamin Outram's good old shipping container has been proving its worth by its sheer versatility.

Drive along Christchurch's port hills coast road and around these coastal suburbs and you'll pass walls of shipping containers protecting both traffic and pedestrians from ongoing rock falls and cliff collapses. What could be better than shipping containers with their strength and the speed at which they can be put in place to meet the urgency of this safety need.

With over twelve hundred earthquake damaged buildings in the central business district scheduled for demolition, shipping containers afford a speedy if temporary solution for propping up buildings while valuable items inside are rescued, prior to demolition. The future of many of the CBD buildings is often actually a process of deconstruction rather than crude demolition, as this helps protect neighbouring buildings and makes recycling building materials easier. This is a longer term process and the buildings must be reasonably secure whilst this is going on, hence the use of shipping containers.

The February 2011 earthquake dealt a near fatal blow to heart of Christchurch's central business district. Shipping containers were like a defibrillator in getting the CBD going again. Weld them together, stack them on top of each other, cut holes in them for windows, and you have an affordable, quick and structurally sound and weathertight shell which can easily become a clothing store, café, hairdressers, bank or what you will. The bonus here is they have also given

the city what many thought was lacking, an outdoor shopping precinct in a city whose suburbs are littered with indoor shopping malls.

With around twelve thousand houses damaged beyond repair and approximately one hundred and sixty thousand houses suffering earthquake damage and needing repair, temporary accommodation is in demand. Shipping containers are one



of several temporary accommodation solutions that people are using, both for residential and commercial use. Their advantages are ease of transport and placement, for instance people who have to vacate their house whilst its being repaired can move into a converted shipping container on their back lawn, thus helping them to remain within their community and close to their home and possessions.

All of these uses have sprung from Benjamin Outram's old coal bin from the early days of the industrial revolution. Its qualities of versatility ease and speed of transport, security and affordability can still be found in its modern version which has proved its worth in Christchurch's post earthquake recovery.

Restricted Building Work

By Malcolm MacMillan, Operations Manager Earthquake Response, DBH



After a long gestation period mandatory licensing for certain building work, otherwise known as restricted building work, has finally arrived.

Before we get into the detail of this new law change, it's important to remember that licensing of designers and trades people is part of a broader system of reforms. These reforms have been progressing since 2004 and have included accreditation of building consent authorities and product certification for building products and materials. It is now time for the building practitioners to be included.

It's also important to remember that there are two fundamental objectives that are trying to be achieved with the licensed building practitioner scheme:

- Competence, helping ensure those designing and constructing buildings are competent to do the work they are doing, and
- Accountability, if mistakes are made, and they will be on occasion, then licensed designers and constructors can be held to account for their actions.

SO WHAT IS RESTRICTED BUILDING WORK?

Restricted Building Work is the design, construction and alteration of the primary structure (for example the framing or foundations) and the external cladding system of a residential house or a small to medium apartment building. It also includes the fire safety design in a small to medium apartment building. This work can only be carried out, or supervised, by an appropriately licensed building practitioner.

SO WHAT DOES RESTRICTED BUILDING WORK NOT INCLUDE?

Any building work that does not require a building consent, (for example, work covered by section 41, 43 and Schedule 1 of the Building Act 2004). Note there has to be a building consent in play for Restricted Building Work to exist. This means, for example, someone can be carrying out building work on the house framing and or cladding but as long as it's exempt building work they don't have to be licensed.

The off-site manufacture of building components (for example pre-built frames and trusses or window joinery units constructed in a factory) are not Restricted Building Work. However, the installation and incorporation of these into the building can be.

The design or manufacture of fire alarms systems (for example the design or manufacturer of a proprietary fire alarm system in a factory) is not Restricted Building Work because a building consent is not required for this stage of the fire safety system. The incorporation of that system into the plans and specifications for a building consent is Restricted Building Work.

The design, construction and alteration of building work in relation to an application for a building consent made before 1 March 2012 will not contain any Restricted Building Work. It's important to understand there's a transition period and Restricted Building Work only applies to the design and construction of primary structures, cladding systems and fire safety systems in residential houses and small to medium apartment buildings consented

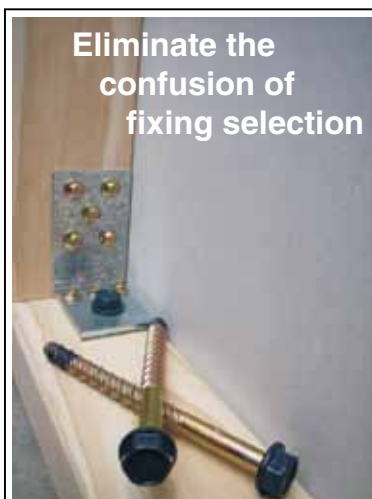
after 1 March 2012. No matter how long the construction project takes to finish.

The design, construction and alteration of an outbuilding (eg detached garage, shed, retaining wall etc), commercial or industrial building is also not included. Restricted Building Work only applies to residential houses and small to medium apartment buildings.

OWNER-BUILDER EXEMPTION

It's important to understand that there is currently no exception to the Restricted Building Work law for DIYers. The primary structure, exterior cladding system and fire safety design of residential houses and small to medium apartment buildings consented after 1 March must be undertaken or supervised by licensed building practitioners with the appropriate licence class.

A Building Amendment Bill (Bill No.3), is currently awaiting a second reading by Parliament. It contains an owner-builder exemption from Restricted Building Work. The exact timing of this law coming into effect is currently unknown, as such, a DIYer (sometimes known as an owner-builder) who carries out, or supervises, Restricted Building Work will need to be a licensed building practitioner, or have their work supervised and signed off by one. This will be the case until such time as the proposed owner-builder exemption becomes law and comes into force.



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SO WHAT'S A BUILDING OFFICIAL'S ROLE IN RESTRICTED BUILDING WORK?

Education and Advice.

Well firstly there's an educational role to play aimed at both building practitioners, whether they be licensed or not, and consumers who will often be unfamiliar with their legal obligations and responsibilities in the building process.

A front counter, over the phone or out on a building site enquiry to a building official is a good opportunity to advise both the consent applicant and their practitioner of the Restricted Building Work requirements. The Department of Building & Housing has published a suite of guidance material on Restricted Building Work targeted at consumers as well as trades people. Building Consent Authorities are encouraged to include this guidance information at their reception counters, on their websites and out in their inspectors' cars.

Vetting and lodging building consent applications.

All building consent applications that incorporate restricted building work design made on or after 1 March 2012 must be accompanied by one or more Memoranda (Certificates of Design Work) from the licensed building practitioner designer. The Memoranda (Certificates of Design Work) must be made in the prescribed form, (easily downloadable off the Department's website) and be fully completed and signed by the licensed building practitioner designer. If it is not then a building consent authority should not accept the application. Try to avoid accepting such incomplete applications and just requesting further information. Avoidable requests for further information are such an inefficient process. Have a strong filter process at the front end vetting stage and reject incomplete consent applications. Send them back to the consent applicant to get their designer to complete their job properly. Such an approach will help encourage the designers to step up and fulfil their statutory obligations and will help with the overall efficiency and effectiveness of the consenting process.

It's the responsibility of the licensed designer (this includes registered architects, and chartered professional engineers) to ensure their Memoranda (Certificates of Design Work) cover all of the restricted building work they have designed. Building officials should check that this has happened. It is also appropriate at this consent vetting stage for the building officials to check the public registers (the Department's LBP on-line register / Registered Architects Board register, and IPENZ's chartered professional engineer's register) to ensure the designer holds an appropriate and valid license. If any of the above checks identify a gap the building official should ask the consent applicant, or their agent, to provide the missing information and should refuse to accept the consent application on the basis that it is incomplete.

Complaints to the Board

If a building official is not satisfied after having repeatedly sought further information because the submitted consent documents do not fully comply, then he or she should consider whether the LBP has failed to meet the standards reasonably expected of a competent practitioner and therefore has acted incompetently or negligently.

As a starting point for deciding whether this is so the relevant standards are those set out in the LBP Rules (i.e. the minimum competencies and performance indicators which are available on line at www.dbh.govt.nz) but are not necessarily limited to these.

If the building official then considers this to be the case then he or she (or any other person such as a consent applicant) can lay a complaint with the Building Practitioners' Board.

If this independent Board determines that a licensed building practitioner has acted incompetently or negligently it can do one or more of the following:

- Cancel a licence
- Suspend a licence for up to 12 months
- Restrict the type of building work that can be done under the licence.
- Censure the LBP
- Order that training be undertaken
- Order the LBP to pay a fine of up to \$10,000.

If the complaint relates to an architect or a chartered professional engineer it should be directed to NZIA or IPENZ as the relevant registration authorities.

Issuing Building consents

The building consent authority must check code compliance and make a decision on whether to grant a building consent or not. The provision of the Memoranda (Certificate of Design Work) by an LBP does not release the authority from this statutory duty. LBPs do not 'self certify' their work at this stage.

Issuing Code Compliance Certificates

When an application for a code compliance certificate is submitted, the consenting authority should check that all of the Restricted Building Work on the job has been covered by one or more Memorandum (Record of Building Work). These are declarations that licensed building practitioners' fill in, confirming what building work they undertook. If there is any gap (for example, there is no Memorandum (Record of Building Work) covering the brick and blocklaying), then the building consent authority should advise the applicant of the gap in information and the need for there to be a Memorandum (Record of Building Work) covering this part of work.

TRANSITION TO RESTRICTED BUILDING WORK

Due to the introduction of Restricted Building Work on 1 March 2012 building consent authorities now need to clearly identify which consents are subject to the Restricted Building

Work requirements and which are not (based on when the application for building consent was made). This will allow the correct processes to be used during the inspections and code compliance certificate process. The Department recommends that a copy of the Memorandum (Certificate of Design Work) is attached to the building consent when issued, and building consent authority's IT systems and data bases identify which building consents include Restricted Building Work components and which don't, this will assist the inspection booking process. Perhaps even a bright loud sticker across all building consents, where Restricted Building Work exists, for a year or two while we work through this transition period.

FURTHER INFORMATION

The Department of Building & Housing has published a guidance document on Restricted Building Work specifically for building officials and their regulatory role in the scheme. This is freely available online at the Departments website: <http://www.dbh.govt.nz/rbw-guidance>. Building officials, building control managers and front counter technical clerks and administration support staff in building consent authorities are all encouraged to read and familiarise themselves with this information.

Other sources of helpful information include:

- Background information on licensing and RBW for trade people as well as consumers <http://www.dbh.govt.nz/lbp>
- The Department of Building and Housing public LBP register <http://lbp.dbh.govt.nz/publicregister/search.aspx>
- NZ registered Architects register <http://www.nzrab.org.nz/NonCMS/Find.Architect.aspx>
- IPENZ register <http://www.ipenz.org.nz/ipenz/finding/search-ipenz.cfm>
- Plumbing, Gasfitters and Drainlayers register <https://www2.pgdb.co.nz/PGDB/PublicRegister.aspx>
- The Building Practitioners Board complaint form <http://www.dbh.govt.nz/lbp-about-the-scheme#aid4>
- Licensed Building Practitioner Rules <http://www.dbh.govt.nz/lbp-rules>



History of Passivhaus

This article could be called the history of Passivhaus in New Zealand as we look at the first certified build which will achieve the building standard that sets the bar for energy efficiency and health around the world.

In February 2010, a Registered Master Builder, Baden Brown, asked me to join forces to start a new design and building company focusing on eco housing. I agreed and for the past two years we have been on a journey of discovery and development.

Starting a company with a clean sheet of paper has its challenges but many advantages. We spent the first four months researching the latest eco or green building work that was happening until we discovered Passivhaus.

In February 2011 we opened a show home in Wanganui constructed using the Passivhaus principles. It is the most air tight house built so far in NZ achieving the 0.6 A/C hr (n50) requirement for Passivhaus.

PASSIVHAUS OR PASSIVE HOUSE?

At this point I should mention that in New Zealand we use the term 'Passive House'



rather than the German 'Passivhaus' Maybe this is a little confusing but the

International Passive House Association states that in each country it is preferable to use local vocabulary rather than the German spelling. Whilst we are looking at potentially confusing terminology, I should also point out that the Standard although called Passive House (PH) is actually applied to all buildings, for example there are PH schools, swimming pools, office complexes and even supermarkets that have achieved the Standard.

THATS LIKE PASSIVE SOLAR ISN'T IT?

As the term Passive House is still relatively new in NZ, many people as they visit our Wanganui show home say "Passive house.... oh yes, that's like passive solar isn't it?" This reaction is quite normal because libraries are well stocked with books on the passive solar topic with thermal mass, solar gain and natural ventilation techniques covered. Our show home visitors are partly correct as passive solar heat gain is an important factor in the design of these highly desirable, energy efficient and healthy homes. But I use the opportunity to explain the difference by setting the following scene.

Imagine the comfort of a home that is silent on a windy day; a house that is amazingly heated by ordinary household things like your fridge, cooking and body heat, with no drafts no matter where you stand or sit or sleep; a house which will save you up to 90% on heating or cooling costs whilst maintaining an even temperature in every room. That's Passivhaus.

PH1NZ

We were delighted when Philip Ivanier approached us to work with his architect on the first certified build at Glendowie Auckland.



eHaus, which is the brand name we chose, was the first company in NZ to offer this consultancy service having achieved accreditation by sitting the International external exams in December 2010 at Unitec Auckland.

Our role was to take the preliminary design and load the details into the Passivhaus Planning Package (PHPP) along with the local climate data of Glendowie. The PHPP software is able to predict the performance of the building and determine if the house meets the passive house standard. Because the architect had no previous

knowledge of this type of energy efficient design, we needed to redesign many of the details to ensure it would perform correctly and meet the standard. Once the design was modified, it was submitted to an independent certifier which is a requirement of Passivhaus Germany to maintain the integrity of the standard and guard against 'greenwash'. Because this form of building is so new in NZ, there is no certifier here. We chose to use Mosart, a certifier based in Ireland because of their experience working on projects worldwide. As you can see from the pictures the house is well underway and will receive its certification when complete.

A key factor of the design is its air tightness. It is tested with a blower door at a pressure of 50 pascal's. Although not common here, this test is a legal requirement in many countries for new buildings.

In the meantime Philip was busy working with Auckland Council, eager to ensure there was an understanding of what he was building and why. Once the details of the standard had been worked through and understood, Auckland Council became involved and is keen to promote this type of construction. Low energy means less infrastructure, less pollution and a lower carbon footprint, all topics that every forward-thinking authority recognise as important.

Jon Iliffe is a director of Ecobuild which specialises in Passive House design and building. He is a qualified engineer a Certified Passive House consultant and a board member of Passive House Institute New Zealand (PHINZ), an organisation which promotes education and transfer of knowledge linked to the International Passive House Association (IPHA).

Meet the Consent Authority Capability & Performance Group

The Consent Authority Capability and Performance Group (CACP) from the Department of Building and Housing have joined our panel of regular authors. In future, they will be providing guidance and advice on legislative changes affecting building officials and the building control sector.

The Group is responsible for a number of functions focusing on the local government building control sector, including:

- monitoring and reviewing the performance of building consent authorities, territorial authorities and regional authorities
- administering the building consent authority accreditation and registration scheme, including the statutory relationship with International Accreditation New Zealand (IANZ)
- helping build the capability of the building control sector by developing guidance material, and providing advice and support to building officials
- managing and investigating complaints about the performance of BCAs and following up on dangerous and insanitary building notifications made to territorial authorities
- developing operational policy on new regulatory reforms and implementing these into the building control sector.

GROUP MEMBERS INCLUDE:

Peter Sparrow, Manager Consent Authority Capability and Performance Group

Peter has worked for the Department for the last seven years undertaking technical reviews and accreditation assessments, developing guidance and providing support to the building control sector. In his current role as Manager to the CACP Group, Peter's focus has been the repair and rebuild of Canterbury. Prior to joining the Department, Peter was employed for a short while by the former Building Industry Authority to undertake technical reviews. Peter has held various positions in the building industry over the past 15 years including being a building official with local government and started his career as a carpenter in the NZ Army.

Lesley Hillson, Group Administrator

Lesley joined the Department in November 2011 providing administrative support to the CACP team. Prior to this she has held a wide range of PA roles working for a large global organisation and more recently in the local government sector.



Back row left to right: Paul Hobbs, Peter Sparrow, Dave Gittings, Inka Gliesche-Humphris.
Front row left to right: Brad Hislop, Mike Reedy, Lesley Hillson, Gary Higham.

David Gittings, Senior Advisor Compliance

David has only recently joined the Department. His role is to manage complaints and investigations made against BCAs. His primary goal is to resolve the complaints, preferably at the lowest level possible, while working alongside the BCA and the complainant. Having trained and worked as a builder for 15 years this has given him an understanding of the issues and the ability to communicate effectively with BCAs. Prior to joining the Department, David obtained a PhD in Psychology. This has been an enormous aid in resolving mediation issues that arise with the complaints.

Inka Gliesche-Humphris, Senior Advisor Sector Support

Inka has been with the Department for nearly five years carrying out technical reviews, and providing guidance and advice to the building control sector. In her current role, Inka leads the group's day-to-day operational guidance and advice activities to the building control sector. Before joining the Department, Inka obtained a degree in building science and architecture. She has also worked as a building official for local government and as an architectural designer in private practice.

The Performance Monitoring and Review Team within the Consent Authority Capability and Performance Group is responsible for building control sector performance monitoring and reviews. It undertakes technical reviews to determine how well organisations are undertaking their regulatory building control functions. These reviews are the main way that the Department monitors and reviews territorial authorities' regulatory activities. This team also helps develop guidance material, tools and resources and responds to enquiries from building officials about the Building Act and Building Regulations. Members of this team also assist IANZ with their accreditation assessments by providing technical building control expertise. The Performance Monitoring and Review Team is managed by Peter Sparrow and includes the following team members:

Paul Hobbs, Senior Advisor Performance Monitoring and Review

Paul has been with the Department since September 2008, as an Advisor in the Performance

Monitoring and Review Team, carrying out technical reviews, accreditation assessments, and providing guidance and advice to the building control sector. More recently Paul has been involved with the Department's earthquake recovery work in Canterbury. Paul has 15 years' experience in the building industry, most recently working as a building official and team leader for local government. Paul is a trade qualified carpenter and holds a diploma in construction management.

Mike Reedy, Advisor Performance Monitoring and Review

Mike has been with the Department since January 2008 as an Advisor in the Performance Monitoring and Review Team, carrying out technical reviews, accreditation assessments, and providing guidance and advice to the building control sector. Before joining the Department Mike worked in the building industry in a number of different roles for the past 20 years. These have included working as a plumbing and drainage tutor at Weltec, a building official for local government and a craftsman plumber.

Gary Higham, Advisor Performance Monitoring and Review

Gary joined the Department in June 2008 as an Advisor in the Performance Monitoring and Review Team, carrying out technical reviews, accreditation assessments, and providing guidance and advice to the building control sector. Prior to joining the Department, Gary worked in the building industry for 20 years as both an architect in public and private practices and as a building official in local government.

Brad Hislop, Advisor Performance Monitoring and Review

Brad has worked for the Department since its inception in 2004. Previous to the Department Brad worked for the Building Industry Authority which he joined after completing his Bachelor of Building Science degree at Victoria University. Since being at the Department Brad has held various positions including those with a policy and technical nature. Brad has largely held a position of providing technical advice and guidance and has produced several guidance documents. Brad has also had involvement in the development of legislation, most notably, the Restricted Building Work Order 2011.

2012 Board Election Nominee Profiles



NORM BARTON

Vice President Norm Barton Building Officials Institute of New Zealand Building Control Manager — Matamata Piako District Council

EDUCATION

- Recently completed a Diploma in Construction Management Level 6
- Registered Assessor for LIGITO

- Advance Trade Certificate in Carpentry
 - Trade Certificate in Carpentry and Joinery
- EXPERIENCE/ ACTIVITIES**
- Building Officials Institute of NZ Member since 1997
 - Waikato/Bay of Plenty Branch Executive member - 12 years (4 as a Branch Chairman)
 - Board Member for 7 years (4 as Vice President)

GOALS

The Institute has a continuing role to play in representing its members within the wider Building and Construction Industry.

The areas of focus for the Institute moving forward I believe should be:

- Continuing to advance the development of the NZQA Diploma in Building Control Surveying a qualification that will bring consistency, economies and flexibility to the sector and general training and up skilling our members.
- Further developments in industry relationships, is important and can be achieved by continued dialogue with other organizations and stakeholders within the Construction Industry.



STEWART GEDDES

QUALIFICATIONS

- National Diploma Building Control Surveying (small buildings)
- National Diploma Building Control Surveying (medium and large buildings)
- Certified Plumber
- Certified Drain-layer

EXPERIENCE

I have been involved in the building industry for 35 years.

This is from grassroots level as an apprentice plumber right through to now as a Building Control Officer and various roles in between, 16 of the last 17 have been in Building Control with stints in various management roles along the way.

I have been an active member of the Institute since it was formed in various roles including Chairman at local Branch level and I am now in my 5th term on the Institute's Board.

GOALS AND VISION

As one of the first to obtain both National Diplomas in Building Control Surveying I have a passion to make sure that these Diploma qualifications become the Building Sectors benchmark qualification, underpinning both existing and future skill set needs and be readily available to all existing and potential Building Control Officers.

This is either through the Capable NZ's Recognition of Prior Learning (RPL) scheme run by the Otago Polytechnic, or the Unit Standards pathway to Diploma qualifications for someone starting from scratch, wanting a career in Building Control. It is my firm belief the development and achievement of a Diploma qualification is the most sensible and cost effective approach to deliver a consistent, professional quality building outcomes.

I have been working closely with the Institute and the Otago Polytechnic as your Board representative making sure it is fit for purpose from a Building Control Officers perspective.

I also want this qualification to succeed so that BCO's can gain the much deserved credibility in the building industry by having a Unit Standard approved qualification that will lift our professional image and attract new recruits to our field.

I am very keen to continue driving progress on these Diplomas and pass onto others what I have learned by going through the Recognition of Prior Learning process. For those of you who may be shy of a step

in this direction, do be, it is cathartic and learning experience which I am sure you will enjoy.

Having recently taken a year out of Building Control and worked in the private sector my eyes have opened to the nationwide issues between Councils and the public in terms of in-consistencies within Councils and between Councils. In my experience this mainly occurs around interpretation of the Building Code and Building Act. I can witness the frustrations the private sector has with Councils and now that I am back in Building Control, I feel this is yet another area I can assist with as I want to improve and get both the private sector and Councils working together more to lessen the gap between them and thereby improve productivity.

I want to commit to help take the Institute to its next level and become a more professional respected leader in the construction industry. We need to plan for the future, from our grass roots Branch level through to working with Industry leaders. As a Board member I will listen to member concerns and use these inputs to carefully aid its strategic planning.

The Institute is the voice of Building Officials across New Zealand and as a Board Member I will continue to ensure members best interests no matter where they live in NZ are represented at Board level to advance the interests of membership and our industry.



STEVE HULL

I have been involved in the Building Industry for at least 25 years. I am passionate about the industry, it is in my blood with both my father and grandfather being involved in the trade.

I pride myself on ensuring quality is maintained while complying with all the relevant Acts, Codes and Standards.

I completed my building apprenticeship in 1987, with both a Trade Certificate and Advanced Trade Certificate. I worked mainly on new houses, from low cost residential to high cost and architecturally-designed houses. I also undertook alterations on both new and older homes. I also worked on some major Commercial sites across the Auckland isthmus, to gain experience in this aspect of the industry. This gave me a good understanding of the building industry from a practical perspective.

My new career change was to a supervisory role with Winstone Wallboards, overseeing a number of teams. This extended my skills into managing both contracts and individual teams.

This experience led me to a Building Inspector role with Manukau City Council, where I learnt to process building plans and carry out field inspections on a

vast range of projects.

After 8 years I moved to work for the Master Builders Association and following that was approached by a private building company, contracted to Papakura District Council, to look after the regulatory compliance side of their business. I was required to set up the systems, manage staff, process building consents and carry out building inspections. I managed a team of 6 and learnt how to deal with managing a range of personalities. As part of this job, I also took on and learnt a whole new field, managing the local Council's liquor licensing function.

When Council took their services back in house, I became the Manager of the Building Control section. My team there grew to 15 personnel across four service areas: building, environmental health

and food safety, liquor licensing and swimming pool fencing. My biggest achievement in this time has been to lead the team that gained Building Consent Authority (BCA) accreditation and registration in 2007 and in 2009 to become the third BCA in the country to have this accreditation re-confirmed and extended to include quality management aspects.

Currently I am in the position Team Leader Processing —Southern, Building Control. My main responsibilities are to ensure all consents are processed in accordance with the new Auckland Council Policies, ensure that audits are undertaken in readiness for the next review by IANZ and assist in implementing the Competency Assessment of staff in my area, making sure that all these aspects are in line with the Building Consent Authority (BCA) Accreditation process.

I have attended local BOINZ Branch meetings on a regular basis for the past 5 years, although I have been a member of BOINZ for a lot longer. Having attended a few conferences over the years, I can vouch that these are excellent avenues for both training and networking initiatives. I have been on the Auckland Branch Committee for the last 2 years. At the Building Officials (BOINZ) conference in April

2009, I expressed interest in being involved in the pilot program for the National Diploma in Building Control Surveying. I was lucky enough to be selected for this group and attended my first session for the North Island group in June 2009 at Rotorua. My first thoughts were, there is a lot of work involved and the time frame was rather tight. I was fortunate that the Papakura District Councils CEO, Mrs Theresa Stratton and the Director of Regulatory Services, Mr Graeme McCarrison were fully supportive of the time I needed to do the work required to complete the assignments. The support I had from other staff and peers was invaluable. BOINZ itself should take a bow as they have been instrumental in getting this project off the ground. The people at Otago Polytechnic also deserve a big thank you.

The experience was rewarding - the more I got into the project, the better I felt about it. There was a lot of research involved but I would certainly recommend it to anyone who wants to progress in this industry.

I would advise people who are looking at doing these diplomas to start building up a profile of some of the work that they are currently doing, in other words, projects that you either process or inspect

or even build, as you require these examples for the Diploma work.

The Diplomas are an important step forward for building controls in all Councils. I will certainly be using my experience in achieving the Double Diploma to assist with the roll out in the Auckland Region. The new qualification is an important step and will assist in the transformation of Building Control under the new Auckland Council from 1 November 2010.

As the industry changes I feel that BOINZ needs to be at the forefront of these changes. I believe that my overall experience, both as a Builder and now involved in the regulatory field, puts me in an ideal position to represent you as the members on the board. We need to voice our thoughts on how this organisation can be of assistance to all the key players in a positive manner.

Another key factor is that we need to listen to how the members view aspects of the industry, from training through to legislative changes.

As you can see I have been involved in the pilot program for the National Diploma, so will be very keen to keep pushing this through. We as Inspectors need to have some formal recognition in order to gain the respect from others in the sector that we so richly deserve.



**PETER
LAURENSEN**

INSTITUTE INVOLVEMENT

- I have been a member of the Institute for 9 years and have strongly supported the local southern branch including the role of being on the branch committee for a while.
- I am a current Institute Board Member (for the last 6 months) after having been co-opted to the position by the existing board.
- Over all the years I have been a member I have attended the Annual Conference and the Senior Building Officers forums. This last year I was fortunate to be asked to undertake some MC roles for a couple of the events, and thoroughly enjoyed being able to help to make them entertaining for members. I also presented a technical paper at conference for the first time in 2011.

INDUSTRY EXPERIENCE

- Previously I worked 22 years for Carters (building supplies merchant), undertaking Branch Management & National Office roles. I also spent 5 years as the Computer Systems Manager within that business. I gained a Bachelor of Commerce majoring in marketing, which I also put to use whilst working in the building supplies industry.
- I am currently the Building Manager for Lakes Environmental Ltd, which I have undertaken for 9 years. We are a Council Controlled Organisation which is 100% owned by the Queenstown Lakes District Council. We have a very interesting scope of work and range of building methods undertaken across our district. I have encouraged (successfully) all of our technical staff to be members of the institute, and we actively participate at a local and national level.
- I am the Chairman of the Southern Building

Controls Group which I have done for the last 5 years. This is our local cluster group of 11 Councils in the lower South Island, and we are quite an active bunch – working on BCA management activities, with a close association with our local BOINZ branch. There have also been a number of working parties which I have been involved with the DBH over recent years working on best practice guidance topics.

- There are a couple of other industry committees of which I am currently a member. The IANZ BCA Performance Advisory Committee is one that I have been on for the last year, and is very interesting in its links with the roles of Building Officials. There is also a Building Act Administration Group – organised by LGNZ which I am a member providing input to the changes to our regulatory framework.
- In terms of Board experience, I was on the board of the Queenstown Chamber of Commerce for about 8 years and served for the last 3 years of that time as their President. I have also recently spent 2 years as the Community Services Director on the board of the Queenstown Rotary Club, and am privileged to be the incoming “President Elect” for the 2013 year.

GOALS FOR THE INSTITUTE

- I believe we need to continue the current return to financial wellbeing and strength for BOINZ to protect a professional organisation advocating for our members.
- Qualifications are an integral part of providing recognition for us all, and to encourage a career path for people whom enter our workplace. I believe we are at a critical junction to ensure we push ahead for a combination of pathways to achieve qualifications, through recognition of current skills and continued development of courses to be delivered through training organisations. It has only recently become clear to me that this has to be industry driven, as no one else will ensure it is delivered the way we need it, and in a timely manner. With continued regulatory

changes coming into building control roles, we need to ensure that the momentum is retained to make a valuable range of qualifications. The Diploma in Building Control Surveying is the obvious and long sought after to the consistencies, efficiencies and quality outputs the Diploma in Building Controls and Building Sector in general needs.

- I see the need for there being a close link between the benefits for individual members, and the demonstrated upside for our employers, through training and personal development of skills. We need to continue to match our recognised training courses to the requirements of our members and associated organisations. A strong possibility exists to provide quality training to Licenced Building Practitioners, in turn raising the standard of building design and construction in the country.
- The voice of the Institute in the halls of power (DBH) had been failing in previous years, but has been restored over recent times to be trusted and our role in advocacy has been strengthened. We need to continue to build upon the existing trust and respect for the Institute in the construction sector.
- Integrity is a fundamental cornerstone for all of us to bring to our professional career, and the activities for which our Institute is to be recognised into the future must always include those attributes. Having been involved in things such as Operation Suburb, qualification development, standards, code and regulation improvements, demonstrates to me that there is a worthy membership base whom are prepared to roll up their sleeves and get on with it.
- It is on the basis of these comments above that I am prepared to put my best endeavours towards the growth and prosperity of our Institute, and to continue the good work done by many others over the years. Hence I ask for, and would be grateful to receive your vote of support to serve as a Board Member for the Institute over the next term.



IAN MCCORMICK

EDUCATION

- University of Auckland Bachelor of Science Chemistry and Biochemistry
- Massey University Post Graduate Diploma of Business Administration
- Massey University Masters of Business Management
- Massey University Masters of Management [completing final paper]
- Received Dr Robin Smith Memorial Award for Management in 2010 from Massey University

EXPERIENCE

Ian is currently the Auckland Council's building control manager. This is a position he has held since the amalgamation of the Auckland regions territorial authorities in November 2010. Ian is responsible for

a team of 492 with an annual budget of \$52M. The Building Control Department at Auckland Council is responsible for the delivery of all building consent authority functions and building related territorial responsibilities. It includes responsibilities under the provisions of the Fencing of Swimming Pools Act and the management of all weather-tightness claims relating to the region.

Prior to the amalgamation, Ian project managed the Auckland Transition Authority's Building Control Project that established the new building control department.

Ian had previously managed the Auckland City Council's building control team from 2006-2010. He has also managed the Auckland City Council's environmental health and RMA and bylaw compliance functions for extended periods of time.

With five years experience as a business analyst / project manager working in a programme office delivering organisational change programmes, Ian has worked on a wide range of programmes from work to improve the planning and delivery of the organisation's then \$180M CAPEX budget to regulatory improvement projects.

Leaving the NZ Police in 2000 as a Police Inspector, Ian spent 7 years in the criminal investigation branch and established and operated a station with the highest crime clearance rate in the country for two consecutive years.

ACTIVITIES AND OFFICES HELD

Ian has been a BOINZ member since 2007. He is a member of the Business Excellence Foundation.

OTHER

Married, with three children, Ian lives on a rural property in North Auckland where he encourages his grown up children to assist with chores with varying degrees of success.

GOALS

Provide a building control regulatory framework that provides the right balance of safeguards/ surety and ease to do business. Enable an engaged and agile building control team that can lead and respond to changes in the construction sector and legislative environment. Ian believes that a key factor in this is to ensure that we leverage our expertise and influence to proactively guide change to achieve desired community outcomes.



PHIL SAUNDERS

I look back on my time as President of your Institute and the many things we have all achieved in a very short time.

We started at a point where the Institute was

in a distressed state and with the help of all our members we have turned that around and the institute is in pretty good condition. You should all recognise that this has been an amazing achievement.

This would not have been possible without the excellent work that has been produced by your present board, your Branch executives, chairs and secretaries, CEO and staff and of course many of you

the members.

In my role as President I have a commitment to ensuring your Institute delivers value for you the members. To achieve this I have ensured the board maintains a clear focus on the goals that drive what we need to achieve in the short-term and over the next few years.

I have really enjoyed getting around the branches and being able to discuss matters with you and understand your needs. If I am fortunate enough to remain on the team this year then you will see more of me as I place great importance on the face to face opportunities that branch visits create.

We are all in a time of constant change and there are new challenges every day but with these challenges come huge opportunities. Through recognising opportunities your institute has

developed important long-term relationships with key organisations and people.

Right now the Institute needs absolute stability with some level-headed, smart people in control. I assure you that you have that and it is essential for the success of our institute that we are able to continue the work we are doing.

My commitment to you is that I want to and will serve another term and represent your interests as there is unfinished business of immense importance to you and this institute that we need to complete.

My record I believe speaks for my leadership skills, strategic focus and my ability to get things done.

Your institute is the only organisation that works for you and your needs so please don't forget that.

A vote for me is a smart investment in the future of your Institute."



KERRY WALSH

Technical Leader, Building Control, Hurunui District Council

Building Officials Institute Member since November 1994.

QUALIFICATIONS

- Diploma in Building Surveying
- New Zealand Certificate in Building Inspection
- Licensed member of BOINZ (Grades 2 & 3)

Experience

I have 19 years' experience as a Building Official across consents, inspections and customer service. I head a small hard working team, and together we look after the building compliance activity for the Hurunui District Council including all BCA and Building TA functions. I love the construction industry, being involved with the Institute and meeting new people along the way. I have 3 years' experience as a Board member of the Institute and would like to continue to help with the full recovery of the Institute with another term on the board.

In my last term I have:

- Dedicated considerable time towards new

training content overview.

- Helped the Institute in its support of the Canterbury region following the regions earthquakes.
- Represented Canterbury/Westland and Nelson/Marlborough Branches at a board level.
- In addition I have been the Board representative on the National Conference organisation committee.

ACTIVITIES AND OFFICES HELD

- BOINZ Board Member - elected in April 2009
- Chairperson Canterbury-Westland Branch 2007 - 2009
- Director - Springbank Blackhouse Ltd 2007 - current

GOALS FOR THE INSTITUTE

I have a number of goals for the Institute including but not limited to; an education focus, continued dissemination of board matters to the wider membership, better value for money, innovation at our events, more public visibility, and BOINZ at the same table as the decision makers. I am a strong supporter of the Chief Executive and President and see it as part of my role to work hard behind the scenes as a team alongside other board members.

I am passionate about achieving the Institute's goal of the promotion and advancement of the Building

Officials profession in New Zealand. A large step towards this will be achieved when the qualification for Building Officials is fully developed so that someone entering into the industry can study a fully recognisable and professional qualification path. Continuing the work in developing the course material for the national qualification is essential and improving the general training on offer at the institute is also high on my list.

Another aspect I strongly support is having a branch focus. Branch meetings need to be more training based with increased support from the national office. I will encourage the national office to continue offering help to the branches that require it, and to ensure that branch meetings happen, that they are of a good quality and that attendance is kept up.

Innovation at our events; let's keep the annual conference something that is new and exciting and of interest to the building official. We want more everyday issues and how to get those compliance problems resolved that we all have.

Support for members; I also support the Institute helping members that need help as in the current case of the earthquake affected councils; the institute needs to continue to support building officials in these areas and in other area as the need arises.

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BRANCH UPDATE

Getting the Canterbury/Westland Branch back on its feet

For well over a year, the impacts of earthquakes in the Canterbury region have dealt issue after issue to businesses, employees and residents alike.

Caught up in this mayhem has been our own Canterbury/Westland branch. Our members have an important and time consuming role in the recovery of Christchurch and its surrounds; there was precious little time to devote to organising our important branch meetings.

Being fully aware of the situation and mindful that timing is everything, the Institute's Board and CEO committed to assisting the branch get back on its feet. A coordinated approach working with the Branch Chair Richard Gant and Secretary Karen Fitzpatrick along with other members saw an agreed meeting timetable put in place with the logistical support being provided by the National Office.

The first meeting was held on the 20th of September 2011 to great member support. Sponsored by MiTek the evening was a great success, with presentations kept to a minimum allowing members to finally relax and network together for the first time in nearly a year.

This was followed by a successful Christmas function at the same venue (which were hard to come by!!) in December. Sponsorship was gratefully provided by the NZ Home Heating Association, in conjunction with BOINZ. This event also saw the launch of a new partnership training programme to up skill BCO's in the complexities and risks around heating installations. The choice of this Branch evening to launch this initiative was particularly poignant given the significant number of chimney collapses and replacement heating options since the earthquakes.

In February 2012 the branch moved into a new era with existing executives stepping down and the election of new officers.

MANY THANKS TO:

Richard Gant (past Branch Chair) and Karen FitzPatrick (past Branch Secretary)

INTRODUCING THE BRANCHES NEW EXECUTIVE OFFICERS

John Blanken (newly appointed Branch Chair) and Brenda McIndoe (newly appointed Branch Secretary)

SITUATIONS VACANT

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- Seeking to broaden your skills and experience?
- Temporary or Full Time Positions available

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The beginning - not the end – building quality is a Journey

Well done, you should be proud of what, as an industry, we have achieved over the last few years through the Accreditation process.

Accreditation has moved the building consent industry along and in most cases dragged kicking and screaming the design and building industry with us. Like many system introductions Accreditation has seen some people exit our industry, and maybe that isn't all that bad.

However there are still some issues that need to be tabled:

1. Does the industry have a long way to go?
Yes!
2. Are we using the tools before us properly?
No!
3. Are we still doing other peoples jobs for them? Yes! So therefore do we need more change? Government is directing change because we won't do it ourselves.

As I look back over some 100 odd assessment's I realised that there are two things which slow our progress.

Our industry lacks a computer system that works well for building control. I have yet to see a system that is fully fit for purpose. Some come close, some are appalling and in my view the providers should be embarrassed. It seems most suppliers won't or can't provide systems that support building control. Change this and we will see immediate progress. A computer system should support the business not the business support the system.

As you will likely be aware DBH is keen to have an electronic system for dealing with building consents. The challenge for providers is to learn about building control, build a simple useable system, and the industry will snap it up. My experience is the flasher the system that does stuff for us the more jobs it creates.

Secondly who are our customers, is it the designer or builder who wants to make as much money as they can? I don't think so. Who pays the bill when it all goes wrong, the rate payer? So who deserves to be treated fairly? The rate-payer of course, they rightfully should expect efficient effective systems that produce buildings.

Do we accept that as an industry we are still designing, building, and issuing CCC's to leaky buildings? Yes! Why? Because our organisations won't empower and support Building Officials

to say no. It simply means we continue accepting the rubbish applications. We all know the story. We still see applications where we're not really sure what was approved.

Can Building Officials honestly say their organisation's customer service ethic does not impede their decision making processes. In my humble view customer service isn't about always saying yes, it's about managing customers' expectations. If you wanted to spend \$2000 dollars on a pair of designer shoes, where would you go? And if they aren't sucking your toes by the end of the process you may be upset. Compare that to a big red shop shopping experience. So what's the difference, our expectations? Accreditation tells us to tell our customers what we do, use that tool to our benefit. The Minister wants cost reductions and reduction of red tape; the best way to do this is stop the "crap" at the front door. I've been saying for years "crap in crap out". Would reductions occur where we can take 4 hours as opposed to 12 hours to process the same consent? Probably! As an industry, why not support those who do a good job rather than holding them up for the lazy and incompetent.

The role of the Building Official is simple, are we satisfied, yes or no! As Councils continue to insist on building officials doing other peoples work for them, the industry won't benefit from licensing.

Government clearly accepts that if a person doesn't know how to design something to comply with the Code and cannot fill out the form they are in the wrong industry. Licensing allows us to pressure these people out of the industry. There is going to be a significant increase in red tape and process while building control is, again, doing others dirty work. There will be a spike in frustrations from those who do not know what they are doing. But this is a good situation, as cowboy designers and developers who prey on their customers as the expense of quality and compliance are sidelined. We now have the power to clean out the shirkers, yay... into them folks!! Find the information, print it, and tell your users how to make complaints about LBP's. They'll sit back and watch, it will be funny, but the result will be a more professional design and build sector.

*John Tait
Spect8 Ltd*

BOINZ are proud to be resellers of NZ Standards



As a further membership benefit the Institute has negotiated with Standards New Zealand to become an official Reseller. What this means is that members now have access to a range of published standards and standards related products (Hand books, Codes of Practice etc).

Purchasing these vital products allows you to understand and comply with legislation more easily, and what's better is that they are available to you at a discounted rate off the RRP by purchasing through BOINZ.

It's easy —contact the National Office at office@boinz.org.nz attaching your order, along with your name, member number and postal address.

Take advantage of your Institute's ability to offer you discounted NZ Standards including:

- **NZS 3604:2011
Timber Framed Buildings**
- **NZS 4306:2005
Residential property
inspection**

Timber House Piles - use the real thing

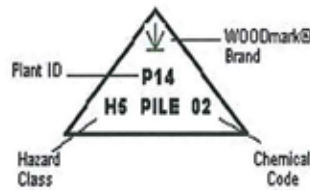
Timber house piles (square sawn or round) must be made to a standard specification, NZS3605:2001 Timber piles and poles for use in building. This standard sets out the physical properties, grade and treatment level required for timber piles and poles. This standard also sets out the branding requirements for these products.

NZS3605 is referenced in NZS3602:2003 Part 1 Timber and Wood-based Products for Use in Building. Clause 106.2 of NZS3602 requires that timber piles and poles used in building must comply with the provisions of NZS3605.

In turn, NZS3602:2003 Part 1 is cited in Acceptable Solution B2/AS1 for meeting the requirements of the New Zealand Building Code Clause 82 Durability.

Confused? The simple message is that timber house piles used in building must comply with NZS3605:2001. If they do not comply with the standard they are illegal and should not be used.

How do you know if they comply with the standard? The easiest way to identify a legitimate house pile is to look for the identifying brand. This will be burned into the side of the pile about one third from one end and it will look like this;



What does the brand mean? The information on the triangle brand identifies the producer, the hazard class to which the pile has been treated and the preservative used. The inclusion of an "A" in the brand outside the triangle signifies that that particular pile is an anchor pile as described in NZS3605.

As mentioned, the house pile standard, NZS3605 specifies that timber piles must meet certain requirements in terms of physical properties, grade and treatment.

1 Physical properties:

- The standard cross section dimension for sawn house piles is 125mm x 125mm but they may be larger.
- The minimum diameter for a round house pile is 140mm except that they may be as small as 120mm diameter within 200mm of either end or may be pointed to facilitate driving into the ground.
- The maximum length of a house pile is 3.6m.
- Round piles have a straightness requirement and sawn house piles have limitations on permitted warp.

2 Grade:

- Timber house piles must be graded to No1 Framing as per NZS3631:1988 *New Zealand Timber Grading Rules*.
- Sawn anchor piles must have their physical properties verified by proof testing conducted in accordance with procedures set out in Appendices A and B of NZS3605. In simple terms the tests involve the application of a load of 3.3 to 4.1 tonnes to the face of a pile for a period of at least 10 seconds without the piece showing signs of distress or permanent damage.
- Sawn house piles of Pinus species that are 3.0m or longer must have no less than four growth rings between the pith and the nearest sawn face.

3 Treatment:

- All timber house piles must be treated to a minimum H5 hazard class

To summarise, wooden house piles of sawn or round timber are manufactured to a standard that requires certain physical properties, grades and treatment levels to be met. These piles are made by licensed producers and they are identified by a specific brand which appears as a permanent mark on the pile.

To assist you, the following companies are licensed to produce sawn house piles under the WOODmark quality brand:

Plant ID	Producer	Plant location
22	Anderson & O'Leary Ltd.	Kumeu
51	Apperleys Roundwood	Otorohanga
35	Colville Sawmill Co Ltd	Colville
03	Croft Pole Distributors Ltd	Whangarei
48	D & E Taylor Timbers Ltd Richmond,	Nelson
44	Eurocell Sawmilling Ltd	Upper Hutt
05	Eastown Timber Products Ltd	Wanganui
36	Flight Timbers Ltd	Blenheim
24	Goldpine Industries Ltd Richmond, Nelson	
28	Great Southern - Invercargill	Invercargill
29	Great Southern - Oamaru	Oamaru
39	Great Southern - Ranfurly	Ranfurly
53	Hautapu Pine Products	Taihape
55	CD Basher Ltd	Amberley
19	Hollows Timber Co Ltd	Balclutha
27	McAipines Ltd	Rangiora
16	McVicar Timber Ltd	Christchurch
33	Mitchell Bros Ltd	Darfield
21	Mitchpine Products Ltd	Levin
23	Ngahere Sawmilling Co Ltd	Mataura
56	Rapaura Timber Ltd	Rapaura
34	Tauranga ITM	Tauranga
04	TTT Products Ltd	Tuakau
31	Value Timber Treatments	Inglewood
08	Waimate Timber	Waimate
14	Wood Enterprises Ltd/ Pitzac	Wanganui

WOODmark is a quality assurance programme for timber treatment that was established in 1987. All WOODmark licensed timber treaters are required to treat timber to standards that have been set to ensure that timber will be durable enough to resist decay and insect attack when exposed to various levels of hazard. To ensure that the standards are being met, WOODmark licensed timber producers must follow quality assurance procedures prescribed in the Standard Operating Procedures for Timber Treatment. Treated timber produced by licensed producers including those listed above, together with their treatment records and internal testing and monitoring results are audited by WOODmark auditors four times a year. Specify and use only WOODmark treated timber for your assurance of treatment quality.

Look for the ~



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Developing Leadership Skills

To develop, maintain and increase our effectiveness as a Leader we need to recognise the importance of training and personal development.

Training and Personal Development helps us to update and improve current skills and acquire new skills to meet the changing needs of today's marketplace and the expectations for Effective Leadership.

Leadership training and Personal Development is both challenging and rewarding.

Challenging because it requires you to assess your current level of competence and effectiveness.

Rewarding because it can improve performance, which brings personal satisfaction associated with recognition and reward from your organisation, your peers and your staff.

However to develop as an Effective Leader you must be motivated towards increasing your effectiveness and be prepared to recognise and accept the need for change.

Associated with this is the need to take responsibility for your development by:

- assessing your strengths and weaknesses and identifying areas for improvement
- establishing learning and development objectives to achieve specific levels of competence within a specified time period
- looking for opportunities for furthering your development;
- monitoring and reviewing progress against the objectives set.

The opportunities for Personal Improvement are many, these include:

- your experience of dealing with situations in the normal course of your work
- observing other Leaders and developing models of good practice
- talking with other Leaders
- reading books on Leadership
- attending training courses and participating in Effective Leadership development programmes.

The Effective Leadership Workshop being promoted by the Building Officials Institute of NZ will enable you to both assess your current level of competence and give you steps to follow to enhance your Leadership skills for the future.

The Effective Leadership Workshop comprises ten modules:

- What is Leadership
- Looking in the Mirror
- The Adaptable Leader
- Building your Team
- Motivating your Team
- Performance Management
- Core Communication Skills
- Coaching for High Performance
- Delegation
- Building Engagement

The design of the workshop will help you develop through:

- Pre and Post Test exercises for each module
- Reflection Exercises to relate learning points to your own situation
- Exercises to practise applying the learning
- Checklists to summarise the learnings
- Case Studies
- Role Plays to test and rehearse new ideas
- Debriefing Exercises
- Sharing experiences with other participants through big and small group discussions

The Effective Leadership Workshop turns the principles of good Leadership in to action. It will help you to inspire, motivate, coach and delegate to develop engaged high performers.

Visit <http://www.boinz.org.nz/training-academy/calendar.php> to view course flyer

Test yourself

Circle your answer (True or False) for each of the following statements:

- | | | |
|-----|--|--------------|
| 1. | Leadership is about doing things right, management is about doing the right things. | True / False |
| 2. | 21st century leadership is more about leading through a vision than giving directions and instructions. | True / False |
| 3. | 21st century leaders are followed because of the power of their position. | True / False |
| 4. | 21st century leaders focus more on developing their people. | True / False |
| 5. | You need more interpersonal skills to be a leader than a manager. | True / False |
| 6. | Leaders think positively of their team members even when they make mistakes or bad choices. | True / False |
| 7. | A leader always tries to achieve Win/Win outcomes in discussions with team members. | True / False |
| 8. | A leader talks first and listens second. | True / False |
| 9. | Strategic thinking is not relevant for team leaders. | True / False |
| 10. | Team members are more likely to be committed to the team vision if they have been involved in creating it. | True / False |

Answers: 1. False 2. True 3. True 4. False 5. True 6. True 7. True 8. True 9. False 10. True

New Super Ministry Incorporates DBH

On 15th March Prime Minister John Key announced, Cabinet's agreement in principle to establish a single, dedicated, business-facing government department.

The new Ministry of Business, Innovation and Employment will integrate the functions of:

- The Ministry of Economic Development.
- The Department of Labour.
- The Ministry of Science and Innovation.
- The Department of Building and Housing.

The new 'super ministry' of Business, Innovation and Employment (MBIE), which looks like getting named 'moby'

came as a mix of both expected news and surprise.

The Department of Building and Housing's inclusion was seen as somewhat anomalous, but apparently justified for inclusion by new 'super-minister' Steven Joyce on the basis of its 'business facing' activity.

The government's vision by bringing together the major business facing departments to form the new Ministry is to 'help the business growth agenda by implementing integrated policies to build a more competitive and internationally-focused economy' allowing business interaction with government agencies on a less fragmented basis.

Job casualties from the new agency will likely be senior and middle management positions as the number of these roles is reduced. The current CEO of MED, David Smol is expected to head the enlarged organisation. It is also anticipated Nigel Bickle, the acting Chief Executive of the DOL will retain a senior role in the new agency.

The new agency will be operational from 1 July but in all likelihood this will reflect only the leadership roles and co-ordination positions, as the full merger will take place over a period of two years.

The combined entity will be about the size of the current Ministry of Justice.

Local Government under reform microscope

Prior to his resignation announcement from Cabinet, Local Government Minister, Nick Smith's announced the 'Better Local Government' reforms which had at its heart an eight part plan:

1. Refocus the purpose of local government
2. Introduce fiscal responsibility requirements
3. Strengthen council governance provisions
4. Streamline council reorganisation procedures
5. Establish a local government efficiency taskforce
6. Develop a framework for central/local government regulatory roles
7. Investigate the efficiency of local government infrastructure provision
8. Review the use of development contributions

Legislation around the plans will involve two proposed Bills, the first of which is planned to be introduced in April.

It would appear the government's plan to streamline councils' reorganisation procedures is a signal to local government authorities to merge to reduce costs (though it stops short of mandating mergers). While not adverse to change the Building Officials Institute of New Zealand Board believe it would be useful to have the

experiences of the Auckland merger experience evaluated before further mergers are considered in the Local Government environment.

Local government with debt currently standing at \$8 billion, a fourfold increase over the last decade, is understandably nervous about the reforms. Local Government New Zealand (LGNZ) though is maintaining a cautiously positive view and calling the reforms 'largely constructive' for the sector.

The Building Officials Institute's Board also sees the announcement as support for Regulation 18 of the Building Regulations and support for a dedicated qualification in the Building Control area. Such a qualification the Board believes will:

- standardise knowledge requirements across the sector
- underpin a consistent approach to the Building Control process
- deliver operational and cost efficiencies within local government
- allow for a more flexible and efficient workforce to meet the peaks and troughs experienced within the construction and associated consenting environment

But most importantly it will bring about a standardisation and a sound skill base from which the sector can advance required reforms in terms of technology and administration within the building consent environment.

Phil Saunders
BOINZ President

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PGDB Consulting on CPD

The Plumbers Gasfitters and Drainlayers Board recently announced a modified CPD proposal. Consultation on this proposal is open until 5pm on the 5th of April 2012. The proposed scheme is more flexible, and the Board believes it achieves an appropriate balance between up skilling, cost effectiveness and convenience.

Please visit www.pgdb.co.nz to view the Board's proposal and make an on line submission.

THE FORUM

www.boinz.org.nz/forum

The Forum is a specific chat room within our website and is a great facility to generate discussion on specific topics with fellow members within the building controls sector.

It offers a safe environment for members wishing to ask questions or hold technical discussions about specific topics without the fear of anyone outside the membership hijacking someone's opinion. The forums are all moderated to ensure that it continues to be current, relevant and newsworthy.

Forum topics include: plumbing and drainage, fire precautions, pool compliance, senior building control officers. There is also a dedicated section for Branch news where Notices of Meetings, Agendas and Minutes are stored and utilised by members.

CURRENT TOPICS OF DISCUSSION:

BUILDING CONTROLS:

- Yurt's
- Lapsed consents and certificate of acceptance
- Durability of pergola
- Unbranded, unidentifiable product

PLUMBING AND DRAINAGE

- Org and septic tanks

New Training Partnership

The Building Officials Institute of NZ is pleased to announce the launch of our newest CPD seminar series course.

During 2011 the issues around solid fuel appliances, their installation and compliance was a hot topic, especially in the Canterbury region.

In response BOINZ and the New Zealand Home Heating Association have partnered to bring members a training course which will ensure you are aware of the latest product and technical developments, the all important installation requirements and common areas of installation non compliance. These courses will kick off in May 2012.

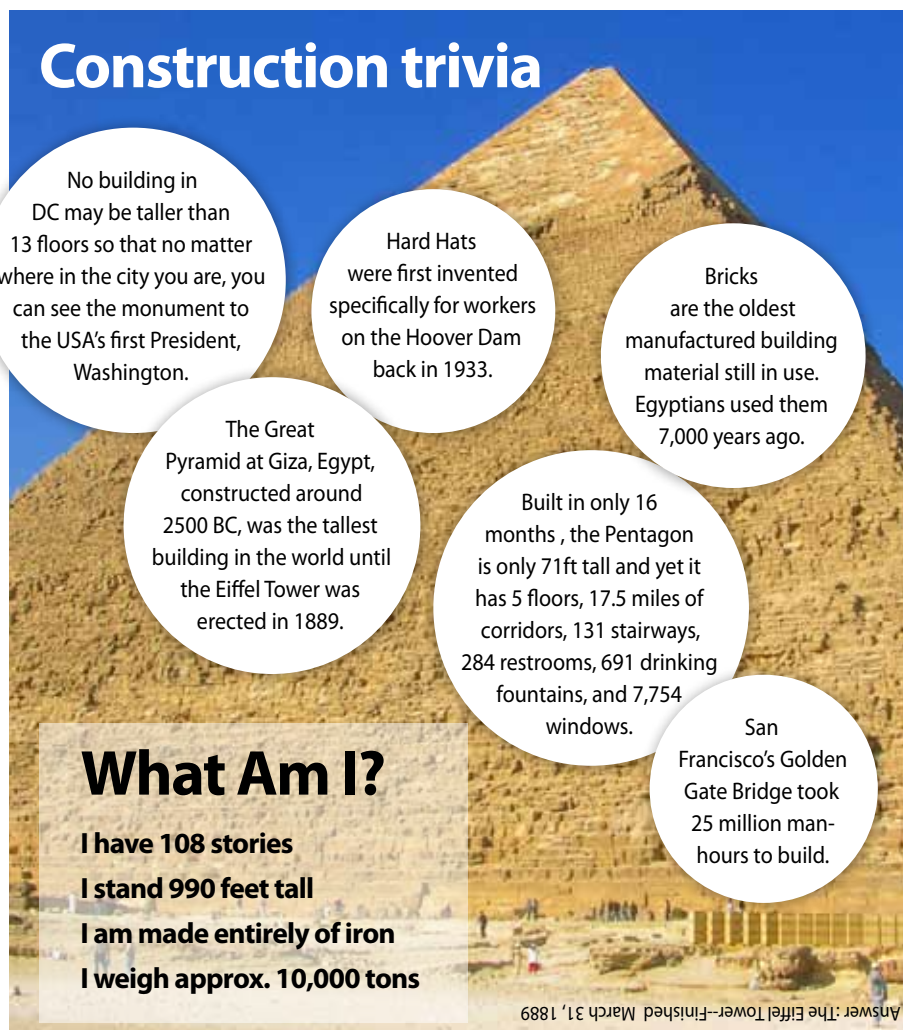
This 3 hour course will cover:-

- New Rules/Laws
- New Products
- New Technology
- Health and Safety concerns
- What you need to know to ensure a risk free inspection

Attendance at this course is an important step in reducing poor installations that have the potential to put lives and dwellings at risk. So why don't you attend and also achieve the common goals of risk proofing your career and mitigating your employers risk.

This course is an example of BOINZ working together with our industry partners to produce safe and quality building installations.

If you are attending the Institute's 2012 Conference in Auckland on 13th – 16th May, take the opportunity to talk with the NZHHA representatives on Solid Fuel Appliances and this new CPD seminar series course.



Construction trivia

- No building in DC may be taller than 13 floors so that no matter where in the city you are, you can see the monument to the USA's first President, Washington.
- Hard Hats were first invented specifically for workers on the Hoover Dam back in 1933.
- Bricks are the oldest manufactured building material still in use. Egyptians used them 7,000 years ago.
- The Great Pyramid at Giza, Egypt, constructed around 2500 BC, was the tallest building in the world until the Eiffel Tower was erected in 1889.
- Built in only 16 months, the Pentagon is only 71ft tall and yet it has 5 floors, 17.5 miles of corridors, 131 stairways, 284 restrooms, 691 drinking fountains, and 7,754 windows.
- San Francisco's Golden Gate Bridge took 25 million man-hours to build.

What Am I?

- I have 108 stories
- I stand 990 feet tall
- I am made entirely of iron
- I weigh approx. 10,000 tons

Answer: The Eiffel Tower--Finished March 31, 1889

Get involved in Standards development

Standards development committee members bring a wealth of experience and specialist knowledge to the Standards development process, ensuring a balanced representation of stakeholders is achieved.

Put your name forward to be a committee member

Standards New Zealand calls for nominations from the range of stakeholders relevant to a Standard, prior to commencing development.

Contact your national association or industry body and let them know you're interested in becoming a committee member so they have your name on-hand when nominations are called.

Liaise with existing Standards development committee members or reference groups

If a Standard is in development, the committee members from your industry will be keen to hear from you to inform the development process.

Find out from your national association or industry body who is serving on Standards development committees currently. Also ask if your industry association has a Standards development reference group – you can liaise with these individuals and/or reference groups and provide input on matters of interest.

You can also submit papers and opinions to them as inputs to Standards development.

Provide your feedback during the public comment phase

Before a new, revised, or amended Standard is published, Standards New Zealand issues a draft of the proposed document for public comment.

Have your say on drafts and provide feedback to us on the proposed content (see *Touchstone* and *Keep Me Up To Date* below).

Keep up to date with Standards in development and new publications

Standards New Zealand publishes a free monthly e-zine, *Touchstone*, which has information on Standards in development, and new, revised, and amended documents.

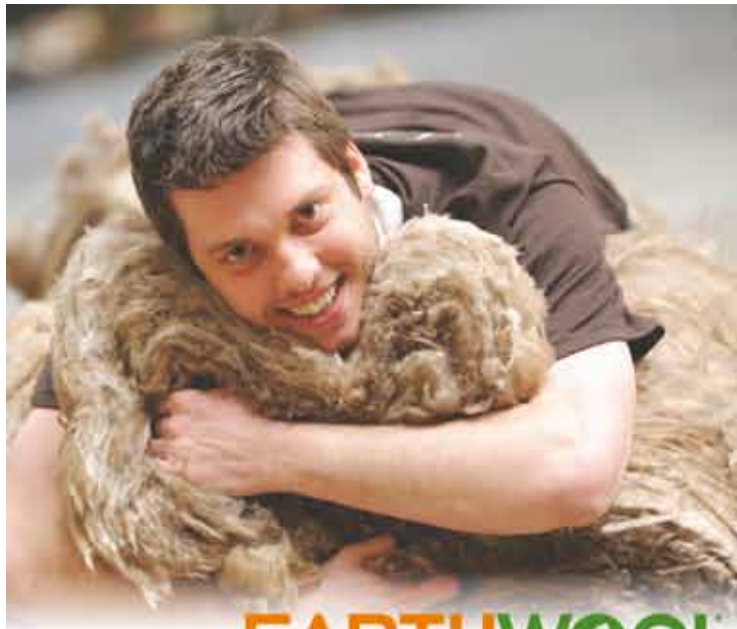
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For more information see knaufinsulation.co.nz



TRAINING/EVENTS

Visit <http://www.boinz.org.nz/training-academy/calendar.php> to view our training calendar

EVENT CALENDAR - 2012

APRIL

16 – 17	E2 Weathertightness	Rotorua
23 - 24	Effective Leadership	Rotorua
30 April – 1 May	Effective Leadership	Hamilton
30 April – 4 May	Plumbing Inspection	Christchurch

MAY

13 -16	Annual Conference and Expo	Auckland
24 – 25	E2 Weathertightness	Christchurch
28 - 30	Building Controls	Napier
31 May - 1 June	Site Inspection	Napier

For a current version of the Training calendar visit www.trainingacademy.org.nz

Courses are subject to change, if booking flights well in advance of the course start date please keep this in mind.

BARRIER FREE TRUST TRAINING DATES:

Modules 1-4, 2-day seminars:

29/30 March	Christchurch
21/22 June	Auckland
23/24 August	Wellington

Module 5, 1-day seminars:

27 July	Wellington
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Architects seminars:

15 June	Wellington
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IPENZ TRAINING:

www.ipenz.org.nz/ipenz

for enquiries contact cpd@ipenz.org.nz

SAVE THE DATE:

2012 SENIOR BUILDING CONTROL OFFICERS FORUM
23rd - 24th August 2012 - Christchurch

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