

# straight up

THE MAGAZINE OF THE BUILDING OFFICIALS' INSTITUTE OF NEW ZEALAND

DECEMBER 2011



## **Lack of Ventilation**

**Possible Cause of Chimney Fires**

page 4



# Pacific Coilcoaters New BOINZ CPD Provider

Pacific Coilcoaters, manufacturer and marketer of the ColorCote® range of pre-painted roofing and cladding systems, is now an approved BOINZ CPD provider.

Rob Armstrong, Architectural Manager for PCC has developed an interesting and entertaining presentation which encourages audience participation.

**The hour long event attracts 0.5 BOINZ CPD points and covers:**

A short history of Pacific CoilCoaters and its position in the New Zealand market, the ColorCote® product range: and

AS/NZS 2728:2007 and the use of ColorCote® products within the code.

The majority of the presentation covers common faults and design issues.

A certificate of attendance will be issued to all attendees for their record of learning.

Rob Armstrong's background in the construction industry includes a number of years as a builder and nearly a decade in both metal and membrane roofing.

Rob is available to do his presentation at a time convenient to BOINZ members - during or after normal work hours.

**Contact Rob at:**

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[www.colorcote.co.nz](http://www.colorcote.co.nz)

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# straight up

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# President's Desk

## What an Incredible Year!!

What can I say about the kind of year our Institute and members have experienced? Certain descriptive words come to mind – Proud; Exhausting; Achieving; Collaborative.

A good number of you will likely agree the results have been phoenix-like. At our November 2010 board meeting our incoming Chief Executive painted a bleak picture of the status of our organisation. It was a rallying call for the whole Board to engage in a desperate and proactive series of strategies to ensure that your Institute survived to support you and provide the benefits needed in an environment that was experiencing and going to experience significant regulatory change.

So how exactly did we negotiate 2011 and come out on top, after such a rocky start to the year:

- Administratively our Chief Executive literally took a knife to the excesses of the past administration, cutting costs, doing deals and reworking the budgets. But most importantly bringing to bear a new era of transparency and accountability
- We made some strategic decisions
  - to ask our members to support our Institute
  - to invest in the Diploma and training in general
  - to reignite stakeholder relationships
  - to reinvest in our branch network and engage more closely with our members by understanding your needs
  - to take a no-nonsense approach to how we engaged with others – fair, honest and a win-win attitude
- From these turn-around strategies we created a solid foundation of relationships, which by February 22nd, caused us to be invited to assist DBH and CDEM with the logistic supply of BCO's for Operation Suburb. The team at

National Office and all our membership should be proud of the collective response we rallied at such short notice

- We then moved from this major event to the next—our Conference in Auckland where the Minister of Building and Construction and the Chief Executive of the Department of Building and Housing both signalled the importance of the role of a BCO both now and in the future
- At our AGM we agreed to support the Institute in a financial capacity and give it the means to invest in our members skill sets and careers by way of a levy and fee increase
- We negotiated to provide theory training material for the new Diploma(s) in Building Control Surveying with Otago Polytechnic, and engaged contracted course writers to deliver quality course material, with the first of the new content courses running in November
- We have worked with Industry to establish a new suite of CPD courses. The relationships with GIB, Kop Coat, the Metal Roofing Manufacturers Association, and the New Zealand Home Heating Association have ensured high quality training is available to members at reasonable cost
- Our new relationships with stakeholders have proved very beneficial and I am convinced this era of collaboration has allowed us to achieve so much in a short time. I would particularly like to thank our Premier Partners:- GIB, MiTEK, Kop Coat, Rockcoat, and Standards New Zealand, for their unwavering support. The same message goes out to DBH, SOLGM, Learning State, and other government agencies with whom we interact with – thank you so much
- We have visited each branch outlining our plans, painting a picture around the future of working in our environment

and most importantly in recent times explaining and elaborating on how members can look to progress through the Diploma course programme via the APL process

- We have established a relationship with Christchurch City Council to assist them in recruiting staff in the Building Controls, Consent and Inspection areas
- Benefits have been added to your membership through a new cash discount card for 2012 enabling you to visit selected stores and receive discounts off your purchases
- In terms of Advocacy we have made a decision to review how we operate ensuring we provide effective consultative information to our stakeholders
- We have also made the call to review our Constitution and Policies to ensure your Institute is best placed to provide you with the services and benefits that your membership requires. But more on this next year

So it has been a busy year hasn't it, and I know from speaking with many of you the same applies in your own immediate work environment. I guess it goes without saying that we are all being asked to do more with less, so that means we need to work smarter. To a large degree smarter working practices are being advanced by the organisations we work for, and it is up to us to embrace and on occasions challenge these changes ensuring efficiencies and effectiveness are winners on the day. Part of the solution therefore is in your hands and as you receive more information on the Diploma I encourage you to think seriously about "investing in your career"

I wish you all a very Merry Christmas and a Happy New Year.

Phil Saunders  
President

## Overseas Conferences

### Australian Institute of Building Surveyors

#### AIBS celebrate 50 Golden Years in 2012.

The AIBS 2012 International Conference is a don't miss opportunity to update your knowledge of Building Surveying on a local, national and global level, celebrate with your peers from around the country and the world and network with contacts from the Building Surveying and related industries.

The conference is being held at the stylish Crown Promenade Hotel in Melbourne, Victoria (the birthplace of the AIBS) from Sunday 21 October to Wednesday 24 October 2012.

Mark your diary and begin making travel plans now to come join us in Melbourne in 2012. Bring your partners and turn the week into a great getaway in cosmopolitan Melbourne. Don't forget your essential hat for the spring racing carnival season.

To find out more visit - <http://www.aibs.com.au/>



## New Zealand Conferences

### Wood Conference on Timber Engineering

#### 16 – 19 July 2012 Auckland

The objective of the WCTE 2012 is to provide a forum for the exchange of the latest technological advances, research results and design innovations.

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>

**WCTE** Auckland **2012**  
16 - 19 July  
World Conference on Timber Engineering



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# Lack of Ventilation Possible Cause of Chimney Fires

**A popular and fashionable building design may be contributing to house fires, says a recent report. In late 2011 there have been several fires, reportedly involving chimney installations.**

It is a trend with the modern building design, to install a built-in wood burning appliance into a wood framed cavity. This fits in with lines of the home, concealing the flue pipe to the point where only the upper portion is visible from the outside. When done, this creates the nice neat lines the architects, builders and owners are seeking. There are however, hidden dangers with this type of installation and great care and attention is required when carrying out the installation.

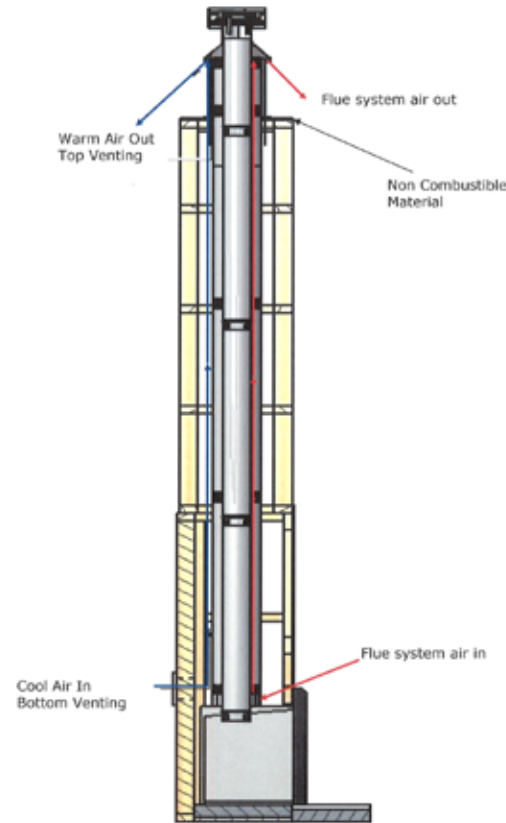
Built-in fires are designed and tested by the manufacturer to ensure safe clearances to combustible materials. Any deviation from the manufacturer's instructions is contrary to the tested unit and can create serious fire hazards. The New Zealand Home Heating

Association (NZHHA) believes that the cause of these recent house fires is due to the appliance not being installed in accordance with manufacturer's instructions or industry standards.

Clear air flow with no obstructions is essential e.g. if a job requires an air vent of 113mm diameter pipe and the vent is being covered to keep vermin or weather out, the venting cover must not reduce the required air volume. It is essential to choose a vent cover that equals the volume of air required. To put this into practice, if a built-in product is being installed into an enclosed combustible structure that has a 150mm flue system, with a 250mm outer casing, venting of that flue system would require 31,000mm<sup>2</sup> of air flow. The flue spigot on top of the built-in product should have provision for that air to enter the flue system so that the whole flue system is air cooled and air flows out at the top casing cover. Manufacturers' requirements will differ, but the principle should be the same.

At the top of the structure there should also be an exit point for any hot air that may build up within the structure. Provision must be made for this hot air to escape, either through the flue system, or by way of venting the top of the structure. It is therefore necessary to provide an opening at the bottom of the cavity equal to that which exits the cavity in order for cooling air to enter. These vents must not be reduced in size as this will seriously impair air flow.

The top of the structure should be made of a non-combustible material such as fibre board or cement to act as a fire barrier in the event of a flue fire. This will make sure that the timber structure and framing below will be protected.



**Clear air flow and ventilation of enclosed spaces or cavities is the number one priority for the safe use of built-in domestic heating appliances.**

The NZHHA recommends the use of one of their Registered Solid Fuel Appliance Installation Technicians (SFAIT) for installation of wood burning domestic heating appliances. The Association offers extensive training courses for installers and also undertakes periodic audits of the SFAIT's workmanship. By insisting on Registered Installation Technicians installing wood burners, there would be a degree of accountability and assurance on the quality of workmanship and compliance.



**Fire Damage from a Built-in Woodburning Appliance.**



**Example of Blocked Ventilation Vents**



Incorporated in 1985, The New Zealand Home Heating Association (NZHHA) was set up in order to protect the industry, advance manufacturing technology, improve safety against house fire hazards and promote wood fires as a safe, affordable and healthy form of domestic heating.

According to the National Secretary of the Association Ed Hawkes, the NZHHA represents the majority of wood fire manufacturers in New Zealand and also a large number of retail stores and installer technicians, with current membership at over 280 nationwide.

“Over the past twenty six years, member manufacturers have invested significant resources into improving efficiency and emissions from wood burners in order to meet Government regulations. This includes Regional Council Air Plans and making sure the industry complies with the tough standards demanded of them by the National Environmental Standards (NES)” said Hawkes.

The Association has invested heavily in developing training courses to ensure retailers are well aware of the standards and regulations governing the industry. Retailers are usually the first point of contact for the general public when purchasing a new wood burner so it is essential that the correct information is available to them.

Hawkes said Installer Technicians have been required to upskill in order to meet the demands of both new technology and government regulations and the Association has invested large amounts of money in developing suitable training courses for both beginners in the installation field and for more experienced Solid Fuel Appliance Installation Technicians (SFAIT). “A specific course has also been developed for Building Consent Officials to ensure they are kept up to date with latest developments” said Hawkes.

“The main objectives of the Association are to encourage members to supply products and service of the highest quality and standards, and to comply with the Association Code of Ethics. We provide regional and national representation to Government and other industry organisations such as Standards New Zealand, Building Officials Institute of New Zealand, Regional Councils and Territorial Authorities so we are very active in setting and monitoring standards. We also provide the industry with technical and educational services to both members and anyone associated with the industry, so we have a wide range of responsibilities.” Hawkes said.

Twenty six years on and the Association is a well established voice for the domestic wood burning heating industry.



## 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.

Subscribe to **Touchstone** and receive email alerts each time an issue is published.

Go to <http://www.standards.co.nz/web-shop/> and scroll down to subscribe.

To see the current issue and back issues of **Touchstone**, go to <http://www.standards.co.nz/touchstone/>

We also have a free alert service called **Keep Me Up To Date** which provides email updates on specific NZS and AS/NZS publications or groups of publications when a draft is issued for public comment, and when a publication is published.

You can subscribe to the **Keep Me Up To Date** service at the same time you subscribe to **Touchstone**.

If you have any questions, please email [enquiries@standards.co.nz](mailto:enquiries@standards.co.nz) or call 0800 782 632 during business hours.

# Board Elections: 2012 – 2013 Term

By the 5th March 2012 a Call for Nominations for potential Board members for the 2012/2013 term will be sent via email communication to all members (please ensure if you have changed contact details, you advise the National Office on [office@boinz.org](mailto:office@boinz.org)).

This election will be the second one since the change to the Constitution in 2009. I encourage you to ensure your vote counts, the right people are elected, and your Institute continues to grow by diarising the final day for voting in your calendar.

Any financial member of the Institute is eligible to nominate themselves, for a Board position. Of course a decision to do so should not be made lightly and you need to be aware there is a level of commitment which includes attendance at Board meetings/Conferences/ Local Branch meetings/teleconference calls/involvement in advisory groups etc.

Those wishing to put themselves forward must complete the official nomination form, which will be sent out with the Call for Nominations and also provide a CV along with a personal profile and photograph which will be made available to the whole membership, to assist in the voting process.

I have found my term as President of the Board both challenging and rewarding. The 2010/2011 years have seen the Institute perform a "phoenix from the ashes" act and we are now on the right path to grow even stronger. I wish to thank my fellow members, the current Board, and Management for the support shown this year as we rebuilt the Institute. I see a positive future not only for our Institute, but also the whole BUILT environment. Our Institute has a very important role to play over the coming years and much of this will involve the continuing development of Stakeholder relationships.

*Phil Saunders*  
President

## 2012 BOARD ELECTIONS PROCESS TIMELINES

|   |                                  |
|---|----------------------------------|
| Call for Board Nominations<br>70 days prior to AGM    | 5 March 2012<br>(at the latest)  |
| Board Nominations Close<br>50 days prior to AGM       | 25 March 2012                    |
| Ballot Papers sent to members<br>28 days prior to AGM | 16 April 2012<br>(at the latest) |
| Voting Closes<br>(Not less than 14 days before AGM)   | 30 April 2012<br>(at the latest) |

## CRITERIA FOR NOMINATIONS TO THE BOARD

### THE ROLE OF THE BOARD

The Board is ultimately responsible for all matters relating to the successful functioning of the Building Officials' Institute of New Zealand (The Institute). The Board's role is to govern the organisation rather than manage it. The Board delegates day to day management to the Chief Executive.

### BOARD FUNCTIONS

In general, the Board, on behalf of members, is responsible for, and has the authority to determine, all matters relating to the policies, practices, management and operations of the Institute. Without intending to limit the role, the Board's governance responsibilities relate to the following functions:

1. Provide strong governance of the Institute as a whole, and to monitor the activities of those entities which it creates.
  2. Be fully knowledgeable and aware of sector needs and issues.
  3. Liaise with other interested constituencies (both national and international).
  4. Appreciate the wider public good focus of the Building Officials' Institute.
  5. Give guidance on strategic investment and funding decisions that are made by the Building Officials' Institute.
  6. Have an enduring focus on strong fiscal management.
  7. Provide leadership to the industry.
- A commitment to strong governance lies at the heart of all effective boards. Accordingly appropriate governance training will be offered to board members as required.

### BOARD MEMBERS QUALITIES

An appropriate set of professional and personal skills, loosely titled "Board member qualities" which form the nucleus of an efficient decision making structure for the Institute. These Board member qualities include:

- integrity
- experience
- wisdom
- independence of thought
- strong listening skills
- strong questioning skills
- big picture vision and strategic thinking capabilities
- ability to persuade and not dictate
- enthusiasm and drive.

### BOARD SKILLS

Within the Board's overall skills requirements is expertise in the following areas:

- corporate governance
- finance and accounting
- research and development experience
- building control sector experience
- customer relationship expertise
- gender balance offering different perspectives

- contract management experience
- central government interface experience
- risk management expertise
- access to sector contacts and networking skills
- appreciation of consumer interests
- awareness of public good elements.

### PRIMARY TASKS OF THE BOARD

The core primary tasks of the Board can be summarised as:

- Maximise members interests
- Set strategic direction
- Policy formulation
- Risk Management
- Legislative compliance
- Performance monitoring of Strategic Plan
- Appointment and performance monitoring of the Chief Executive.

### BOARD FUNCTIONALITY

A well functioning Board will be characterised by its:

- commitment to best practice governance principals
- appreciation of careful stewardship of the members funds
- understanding of the needs of members
- understanding the interface between public and private sectors
- ability to best reflect the needs of a diverse membership
- commitment to membership accountability
- commitment to governance transparency
- skills in strategic thinking
- cohesive and robust decision making
- basic financial literacy
- appreciation of compliance issues
- commitment to risk management
- independence.

### INTERFACE WITH MANAGEMENT

The Board President is the primary conduit of liaison between the Board and the Chief Executive. Other Board members may offer their expertise to the management team through the agencies of the President and the Chief Executive.

### RESPONSIBILITY

Although Board members will be elected by the Building Official Institute members their exclusive responsibility lies towards ensuring the strategic and operational success of the Building Officials Institute. Whilst Board members may reflect in discussion views coloured by their experience, their final decision making must reflect exclusively the interests of the Institute, as a whole.





DRAFT 2012 CONFERENCE PROGRAMME


SUNDAY 13 MAY 2012

12.00noon Registrations open - Waiheke 2, Level 1, Viaduct Events Centre, Auckland  
 5.30-7.00pm Networking function in expo area, Waiheke 2, Level 1, Viaduct Events Centre, Auckland

MONDAY 14 MAY 2012

9.00am Opening and welcome by Institute President  
 9.15am **Keynote Speaker - Minister of Building and Construction**  
 9.30am **Construction Industry Keynote Speaker**  
 10.30am **MORNING TEA**  
 11.00am **Keynote Speaker - Tony Alexander, Chief Economist, Bank of New Zealand**  
 11.45am **Keynote Speaker - Earthquake perspective on insurance - Chris Ryan, CEO, Insurance Council of NZ**  
 12.30pm **LUNCH**  
 1.30pm Management of Government's Weatheright Financial Assistance Package - A DBH perspective - *Katharine Wheeler, DBH*  
 2.00pm Remediation of leaky buildings - A Council perspective - *Bob De Leur, Auckland Council*  
 2.30pm A home owners point of view - *Sarah Symon, Realsure Limited*  
 3.00pm **AFTERNOON TEA**  
 3.30pm **ANNUAL GENERAL MEETING**  
 4.30-6.00pm Networking function in expo area (this will start at the conclusion of the Annual General Meeting)

TUESDAY 15 MAY 2012

9.00am **Keynote Speaker - Sir Ray Avery**  
**Observation is the Key to Innovation**  
*A couple of years ago not many Kiwis had heard of Ray Avery. Then in February 2010, he was named New Zealander of the Year. In June 2010, he was awarded the prestigious Blake Medal - named after Sir Peter - for leadership. And on New Year's Eve 2010 it was announced he'd been knighted. In between collecting awards, he wrote his autobiography, sharing the inspiring story of how he went from being a homeless street kid to a successful businessman and scientist who has invented life-saving medical products. An inspiring session not to be missed!*  
*Sir Ray Avery appears by arrangement with Celebrity Speakers (NZ)*  
  
 10.00am **MORNING TEA**  
 10.30am **Keynote Speaker**  
 11.00am Re-developing the BRANZ campus and where they are heading - *Paul Shortis, BRANZ*  
 12.00noon **LUNCH**  
**MAIN PLENARY**  
 12.45pm Fire engineering and the new verification method - what the BCA needs to know - *Carol Caldwell, Enlightened Solutions Ltd*  
 1.30pm Fire in an operating theatre - what really happens? - *Debbie Scott, OnFire Consulting Ltd*  
 2.00pm Temporary accommodation solutions following the Canterbury earthquakes - *Malcolm MacMillan, Department of Building & Housing*  
 2.30pm Current Inspection Technology - its use, misuse, abuse and consequences - *Paul Probett, Incode*  
 3.00pm **AFTERNOON TEA**

**BREAKOUT ROOM - Eco Designers Session**  
 Most common improvements to houses - followed by small changes to H1 which will make a big difference - *Eion Scott, Auckland Council & Ian Mayes, Hamilton City Council*  
 Moisture and ventilation and how we get it wrong - *Richard Popenhagen, Nelson City Council*  
 Does it really comply with H1 - recessed lights and poorly fitted insulation - *Fred Braxton, Auckland Council*  
 Challenge the Eco Design Advisors Panel - *Sarah Fleet, Hutt City Council*

TUESDAY 15 MAY 2012 continued.....

3.30pm **MAIN PLENARY**  
 On-site wastewater rainwater & greywater systems in sewer areas - *Craig Brown, Craig Brown Consulting Ltd*  
 4.00pm Domestic Backflow Prevention - *Kevin Healy, Reliance Worldwide Ltd*  
 4.30pm Hazardous Wastes - *TBA*  
 6.30pm Conference Gala Dinner, Rendezvous Hotel, Auckland

**BREAKOUT ROOM**  
 Lifetime Design Principles - formalising common sense - *Travis O'Keefe, Lifetime Design Ltd*  
 NZS3604:2011 & the Frame & Truss 'Skeleton' - *Steve Coll, MiTek New Zealand Ltd*  
 Steel Framing - compliance and beyond - *Carl Davies, National Assn of Steel Framed Housing*

WEDNESDAY 16 MAY 2012

8.30am **Keynote Speaker - The Importance of Industry Partnerships - Debbie Chin, Standards NZ**  
 9.00am **Keynote Speaker - Max Pedersen, Plumbers, Gasfitters & Drainlayers Board**  
 9.30am **Keynote Speaker - Collaboration with BOINZ to provide Engineering Excellence - Charles Willmot, IPENZ**  
 10.00am **MORNING TEA**  
 10.30am **MAIN PLENARY**  
 TBA - *Hans Gerlich, Winstone Wallboards*  
 11.00am Risk based consenting for commercial consents - *Robert Tierney, Holmes Farsight*  
 11.30am Weatherightness: The 10 year liability loophole and how to avoid it - *Bryan Holyoake, Step Up Group*  
**BREAKOUT ROOM**  
 The changing face of trades education - *Colin O'Gorman, UNITEC*  
 The face of building control - the end of the road or a bright new future - *Louise Swann, Pearl Bay Consulting*  
 Establishing fire rated performance - how are the systems created, what systems are needed for which applications and new systems available - *Singh Kamboj, James Hardie*  
 12.00noon **BOXED LUNCH IN EXPO AREA**  
 12.30pm Christchurch Recovery & Rebuild Update  
 1.30pm De-construction/Demolition in Christchurch  
 2.00pm Update from the Department of Building & Housing - *Peter Thorby, Department of Building & Housing*  
 3.00pm **PRESIDENTS WRAP UP & AWARDS - you must be in attendance at this event to claim a prize**  

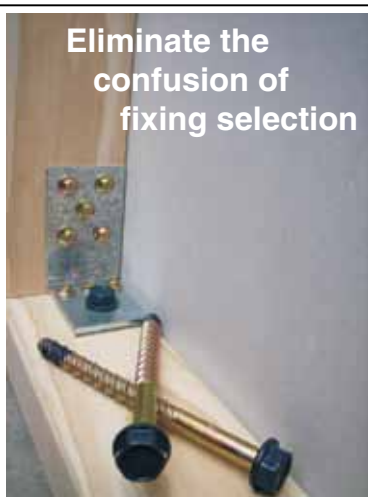
- ◆ Expo Stand of the Year
- ◆ Best Dressed at the Gala Dinner Award
- ◆ Going the Extra Mile Award
- ◆ Most Memorable Comment/Moment of the Conference Award

 3.15pm **CLOSE OF CONFERENCE**

Programme as at 09.12.11

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# 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](mailto: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**

## MEMBER BENEFITS

23 November 2011

Dear Members of Building Officials Institute NZ

I am pleased to announce CSC Buying Group is now a proud partner with your Organisation.



Nick Hill and I have met a number of times to discuss the Institute's desire to add value to your membership and also explore the suppliers that could have the best application for members of BOINZ.

We understand that you are very busy and do not have time to negotiate individual discounts but also want to see some tangible benefits by belonging to BOINZ.

We are confident the suppliers negotiated that appear on the reverse of your new 2012 membership card will save you both time and money and will be a constant reminder that membership of BOINZ does come with benefits.

The more you, as individual members of the Institute, use the suppliers on this card the more the sales volume for the whole group increases and this makes our job easier to broker better terms of trade with these suppliers in the long term.

If you have any questions about how the card works, please do not hesitate to contact the BOINZ office or us here at CSC Buying Group.

I wish you all the best for a prosperous 2012 and look forward to meeting many of you at your Conference in May 2012 to be held at the new Auckland Viaduct Events Centre.

Yours sincerely

Craig Johnson  
Chief Executive Officer  
CSC Buying Group

## Introducing your new membership card

**The smart new Building Officials Institute Membership card will be sent to all renewing and eligible members from December 2011, so keep an eye out for it. Your new membership card has an exciting new feature that will increase your member benefits with the Institute.**

The Institute has joined with the CSC Buying Group to bring you discounts at a selection of suppliers; your new membership card is the key to unlocking these discounts. The list of suppliers can be found on the back of your membership card.

The Institute is here for its members and this is just one of a number of initiatives being worked on to improve member benefits.

We encourage you take advantage of the discounts available from the list of suppliers. It is a simple to use benefit that only requires you to produce your card at the point of purchase.

Those of our members who have already received membership cards for the 2012 term, you will be sent replacement cards before the end of January 2012.

### Suppliers:



THE DECORATING SPECIALISTS



# Recruiting for our Future

**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. Accept that some people are just made for the role and will progress faster than others.

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 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. A copy of the high level programme and milestones for my cadetship programme follows (page 10) and this may be helpful in assisting you to map out your own.

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).

*Phil Saunders  
Hamilton City Council*

## SITUATIONS VACANT

- Are you looking for extra \$\$\$?
- Seeking to broaden your skills and experience?
  - Temporary or Full Time Positions available

Visit the BOINZ Situations Vacant at [www.boinz.org.nz](http://www.boinz.org.nz)

**Are you interested in advertising a vacancy with us, email us at [office@boinz.org.nz](mailto:office@boinz.org.nz) to find out more**

# Cadetship Training Programme (Overview with Milestones)

(refer article on previous page by Phil Saunders)

## Module 1 – Year 1

- Legislation awareness
- Basic data entry
- Process minor consent
- Customer service in-house course
- 1-week hands-on course with a builder
- 2-weeks customer reception/Business Support
- 2-weeks building inspection coaching
- 1-week call centre Business Support

## Module 2 – Year 1

- Process 1-storey dwelling
- Inspect minor building
- Test module legislation/NZS 3604
- 1-month with Waikato Building Consent TA
- 1-week hands-on course with a plumber
- Familiarisation BOINZ Code of Practice
- Diploma in Building Surveying Small buildings

## Module 3 – Year 2

- Process 2-storey dwelling
- Intermediate data entry
- Inspect 1-storey dwelling-building only
- 2-weeks building inspection coaching
- 2-weeks building inspection-minor buildings
- Familiarisation test module building code B1, E2, G12, G13
- Begin Planning Training modules

## Module 4 – Year 2

- Process small commercial building
- 1-month with Waikato Building Consent TA
- Diploma in Building Surveying Small Buildings
- Inspect 1-storey dwelling-building and plumbing & drainage
- Test module building code approved documents

## Module 5 – Year 3

- Process large commercial Building
- Inspect large commercial building-building only
- 1-week coaching Council Units associated with building consent/inspection process
- Training with building code fire documents
- Attend BOINZ conference

## Module 6 – Year 3

- Process building with life safety systems
- 4-week coaching/Work with WOF team
- Inspect building with life safety systems
- Test module fire safety documents
- Diploma in Building Moderate/Large Buildings
- Inspect large commercial building plumbing & drainage
- Complete Planning Training module

## Module 7 – Year 4

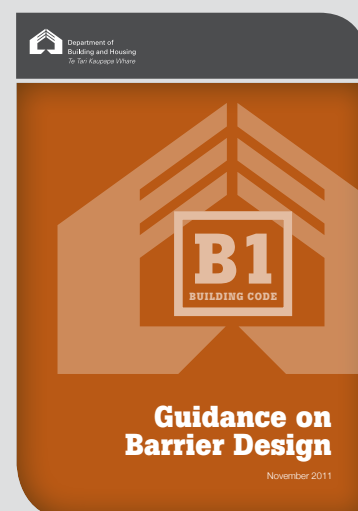
- Process multi-storey building - building and plumbing & drainage
- 2-week inspection coaching multi-storey building
- 2-week inspection multi-storey building - building & plumbing & drainage
- Test module building code/application to multi storey Building

## Module 8 – Year 4

- Building services course
- 1-month with Waikato Building consent cluster member
- Election to BOINZ Branch Executive
- Inspect building with life safety systems
- Test module fire safety documents
- Diploma in building moderate/Large Buildings
- Inspect plumbing & drainage large commercial building
- Complete planning training module

## The Department of Building and Housing developed guidance

The Department publishes Technical Guidance documents, to help building practitioners, building officials and industry consider a wider range of options for complying with the Building Code than those provided by Compliance Documents. Technical Guidance documents promote a consistent approach to establishing compliance.



## Guidance on Barrier Design - November 2011

Guidance information on how to achieve the relevant Building Code performance criteria for barriers. It provides recommendations for the design and construction of permanent barriers that are required in and around buildings.

<http://www.dbh.govt.nz/UserFiles/File/Publications/Building/Guidance-information/pdf/barrier-design-guidance.pdf>

# Life on the other Side

By *Stu Geddes, Institute Board member, Design Manager*

**After 18 years as a Building Control Officer I thought it was time for a change. After all it's an old cliché a change is as good as a holiday. Time to try working on the other side of the fence in the private sector and dealing with Councils and Building Control Officers as opposed to being one. So instead of trying to enforce the Building Act and Code I am now trying to comply with it. Sounds achievable given a reasonable working knowledge of this legislation should allow me to provide documentation so as to be able to comply.**

However this has not always been the case, nine months into this new job as a Design Manager for a large Construction firm.

When working as a Building Control Officer I was always being told by Architects, Designers, and Builders of the inconsistencies between Councils when processing Building Consents, and also individual Building Control Officers in Councils being inconsistent in their approach. Let's look at the Councils across the country first. Prior to Auckland Council's amalgamation, we had 75 Council Building Consent Authorities across the country all with their own Quality Assurance manuals, forms, and checklists etc. I have found that what is acceptable at one Council may be un-acceptable at another. This causes frustration as to what is an acceptable level of documentation to satisfy a Building Consent Authority on reasonable grounds that plans comply with the Building Code.

An example of this is submitting identical plans in a Building Consent for a non-habitable building to separate Council Building Control Authorities. One Council asked for more information in several further information letters. By the time each letter had been replied to and accepted by Council the process ended up taking approx 16 weeks. The other council which received identical plans processed the consent in 7 days and with no further information requests. Now it's not about who's right and who's wrong it's about getting some consistency. Both Councils are probably satisfying themselves on reasonable grounds that the plans comply with the Building Code. The issue is but to

what level? Both Councils are trying to do their best with the system that they have in place and indeed both may be correct.

Further to this we have had situations where certain systems forming a part of the building have been approved by some Council Building Consent Authorities and not by others. This makes it difficult when we have priced a job knowing it has been accepted before by a Council and approved and then it is not accepted by another and we have to change or add to the system at a much greater cost. Going back to a client and saying there will be more costs added to the job does not inspire confidence in the client that you know what you are doing.

I have no issue at all in supplying information that is fair and reasonable to show compliance with the Building Code but to one level that all Council Building Consent Authorities will accept.

It proves that we need a system that can bring all Councils much closer together so no matter where you apply for a Building Consent in NZ the processing should be similar if not identical.

So how are we going to achieve this?

There have been investigations and talks on the regionalised and centralised approach to processing Building Consents. There has been a lot of discussion about the pros and cons of both these systems with the bottom line being there is still a lot of work to be done probably over the next few years before a final decision on one or none of these options is made.

In the meantime what can we do? We have the initiative of the D.B.H with their Multiproof for buildings that are replicated on a regular basis which can be used right across the country. Also localised Cluster group approach where Councils in a localised region work together to put systems in place to obtain consistency in what they all do.

An example of this is the Southern Cluster group made up of 11 Councils from Timaru to Invercargill. Some of their initiatives they are working on are as follows:-

- Creating a Training Demand Register based around Code Clauses. Designed to show where the 11 Councils have gaps where staff need training on certain Code Clauses. So as an example if there is a code clause that a lot of the Councils do not have a lot of expertise in training can be sourced to address that issue. The other positive to come out of this is that it is helping to address another issue I alluded to earlier, the issue of inconsistency of individual Building Control Officers in Councils in interpreting compliance with the Building Code. This basically revolves around interpreting individual Code Clauses of the Building Code that the Training Demand Register can help address.
- Standardising Form 2 the Building Consent application form.
- Standardising User guides and processing checklists.
- Resource sharing. E.g. processing consents for other Councils in their region.
- For Accreditation purposes creating a standardised workbook for the on-going review of individual Building Control Officers competence.
- All 11 Councils process the same sample building consent and collate the results e.g. further information asked for, time taken to process so as to improve consistency between individual Councils and individuals within those Councils.

All the initiatives mentioned above must help in trying to achieve consistency between B.C.A.s. Simple but effective philosophy's that are another small step in achieving consistency.

And to finish off the old days of the Building Inspector being the person with higher Authority that should be listened to and obeyed, never questioned are gone. The Building Act and Code are not Black and White they are open to interpretation as we all know. We need to be working together closely as a team to work through the Building Consent process to get a good quality result.

So it's not "Life on the other side", there are no sides time to work as a team.

# Insights from the board

**2011 will be one to never forget, many challenges have faced our small country, but we have forged ahead. The same applies to your Institute; this year has been one of many challenges and successes.**

With the year drawing to a close your Board thought what better time to reflect and share their insights on the year that has been:

## PHIL SAUNDERS President

**As President, how have you found your second year in the role compared to the first?**



The last 18 months have been very challenging times for the organization and are without precedent in the history of the Institute. I can say you are well-served as members by a Board who are focused on your best interests and rebuilding this organization to better service the needs of our members.

In my first 12 months it was about understanding the full extent of our problems and working through them but also from a governance perspective looking at the bigger picture over the next few years. In more recent months some of our short-term goals have been realized and these have allowed us to focus on some core pieces of work that we need to complete to make our members successful. It is critical that for an organization of our size that we don't try to do too much and focus our energies and limited resources on the key things we are here to do. My aim right now is to continue to roll out the APL next year and position the Institute to be able to deliver excellence in service for its members and ensure we have a "voice" in terms of our role in industry.

**As a member of the Institute how proud are you of your fellow members for supporting the Institute in its time of need and supporting the "One off" levy to recapitalise the Institute?**

It is important that you as members understand the need for recapitalizing the Institute. The levy is the only way the Institute is able to roll out the work required for the APL. A qualification that encompasses what we do is absolutely essential in providing recognition of higher-learning for our members and the work we are presently doing on the APL that will roll out next year will set the platform to show our members as the highly skilled professionals they are. Your support for this work remains critical to its success and I thank all those members who have taken the time to understand this and support it through their levy payment. Without your support then we would be unable to position our members to benefit in the long-term. Meeting the requirements of Regulation 18 is essential and the Building Act allows for our BCO's to be either working towards or have achieved a recognized qualification by 2013. The Diplomas we are introducing have been formulated by your peers for you. You must support them in order to set the platform for others to follow.

## Are you considering standing again in the 2012 Board elections?

A number of people have asked me to stand again for the 2012 elections on the basis that they want to see some continuity of leadership and focus on the completion of the good work to date. I work for you through my role as a Board Member and I am keen to see some of the actions I have assisted in implementing through to completion. We have made an awful lot of gains in a short time but we need to continue to raise the profile of the organization and position ourselves to gain the best outcomes. We will only get this through a dedicated Board who are prepared to work hard, a CEO and staff who continue to support the vision of the Board and members who are prepared to support people who have their best interests at heart. Members at the coming elections will either endorse my beliefs that the present Board have done a good job or otherwise. I can only assure you that you have a Board that have good vision and have worked diligently on your behalf and that is not without personal sacrifice. 2012 is going to be a fantastic year for the Institute and we will see the organization working to make all of our members successful in their roles and improving the quality of the built environment.

## NORM BARTON Vice - President



**As one of the longest serving Board members, how have you found the change in Institute management?**

Over my terms on the Board I have seen many changes but the most important was the recent appointment of the new Chief Executive of the Institute in September 2010. This vital and much needed move bought a new energy and direction that allowed us as a Board to turn the Institute around and put it back on a sound footing to benefit the membership. This change also bought about a more open and transparent approach to how the Institute was managed and what our members were looking for in terms of professional support. This has been exemplified by the Chief Executive and President, in particular, as well as Board members attending branch meetings and listening to the needs of our members so your Board can look to assess the strategies needed to implement some of the suggestions.

**Do you agree that the Institute has an important role to play in representing and advocating for its members within the Building Sector? Which areas do you think should be focused on?**

The Institutes advocacy role within the building

sector is one of a guardian of professionalism and building quality. There are many parts to the building and construction environment in New Zealand and often activity here is influenced by technologies, products and services, and ideological processes imported from overseas. The Institute is best placed to provide impartial and consultative advice to policy makers on a practical, technical and public good basis. Much of how we achieve this is through creating a solid quality based educational foundation through The Training Academy that allows our members to undertake their roles in a professional and technically appropriate manner to preserve building quality. This educational platform in turn gives the Institute the ability to ask for and receive reasoned responses from members to industry issues.

In many ways advocacy by an organisation such as ours could be seen as an "unpaid unofficial educator" but the reality is that it is also about relationships and over the last 12 months or so we have made a huge effort to ensure our stakeholders, be they government or industry, know that what we will be bringing to the table is not only knowledge and good advice but an ethical approach that ensures things are done the right way for the right reasons.

**Will you be looking to stand in the 2012 Board elections?**

Yes I will be putting my name forward for the 2012 Board elections

## STU GEDDES



**As another Board member with a long tenure on the Institute's Board, how have you found the change in:**

**Board/Management communications?**

Is very good in the respect the C.E.O and staff are working very closely with the Board in an effort to provide members with an organization they can feel proud to be a part of. This is a close knit team approach to improving all aspects of the Institute.

**Management/Member communications?**

Greatly improved with Management going back to the grass roots level with members in the Branches. Listening to what they say and where they want the Institute to head. This is exemplified by great feedback from members regarding the monthly updates from the C.E.O and President on what's going on. It ensures members feel a real part of the Institute and gives them the transparency they have needed.

**The old adage "you get out what you put in" aptly applies to memberships of any Institute/ association, do you have any words of encouragement for members to become more involved in their Institute, how valuable have you found your involvement?**

Absolutely, with a really positive attitude from the Board, C.E.O and staff it is a great time for members to become more involved with fresh ideas, initiatives, and input into how they want the Institute to progress. Personally I have found being a Board member has helped me to develop new skills as a B.C.O and it is a great environment from which to pass on your skills to others.

**Networking opportunities provided to members through the Branches are an invaluable resource, in what ways could branch activities be added to, to encourage more participation.**

I wholeheartedly agree Networking through members attending Branch meetings is invaluable. It is a shame some members only get to attend meetings on a rotational basis, so we need to look at ways round this. Modern electronic technology means information via minutes, get to members quicker but we can look to further develop ways to address this issue. Through our stakeholder relationships we are looking at what training can be delivered at local Branch level. We see a need to be using these meetings as an opportunity to also use B.C.O.s with expertise and specialist skills in a particular area to be able to pass these skills onto others.

**Will you be looking to stand in the 2012 elections and continue to represent the South Island on the Institute's Board?**

Yes I will be standing in the 2012 elections; hopefully if successful I will continue to help the Institute to grow into a leading respected professional organisation within the Construction industry.

## KERRY WALSH

**As a Cantabrian, what was your reaction to the response to the "call for assistance" for BCO's into Christchurch after February 22nd?**



There was a massive effort by the Institute's management to help the DBH in the co-ordination of BCO's for Operation Suburb. This was much appreciated by Canterbury residents in their time of need. BCO's that put their hand up all know it was just as much looking after, and offering advice to people, as looking at the safety of their buildings. Having the large numbers of Building Officials all helping out in the way that they did was an amazing sight and hopefully a once in a life time event that most of us will never forget.

**Having recently taken on the role as a technical editor for the new Diploma theory courses being developed by the Training Academy e.g. Building Controls, do you think the Institute's members will benefit from this commitment?**

Our industry will benefit hugely with this Diploma. We will at long last have pathway toward a nationally recognised qualification that a person entering into our industry can take. This significant investment by the Institute as a result of member support will be well worth it. The diploma courses being developed are prepared by our industry for our industry to benefit members careers, so we need to all get behind it. All experienced BCO's wanting the qualification should now start thinking about registering for the APL so that they can have their existing skills recognised with a diploma. This is a personal career investment no member should take lightly.

**As a member of the Technical Committee for the Institute's Annual Conference and**

**Expo, how encouraged are you with the draft technical programme for 2012 and with next year's event excelling.**

With the tireless work of Richard Toner, Tim Weight, Steve Hull and Patrick Kilbride the proposed schedule will be a real treat for our members. The content proposed will cover new and exciting topics, presented by interesting speakers and guests. What other event can you receive training, networking, get up to date information, learn about new products and services, meet new people with the same everyday work issues and have fun all in 3 days. There is no better event out there and it is the highlight of the BCO calendar each year. Make sure you attend in Auckland 2012 – it's a must. The new Waterfront Viaduct Venue will complete the setting.

**Will you be looking to stand in the 2012 elections and continue to represent the South Island on the Institute's Board?**

I will stand again to represent not just the South Island members but ALL members of the Institute no matter which branch, organisation or industry sector, they belong to. I want to continue volunteering my services as part of our hard working and dedicated board who all have incredible passion for the Institute.

## BOB DE LEUR

**At the August Board meeting the Board where taken through the projects completed by management and staff of the Institute along with the list of projects still to be undertaken, what do think is an important focus for the Institute heading in to the new year?**



Although we are showing much improvement across the Institutes activities; it is important we continue to focus on our key objectives over the next twelve months. There is no doubt that training and progressing the qualification are a key to the future of Building Officials and aligns with Central governments objectives for increasing skills in the sector.

**How have you found your term as an Institute Board member?**

I have grown more comfortable in the role. This is a role which requires dedicated time and input. I do feel we have made good progress in meeting objectives. The Institute is back on track. Good relationships have been re established and financially the future also looks brighter.

**As someone who is involved in a number of advisory groups within the Building Sector, have you seen an increase in the Institute's profile and reputation?**

There is no doubt in my mind that there is a greater recognition of skills and knowledge that will be relied up on more and more and I regularly see our members being called up on to provide input into submissions on legislation and working parties. This I believe can also be attributed to the re establishment of relationships and our ability to provide a perspective on the day to day application of legislation.

**Will you be looking to stand in the 2012 Board elections?**

It is with some regret that I will not be standing for re election onto the board. As I mentioned previously this role requires dedication, time and input. My personal circumstances will be changing next year where I feel that I will not be able to provide the required level of input to do this justice. It would not be appropriate and also unfair to members that expect their views to be represented.

## PETER LAURENSEN



**Having been recently co-opted to the Board and now having attended your first Board meeting, have your thoughts on the Institute changed because of the transition from Member to Board Member? If so how?**

My view is still that I am a Member of the Institute foremost, and that I am just doing a bit more of a role on behalf of other members by putting some extra effort into being on the Board and helping shape where the institute goes over the next 5-10 years. Many have done this voluntarily before as well over the years, and I look at it as a privilege to take my turn and put a lot into it.

In terms of the first Board Meeting - I am impressed by the preparation and presentation of information, and the professionalism which the Institute staff bring to us. It has been a very difficult time over recent years, and I can already see a strong return to financial performance and delivering personal value for members – and for BCA's as well in terms of training delivery and advocacy in the industry.

**The Institute's Annual Conference and Expo is the keystone event of each year, and this year you were involved in the facilitation of the sessions as MC/Chair, how successful do you think this year's event was?**

Well I certainly enjoyed the challenge of doing my first bit of MC work, and making a technical presentation. There's nothing like stretching yourself – trying new things in front of a bunch of your industry colleagues, and I must say it was previously successful BOINZ conferences which I had attended which prompted me to give everything a go.

I think all the people involved in the technical program and planning do an excellent job to make the topics a good mix of being current, controversial and thought provoking. So I hope I managed to add a bit of humour along the way, not offend too many people, and kept us to time - with relevant questions.

I would fully encourage members to send their thoughts through on ideas and topics for future conferences – keep things interesting & be involved!

**Has your last couple of months as a Board member encouraged you to stand in the 2012 Board elections?**

Yes I have decided to stand for the election for this next term. I think with the level of legislative change happening, and the requirements/opportunities around training and qualifications that it is an exciting time for the institute and I feel that I have something to offer members to move forward.

I have a strong background in private business management, marketing, and financial performance, and I think these are some important factors to continue to develop inside the Institute.

# The Institute's Branch Network

The Institute's Branch network is a valuable tool for all members; the networking opportunities through such gatherings really are priceless. The Branch Chairs, Secretaries and Executive Committees all deserve a big "THANK YOU" for all the effort they put into bring you your branch meetings.

**In recognition  
- 2011 Branch  
Chairs and  
Secretaries**

**Northland Branch**



**Tyrone Hansford  
(Chairperson)**



**David Currie  
(Secretary)**

**Auckland Branch**



**Paul Vernon  
(Chairperson)**



**Quentin Dagger  
(Secretary)**



**Convenor of Venues:  
Grant Brown**

**Waikato /Bay of Plenty Branch**



**Arthur Coffey  
(Chairperson)**



**Alister Arcus  
(Secretary)**

**East Coast Branch**



**Laurence Anstis  
(Chairperson)**



**Gerard Van Veen  
(Secretary)**

**Central Branch**



**Jason Batt  
(Chairperson)**



**Joseph Matehaere  
(Secretary)**

**Wellington Branch**



**Colin Clench  
(Chairperson)**



**Murray Usmar  
(Secretary)**

**Nelson/Marlborough Branch**



**Phil Roberts  
(Chairperson)**



**David Curl  
(Secretary)**

**Christchurch/ Westland Branch**



**Richard Gant  
(Chairperson)**



**Karen FitzPatrick  
(Secretary)**

**Southern Branch**



**Paddy Kilbride  
(Chairperson)**



**Barry Holstead  
(Secretary)**



**A MOMENT TO REMEMBER:  
Winner of the Branch of the Year: Auckland Branch**



# On the lighter side.....

## 1.2.64 Definitions for Pipes as amended per Government Gazette 6784A/45297/BZ/a1

**1** All pipes are to be made of a long hole, surrounded by metal copper or plastic, centred around the hole.

**2** All pipes are to be hollow throughout the entire length - do not use holes of different length than the pipe.

**3** The ID (Inside Diameter) of all pipe must not exceed their OD (Outside Diameter) - otherwise the hole will be on the outside.

**4** The pipe is supplied with nothing in the hole, so that water, steam or other stuff can be put inside at a later date.

**5** All pipe is to be supplied without rust; this can be more readily applied at the job site. NOTE: Some vendors are now able to supply pre-rusted pipes. If available in your area, this product is recommended, as it will save a great deal of time at the job site.

**6** All pipe over 150m in length should have the words "LONG PIPE" clearly painted on each side and end, so the contractor will know it's a long pipe.

**7** Pipe over 3000m in length must also have the words "LONG PIPE" painted in the middle so the contractor will not have to walk the entire length of the pipe to determine whether it is a long or short pipe.

**8** All pipe over 1.8m in diameter must have the words "LARGE PIPE" painted on it, so the contractor won't mistake it for a small pipe.

**9** Flanges can be used on pipes. Flanges must have holes for bolts, quite separate from the big holes in the middle.

**10** When ordering 90 or 30 degree elbows, be sure to specify left-hand or right-hand, otherwise you will end up going the wrong way.



**11** Be sure to specify to your vendor whether you want level, uphill or downhill pipe. If you use downhill pipe for going uphill, the water will flow the wrong way.

**12** All couplings should have either right-hand or left-hand threads, but do not mix the threads, otherwise, as the coupling is being screwed on to one pipe, it is being unscrewed from the other.

**13** All pipes shorter than 3mm are very uneconomical in use, requiring many joints. They are generally known as washers.

**14** Joints in pipes for water must be watertight. Those pipes for compressed air, however, need only be airtight.

**15** Lengths of pipes may be welded or soldered together. This method is not recommended for concrete or earthenware pipes.

**16** Other commodities are often confused with pipes. These include; Conduit, Tube, Tunnel, and Drain. Use only genuine pipes.

## THE FORUM

[www.boinz.org.nz/forum](http://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

## Season's Greetings

From all the team at the Building Officials Institute of New Zealand's National Office we extend Season's Greetings and a Happy New Year to all our members, stakeholders and clients. Have a happy and safe Christmas break and we will see you all in the New Year.

*Nick, Louise, Ainsley, Kristina and Tracey*

### HOLIDAY CLOSURE

Like the rest of the country, we will be taking advantage of both the festive season and the "good weather"; the National Office will be closed from noon on **Friday 23rd December 2011 to Monday 16th January 2012.**

## EVENT CALENDAR - 2012

### MARCH

|         |                   |              |
|---------|-------------------|--------------|
| 15 – 16 | Site Inspection   | Wellington   |
| 26 - 28 | Building Controls | Christchurch |
| 29 - 30 | Plan Processing   | Christchurch |

### APRIL

|                  |                     |              |
|------------------|---------------------|--------------|
| 16 – 17          | E2 Weathertightness | Rotorua      |
| 30 April – 4 May | Plumbing Inspection | Christchurch |

### MAY

|                 |                            |              |
|-----------------|----------------------------|--------------|
| 13 -16          | Annual Conference and Expo | Auckland     |
| 23 – 24         | 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](http://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

Architects seminars:

**15 June** Wellington

## IPENZ TRAINING:

[www.ipenz.org.nz/ipenz](http://www.ipenz.org.nz/ipenz)

for enquiries contact

**cpd@ipenz.org.nz**

## BRANZ SEMINAR 2012 - POST EARTHQUAKE FIRE PROTECTION SYSTEMS

All of New Zealand should be aware of the impact on passive and active fire protection systems of a catastrophic event such as the Canterbury earthquake. There is much to be learned about the structural performance of buildings and possible resulting fires after an earthquake. The seminar will also cover how people responded in an emergency evacuation.

This seminar will help attendees to understand and raise awareness of:

- what happened in the Canterbury earthquake
- areas of concern – what worked and what didn't
- what could have happened if fires had got out of control
- structural fire protection
- regulations and whether they are pitched at the right level
- the balance between active and passive fire protection
- post-earthquake structural/passive fire performance
- compliance requirements.

### Audience

Architects, designers, building officials, fire and structural engineers, IQPs, fire protection industry, mechanical engineers and the insurance industry.

### Dates and venues

| Date      | Location    | Venue        |                                   |
|-----------|-------------|--------------|-----------------------------------|
| Wednesday | 1 February  | Dunedin      | Municipal Chambers                |
| Thursday  | 2 February  | Christchurch | Sudima Hotel Christchurch Airport |
| Friday    | 3 February  | Wellington   | Amora Hotel                       |
| Tuesday   | 7 February  | Napier       | War Memorial Conference Centre    |
| Wednesday | 8 February  | Tauranga     | The Sebel Trinity Wharf           |
| Thursday  | 9 February  | Albany       | Harbour Function Centre           |
| Friday    | 10 February | Ellerslie    | Ellerslie Events Centre           |

All seminars 1.00 pm – 4.00 pm.

Visit [www.branz.co.nz](http://www.branz.co.nz) to find out more.

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- **flexibility** – improved manoeuvrability with less risk of damage and wastage;
- **consistent quality finish** – strengthened paper means better bedding of screw heads, cleaner cut and snap for a better edge.

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