

straight up

THE MAGAZINE OF THE BUILDING OFFICIALS' INSTITUTE OF NEW ZEALAND

SEPTEMBER 2011



Earthquake Recovery Temporary Accommodation Villages in Canterbury

pages 4 - 5



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.

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From the CEO

They say the greatest investment you can ever make is in your health - the basis of all that one can accomplish.

Nearly a year ago I had to advise your Board the health of the organisation was far from ideal. With that said it is pleasing to note, as we pull together our 2011 half year report card (soon to be emailed to you), we have travelled a long way with minimal resources in a short time, to reposition the Institute.

This investment hasn't "just" happened. The "tonic or elixir" your Institute has been fortunate enough to have benefitted from is the commitment of a small but dedicated group of Board Members, Members, Stakeholders and Staff. More often than not they have contributed way above the call of duty and for that I say "thank you". This all hands to the "grindstone" approach, has meant most of us have had a heads down commitment. Thus, I am mindful many members would not have had the benefits of the information sharing during

our April Conference or the very successful Senior Building Controls Officer Forum in July. Hence the half year report, which you will soon receive.

Our investment in updating and developing new training courses is starting to pay dividends, with high quality material being produced for theory courses for the Diploma in Building Control Surveying.

Our new Training Prospectus which has been recently sent to you details our programme for both Diploma and CPD courses. The Training Academy is your vehicle to improving your skills and career opportunities, so please support it. At a branch level we are refining the operational guidelines to bring about national consistency and these will include a new structured approach to nominating Life and Honorary memberships. The soon to be released draft will be circulated to Branch Chairs and Secretaries for comment and input.

Our Canterbury/Westland members will hold their first branch meeting

since the 22nd February earthquake on the 20th September. At National Office we are assisting to make this a memorable evening and one of support for all our Canterbury/Westland members who have endured so much over recent times.

Finally, I would like to congratulate Peter Laurenson on his co - option to the Institute's Board. Your Board is committed to a policy of encouraging the best candidates to all positions within the Institute. As an extension of this I have been asked to review various aspects of the organisational structure to ensure we are best positioned to attract the calibre of member involvement to achieve excellence in terms of the member and industry outcomes the Institute aspires to. This review will be tabled at the November Board meeting prior consultation with members.

Nick Hill

Chief Executive

Overseas Conferences

The Hong Kong Institute of Surveyors

25th Anniversary Building Surveyors Conference

Theme: Building Health, Safety and Environment

Date: Saturday 22 October 2011

Time: 09:00 to 17:00 Day Conference and Conference Dinner from 19:00 to 22:00

International Code Council 2011 Annual Conference

Join us in Phoenix, Arizona, for the International Code Council 2011 Annual Conference and Final Action Hearings, October 30 – November 6, at the Phoenix Convention Center.

Annual Conference activities include **special guest presenters**, the **Board Candidates' Forum**, the **Annual Business Meeting** and **Board elections, award presentations, forums, regional meetings, valuable networking opportunities**, and much more.

The Conference will also feature informative educational sessions for **building safety, fire prevention, sustainability**, and other construction industry professionals. These sessions are designed to help you increase your understanding and application of the International Codes, while earning CEUs and LUs.

We also invite you to visit the **International Code Council Expo**. The Expo will showcase the latest building and sustainability products, services, and technology. Discover how these products can make your job easier and help improve your efficiency.

To know more visit: <http://s3.goeshow.com/icc/annual/2011/index.cfm>



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/>



Establishing Temporary Accommodation in Canterbury after the quakes

By Malcolm MacMillan, Manager Temporary Accommodation Logistics & Supply, Dept Building & Housing.

Establishing temporary accommodation villages for people whose houses were badly damaged by the earthquakes has been a key part of the government's response to the earthquakes in Canterbury.

The Department of Building and Housing (the Department) has been at the forefront of this activity explains Malcolm McMillan, Department Manager for Temporary Accommodation Logistics and Supply.

Before the June 13 earthquakes, there were roughly 12,000 properties with over \$100,000 damage and over 300,000 building damage claims in total. Many of these households have been able to access temporary accommodation in the private rental market, while others have either left town or accessed other forms of short-term temporary accommodation like motels.

However, for those who need help finding suitable temporary accommodation, or those that are still living in their earthquake damaged houses waiting to get certainty about their next steps, the government's Canterbury Earthquake Temporary Accommodation Service (CETAS) is there to provide support and assistance.

Staff at CETAS, a joint venture between the Department and the Ministry of Social Development, work with householders to assess their accommodation needs and match and place them with the best available accommodation. This includes homes in the private rental market and other accommodation options such as transportable homes and temporary villages.

The temporary villages offer safe and affordable accommodation, and if possible, keep people connected to their local communities while their original homes are repaired or a new one rebuilt. The villages are only temporary. They are not intended to provide a permanent housing solution for people.

The 22 unit village in Kaiapoi in the Waimakariri District was completed in July and units are currently occupied. The 41 unit village in Linwood Park in Christchurch City was completed in early September and units are filling up.

Selecting the right sites

To date, villages have been built on public parks and reserves that local councils own. Sites were selected in consultation with

Councils, and a range of other government agencies such as Civil Defence, Police, the Fire Service, Ministry of Social Development, and community groups.

When selecting suitable sites we needed to consider factors like the size of the park and the state of local services and infrastructure, for example drainage, sewerage, water, roading and power. Proximity to local services like shops, emergency services and public transport was also important.

At the same time we had to consider the conditions of the site and the findings of geotechnical and engineering site assessments, and whether there were any potential environmental or safety hazards like liquefaction or flooding. Cost is also a factor.

Designing the temporary accommodation units

In early 2011 the Department ran a public tender process seeking proposals from interested parties to provide designs and pricing to build accommodation units and villages. 226 proposals were received from within New Zealand and across the world. Options received included using containers and kitset housing options, modular construction techniques, and other types of temporary accommodation used in military situations.

We had to consider how quickly the units and villages could be built, the quality of the units, the cost and the aesthetics of the design. Would Kiwis be comfortable in this accommodation? Designs also had to comply with the New Zealand Building Code and suit our environmental conditions.

A consortium of providers who had a demonstrated capacity to construct units and villages like this rapidly, were pulled together to begin work on the sites. This included Hawkins Construction, Fulton Hogan, and Spanbild.

Designing and consulting on the villages

Options for indicative village designs were developed and worked through with key stakeholders to determine the most viable



design for each particular site. This involved close consultation with local councils, engineers, designers and construction professionals. We needed designs which would outline not only the potential layout for the village, but also the technical design work required to connect up infrastructure and services, not to mention other issues such as access, traffic management, crime prevention and security.

Once an indicative design had been produced, further engagement with local communities was undertaken. Feedback saw some design plans changed to accommodate the views of community groups and park users, for example moving the location of the units if they unreasonably interfered with existing park users.

Approval of a proposed Village

If a village is to be built on a public park owned by a local council, two key planning documents are required before construction can begin: a 'Concept Plan' to confirm the layout and technical design of the proposed village, and a 'Village Management Plan' to specify how the village will be operated, managed, and administered once it has been built. Management Plans also reassure the Council that appropriate care will be taken with the park and that the park will be returned to its original condition once dismantled.

Before final approval for the village is given, it's also necessary to apply for relevant building consents including any multiproof approvals from the Department of Building and Housing. If any archaeological sites are to be impacted by the construction we also need to get approvals from the New Zealand Historic Places Trust.

The construction process

Once final approval for the village had been obtained, the Department asked its contractors to begin the construction process. Building control experts from the Department worked closely with the design and construction providers throughout this process and continued to liaise with local community stakeholders during the construction process.

At this stage, addresses for each unit are confirmed. This is important for emergency service response.

Building villages in a Canterbury winter, with ongoing earthquakes and heavy snow falls continued to be a challenge.



Managing the operation of the Villages

The Department has publicly tendered for Village Operator services to oversee the operation of the villages. The key responsibilities are to provide day-to-day operational management and administration of the villages in accordance with the Village Management Plan. The Village Operators are responsible for functions usually undertaken by a landlord. They also need to keep in touch with the Department, Councils and local community groups. It's a unique job description.

Remediation of the parks

Once the need for temporary accommodation has passed the Villages will be dismantled and the parks returned to their original condition or better, especially where underground drainage for example has been installed. This infrastructure will remain in place.

At this stage it is anticipated that the Kaiapoi Domain and Linwood Park Villages will remain in place for up to two years, or longer depending on the Canterbury rebuild programme.

Making sure temporary accommodation options are available for people if and when they need them is an important task and we continue to have a flexible approach to the supply of temporary accommodation so we can scale up if demand increases at short notice, and wind back if homes are not required.

For further information about temporary accommodation options in Canterbury visit the CETAS website

www.quakeaccommodation.govt.nz

Christchurch draft Central City Plan

The draft Central City Plan has been released.

Have your say:

<http://www.centralcityplan.org.nz/>

Consultation ends 16 September 2011

GUIDANCE ON USING NZS 3604 CONSTRUCTION ON GROUND WITH POTENTIAL FOR LIQUEFACTION

What sort of publication is it:

Guidance information

Who it's for:

Building consent authorities, designers, engineers, builders, homeowners and others interested in the quality of buildings.

What it contains:

Guidance information for those building to NZS 3604:2011 construction where there may be potential for liquefiable soils, and who may choose to use foundation details even more robust than those provided by the Acceptable Solution B1/AS1.

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

2011 Water New Zealand Backflow Conference

By K Healy

The 2011 Water New Zealand Backflow Conference was held at the Rutherford Hotel in Nelson on the 3 and 4 May. The two days were attended by 48 delegates who heard an array of stimulating presentations relating to Backflow.

Day one of the conference began with a keynote address from Brendon Burns, Labour MP of Christchurch. Brendon covered several issues including how water is a very important commodity within our community and a resource that should be protected when ever possible.

The Trade Waste Special Interest Group Chair, Bruce Collier, then gave a presentation on tradewaste and the effect this has on potable water. Bruce's presentation explained what tradewaste is by definition, who produces tradewaste, why there is a tradewaste bylaw and what this bylaw protects. The presentation also included synergies between the trade waste and backflow industries and ended in a discussion on how they compare and how they could work together.

Day one presentations also included a two hour workshop from Susie Wood, Cawthron and Wendy Williamson, Environmental Science and Research (ESR) on Toxic Cyanobacteria, followed by an entertaining practical session on training systems using electronic assistance from Nick Fleckney. The day ended with a presentation from Barry Beaurain on the Auckland Super City, "Backflow transition to one system".

Day Two opened with a presentation from John Young, Environment Canterbury (Ecan), about water use and its distribution. This was followed by 10 minutes from each exhibitor on their displays over the two days. The day continued with presentations from Warren Eade, "Trimble- the future in paperless

technology", and Graeme Mills, "Developing a backflow policy – The Tauranga experience". An interactive presentation from Jon Lewis saw delegates striving to out do one another. This was followed by an update on the NZ 2845 pts 2 & 3 from the committee's Diana Staveley along with a presentation from Brent Manning on the Christchurch earthquake, water issues and contamination of water supplies.

The final presentation of the conference saw Irrigation New Zealand interact with the Backflow SIG. Andrew Curtis presented irrigation issues and ideas – backflow prevention from an irrigation perspective. Andrews's presentation discussed Irrigation New Zealand and what their purpose is and he went on to explain risks in the irrigation industry and the need for backflow and irrigation to be involved together.

The conference was followed by the conference dinner at Petite Fleur where the awards ceremony was held. Congratulations to the following who were awarded the Golden Tap award, Murray Cockburn, Kevin Healy and Murray Ellis. This award recognises outstanding contribution and service to the backflow industry. Congratulations to Richard Aitken who was awarded for services as a member of the Backflow Committee. Congratulations also go to the winner of the highest achiever in the Backflow testers' course, Brad Winkel.

Special thanks to our premier sponsor Reliance Worldwide and sponsors Hydroflow, Deeco and Master Plumbers for helping make this another successful event.

Thanks are also due to the Water New Zealand Backflow Special Interest Group for investing their time to help organise the conference.

Lastly special thanks go to Graeme Mills, the



Brad Winkel receiving the test gauge sponsored By Hydroflow for winning the Highest Achiever in the Backflow Testers course.



Murray Cockburn receiving the Golden Tap award



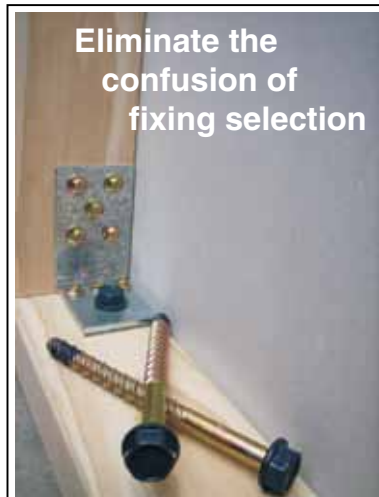
Murray Ellis receiving the Golden Tap award



Kevin Healy receiving the Golden Tap award

acting chairman, for stepping in and making sure the event was able to go ahead.

The next Water New Zealand Backflow Special Interest Group conference is scheduled for 2013. We look forward to seeing you then.



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2011 senior building controls officers forum wrap-up

By Marie Munro

“Training makes for a professional organisation” was the message that underpinned the content of a lively and interactive Forum for Senior Building Control Officer’s (BCO) recently.

The annual two-day Forum, which attracted almost 100 participants from Councils, government agencies and building controls-related organisations throughout New Zealand and representatives from Australia, was held in Wellington, July 21-22.

“The Forum is a vehicle for senior BCOs to discuss Building Controls issues at a management level and to gain an understanding of current and contentious issues that are likely to impact on their environment,” said BOINZ CEO, Nick Hill. “Topics this year were wide and diverse and contributed to significant discussion during and after sessions.”

Day-one’s presentations and discussion focused on the learning opportunities provided by the Christchurch area earthquakes and the role training played in a team’s capacity to respond effectively and to manage ongoing devastation and disruption.

Christchurch has taught us that “we must have BCO’s that know how to manage an event, how to think all hazards, all risks, and how to inspect,” said Lead-presenter Kestrel Group Director, Dave Brunson, in the Forum’s opening presentation.

“Training, Professional Development, especially in emergency management and response, needs to be ongoing. It needs to be progressed in BCA environments,” said Ministry of Civil Defence and Emergency Management Adviser, Peter Wood.

Members on the floor and other presenters confirmed this by praising the competence and professionalism of the teams from Selwyn and Waimakariri. “They didn’t have access to input from external resources such as Urban Search and Rescue in the early stages and they managed the situation brilliantly,” said one attendee. Another added that these two teams had been through an intensive training course on emergency management only two weeks before the September shake.

“The key to emergency management in a TA is understanding the scope of Risk Reduction as part of day-to-day work and putting the

effort into Readiness before the event,” said Dave Brunson. “Risk Reduction involves tightening the linkages between resource consent and building consent processes, and requires a close relationship between BCOs and planners within Councils.” A show of hands indicated that a number of those present thought that these were areas that would benefit from improvement.

“Readiness is preparedness to respond, to have leadership and staffing in place. Training is essential, as is networking, especially with engineers, given they are typically external to Councils. Having a response plan that will guide the establishment of activities, such as building safety evaluation, is essential, as is a toolbox of Safety Evaluation forms and other field equipment, etc., because you never know when you’ll need it.

Dave Brunson and Peter Wood also talked about the role of training at Senior BCO level to ensure that personnel were deployed effectively. Others raised the need for field teams to be prepared for “psychological unpredictables”.

Discussion about the rebuild of Christchurch after the earthquakes, Steve McCarthy, Christchurch City Council; Evaluating Earthquake Prone Buildings, Rob Jury, BECA Engineers; the Financial Impacts of Leaky Buildings, Bryan Holyoake, Step Up Group; and a lively presentation on Eco Design by Ian Mayes, Hamilton City Council, rounded out the programme for day one.

The keynote presentation on day two saw the Chair of Productivity Partnership, Bill Smith, challenge the Forum to ensure [construction] design is fit for changing purposes over the lifetime of the building. This was supported by Louise Swann, of Pearl Bay Consulting, who wanted BCOs to exercise judgment by deciding what’s important and what’s not so that they ensure that a building will be fit for purpose for all [future] owners.

BCITO’s CEO, Ruma Karaitiana, McLaren and Associates CEO, Peter McLaren returned the Forum to the training theme when they talked about its role in retaining skills in the

industry, succession planning and keeping good staff.

Diploma of Building Control Surveying

Progress in the development of a Diploma of Building Control Surveying – Small Buildings, and a Diploma of Building Control Surveying – Large Building, was outlined by CAPABLE NZ’s Wellington manager, Robyn Hogan, and Stu Geddes, of Calder Stewart Industries, Ltd. Stu has been one of Robyn’s guinea pigs and an inaugural recipient of the Diploma through the Assessment of Prior Learning (APL) process.

APL is a rigorous, internationally-recognised process, which is designed to measure a person’s existing knowledge against formal academic qualifications. Over recent months BOINZ has been working with Otago Polytechnic’s Centre for Assessment of Prior Learning (CAPL) to establish a process for measuring what BCOs already know - the skills and knowledge they have gained from their personal and work lives. The process they have developed also identifies the gaps in a candidate’s knowledge and skills and BOINZ is currently developing a range of Diploma-related theory-based courses to assist members with completing their qualification.

Other topics

The need to ensure that buildings and facilities are design for access and mobility was the theme of the presentation by Barrier Free NZ Trust’s founder, Bill Wrightson. “Access for people with disability equals everyone,” he said as he illustrated the universal pram to grave journey. Design should include a requirement for “low physical effort and size and space for ease of approach and use”.

Strategies for achieving accreditation and decreasing bureaucracy, offered by David Sidwell, IANZ, and a lively off the floor discussion of Hot Topics rounded out day two and an enlightening and thought-provoking event.

SAVE THE DATE:

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



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Building Controls Fundamentals 2010

Updated for 2010

Book Contents:

The Building Act 2004 and amendments (consolidated with history notes). As at 14 May 2010.

The Building Code – Schedule 1 of the Building Regulations 1992 consolidated with history notes). As at 14 May 2010.

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

Book Size:

A5 (approx.) Pages: 300 (approx.)

Special member only price of \$38.00 (excl GST) (includes P & P) for September – December 2011

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AVAILABLE NOW

Viaduct Events Centre, Auckland

The Institute is pleased to announce the venue for our 2012 Conference and Expo will be Auckland's Viaduct Events Centre.

The Viaduct Events Centre officially opened on July 13 and celebrated its first event on August 3 with the Auckland Art Fair - New Zealand's premier contemporary art exhibition. The centre hosted the stalls of 41 galleries from New Zealand and Auckland with 10,000 attendees.

The versatile new centre has 6000 square metres of exhibition, meeting and hospitality space which can comfortably accommodate up to 3600 people. It also has a dedicated top-spec boardroom and one of the largest banquet spaces in the Auckland CBD that can seat up to 1200 people banquet style.



Service doors that reach 10 metres by eight metres allow for easy access for large vehicles and yachts while balconies that extend from many of the rooms create a fluid outdoor and indoor flow for events. Auckland's spectacular landscapes provide for beautiful backdrops for events while a large walkway around the venue allows visitors to appreciate the view from all angles.

The centre, built to five-star environmental standards, is part of the new Wynyard Quarter precinct by Waterfront Auckland. The project aims to revitalise the area with boutique shops, restaurants and open public space. The Wynyard Crossing footbridge allows people to easily enter from Te Wero Island to Gateway Plaza and enjoy the area.

These infrastructural developments around the Halsey Street Wharf venue will firmly cement the centre as one of Auckland's premier venues as it is well positioned to showcase the city's business and recreational facilities.

www.viaductevents.co.nz



Hamilton City Council

The Partnership Programme

Background Information

The Hamilton City Council Building Unit in discussion with local building industry representatives conceived an idea to enhance customer service for our local industry by building on already proven partnerships that had historically delivered “best practice” solutions for building consent timeframes and inspections. The Partnership Programme is an initiative that grew from conceptual ideas and has been developed with the principles of “going beyond” and delivering a “hot” and “unexpected” result for our key customers and stakeholders.

The initiative is designed to deliver a fast and cost-effective solution for our repeat builders who are constructing in excess of 10 houses per year and in particular a faster turnaround time for building consents and a reduction in the number of inspections.

We also have a goal of improving the quality and sustainability of the Waikato new housing stock.

The criteria to be met by any applicant to gain approval to be in the programme includes that the applicant must meet standards showing that they have the quality systems in place and the level of competency for all their employees to meet a very high standard.

A pilot development process was commissioned in late 2009 and GJ Gardner Homes franchise owners – Bob and Jeff de Leeuw were approached to work with Hamilton City Council (HCC) in developing and trialling the new processes. This has now been completed and the programme is underway with G J Gardner’s and is producing the targeted results. At this stage we are working with four key customers and others have been approached to join the programme.

The eventual aim is to have 20% of our key stakeholders/builders who produce 80% of the new housing in the City on the programme by the end of 2011.

It is essential for anyone contemplating implementing a programme of a similar nature to understand that this programme has been designed for Hamilton city Council and our local building industry. It has elements of best practice that already exist elsewhere in our industry and it has built on a number of local needs. It may or may not have practical applications for other BCA’s and each BCA would need to carefully consider how the principles could be used to produce something similar for their purposes. The important thing to note is that this is not a quick-fix and unless a BCA is prepared to commit time and energy to modelling something of this nature in their own patch and going through a testing period with a suitable applicant then they are likely to fail.

Why Apply?

Our customers keep emphasising to us that “time is money” for them and they often get frustrated by the time it takes to get a building consent approved and the issues with organising their inspections. Although all stakeholders accept that there is a considerable level of work that goes into preparing plans and specifications, making application for building consents and the actual processing of those consents, we all accept that if we can speed things up by utilising good process then we can save all stakeholders a considerable amount of money. The same applies to inspections where stakeholders are bound to a system that is not that user-friendly and that relies on the availability of HCC staff. For example if the local industry is busy then demand on HCC resources is high, making it difficult to get early bookings for inspections.

The programme allows for the successful applicant to manage their own inspection regime in line with their build programme with HCC being positioned well ahead of time to meet the needs of that customer.

This is a “win-win” situation for all stakeholders and one that will deliver guaranteed delivery in the form of 48 hour turnaround time for processing of building consents and unparalleled service delivery for inspections. The ability for the customer to be the master of their own destiny and be positioned to work to their build programme with absolute assurance of delivery from the Building Consent Authority (BCA) is really a quantum leap in service.

HCC is excited about this programme and we are assured that it is a leading initiative that will position our key customers and the end users to maximise their resources and to be successful.

How Does The Programme Work?

There are a number of critical “building blocks” that make up the programme and these need to all fit together to ensure that the targets are able to be met by stakeholders. In all cases this is a joint effort by both the customer/builder and HCC who both need to play their part 100% of the time to ensure that what are very tight timeframes for one, can be achieved. If either party were to “drop the ball” then it is likely that timeframes and consequently quality will suffer. Any issues that are highlighted at any time must be dealt with in the proper manner to ensure they do not affect the outcome.

The programme is as discussed in the previous paragraph made up of critical “building blocks” which also allows for various levels of approval for any applicant (these are explained in more depth later in this document). For ease these are divided into 4 levels of approval as described below:

- 1. Bronze Card** – This means that the applicant has approval for consenting purposes only – their building consents would be processed within 48 hours of receipt by HCC.
- 2. Silver Card** – This means that the applicant has been approved for both consenting plus inspection service

delivery – as in 1 plus they manage their own inspection regime including fewer/combined inspections.

3. Gold Card – This means that the applicant has approval for 1 and 2 plus has recognised sustainability options they can offer customers.

4. Platinum Card – This means that the applicant has all of the above approvals in place plus is also approved on a regional/national basis across multiple BCAs.

Initial Steps (Bronze Card)

Applicants are selected by HCC on the basis of the number of new houses they produce on an annual basis being in general terms more than 10. However, if houses are generally smaller and less complex in design HCC may accept a builder onto the programme who builds fewer buildings per year (such as attached multi-unit developments). Once a builder is selected he/she may then make his/her initial application which will be reviewed by HCC. Any areas that trigger a shortfall in information or quality processes will initially be discussed with the applicant who will have to revisit these and update the information or invest time and resources in bringing their Quality Assurance (QA) system and competencies in many cases up to the required initial standard. In other words this is not just a matter of filling out an application form but of accepting only high quality, best practice builders and building companies into the programme. It is expected that there will only be a handful of companies who will meet the criteria without having to upgrade their own processes from the beginning. The bar is set very high quite deliberately to ensure that any applicant can meet the necessary critical criteria and therefore succeed in the programme.

1. Outline of criteria to be met by the Applicant

Applicants must complete the application form supplied by HCC and provide all information. HCC will approach suitable candidates directly and invite them to apply. However the programme may be advertised and any person or building company that has not been formally approached to make an application is welcome to call and discuss the programme with the Building Control Manager.

Any applicant must have a recognised history of excellence in the construction industry. Recognition may include but is not limited to the likes of construction awards, testimonials from customers and industry peers, volume of work, franchise holding, type of construction and buildings, length of time in business, association participation and history of performance with Hamilton City Council (HCC).

Applicants must be a member of a recognised organisation or association that insists on superior quality from its members and expects high construction standards. Any organisation must also include for quality control measures for its members and ensure there is a process for dealing with sub-standard workmanship and complaints from customers. Generally we would accept that membership with master builders or certified builders associations may meet the criteria.

Applicants must have sufficient insurances both for public liability and professional indemnity to a value that is commensurate with the size of their business.

Applicants must include for written contracts with their customers and any contracts shall meet the test for best practice accepted by the building industry.

Applicants must show that they construct 10 or more dwellings per year although in some circumstances applicants who construct a lesser number of buildings may be considered for entry to the programme. Applicants must include details around a “zero waste” process and/or effective site management and disposal of waste material. There must also be a “clean-site” policy in place.

All sub-contractors employed by the applicant must be approved as producer statement authors by HCC or must be Licensed Building Practitioners (LBP’s) to the correct competency level. There are no exceptions even if the sub-contractor does not issue producer statements.

A staff structure plan, a list of the people that are the key contacts for building consent purposes within the organisation, QA system and business profile must be included with any application. A staff training plan must be submitted with any application. This must include the identification of competencies and professional development.

HCC will discuss with an applicant the

submission and processing of a set of plans and specifications that includes all aspects of a building representative of the type that the applicant constructs in the course of their business. This representative building must include all elements of construction that are incorporated in their range of buildings including various components such as claddings (and joints and junctions between various claddings), standard components such as bracing schedules, joinery, linings and insulation to name a few. In simple terms the representative plans must be just that and represent what would be constructed in reality.

It is important to note that the successful applicant will need to identify any elements on any application for building consent that is not included in the “model” plans.

Successful applicants will sign a memorandum of understanding (MOU) that forms the agreement section of the programme.

2. Outline of criteria to be met by HCC

HCC staff will process the documentation for the “model” plans and assess them against the building code. Once satisfied that the plans cover all aspects of the applicant’s construction and meet the requirements of the building code then HCC will file these plans as a “model” set of documents to be used to assess all future applications.

HCC will monitor the applicant to ensure they continue to meet all requirements of the programme.

HCC will nominate a key contact in the form of a business manager for the applicant. This person will be the “go-to” for all correspondence and liaison with the applicant.

HCC will carry out sufficient audits and spot checks of elements of the applicant’s work to ensure they are meeting the requirements of the programme.

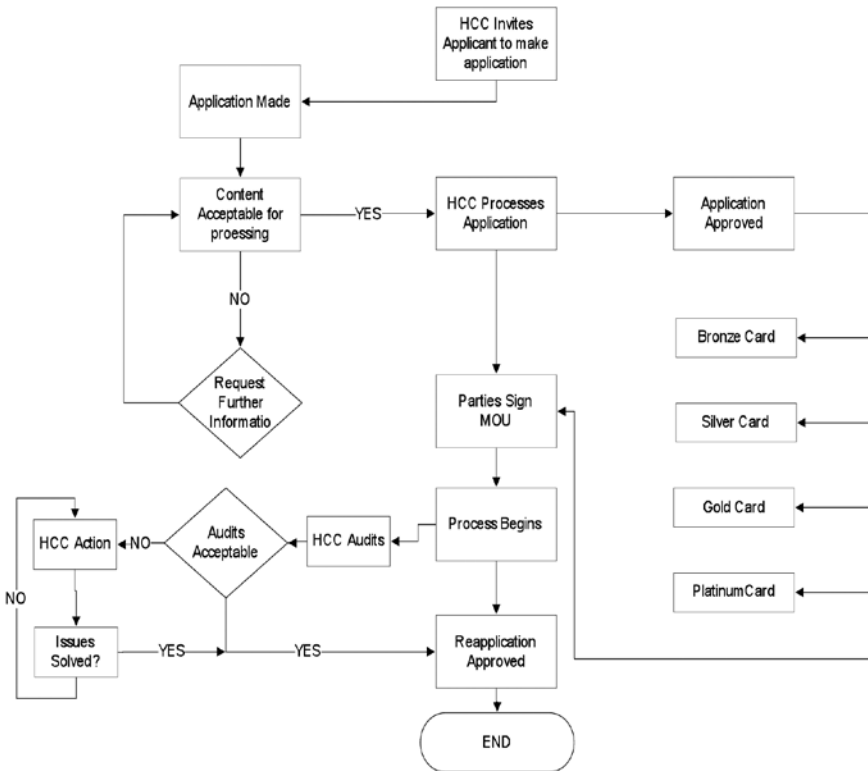
HCC will carry out disciplinary processes if required in accordance with the disciplinary procedures outlined later in this document.

HCC will review applicant’s applications for renewal of their approval in line with the “Policy” section of this document.

HCC will sign a memorandum of understanding (MOU) that forms the agreement section of the programme.

A full re-application to stay in the programme must be made after three years.

PARTNERSHIP PROGRAMME



Gold card

This means that the applicant has approval for Bronze and Silver cards plus has shown that they are able to offer added value in terms of sustainability options in their contracts with customers.

1. Outline of criteria to be met by the Applicant

The applicant must have recognised sustainability options that they are able to offer to their clients. These would form added value and would include the likes of “Green Building”, alternative water heating, insulation and energy saving initiatives, capture and storage of stormwater, eco-friendly construction and the use of recyclable materials to name a few.

2. Outline of criteria to be met by HCC

HCC will process the application for inspection approval together with the process outlined with the Bronze card. There may be limitations or conditions applicable to an inspection or Gold card approval depending on the ability of the applicant to meet all criteria. For example there may be situations where approval is granted without any exceptions to the number of inspections identified as the requirement in normal circumstances, however, the approval may still allow for the successful applicant to manage their own inspection regime. (There will be a number of variables and the programme is designed to allow for different situations providing there is no compromise to the guiding principles of the programme). HCC will carry out sufficient audits and spot checks of elements of the applicants inspection work to ensure they are meeting the requirements of the programme. HCC will carry out disciplinary processes if required in accordance with the disciplinary procedures outlined later in this document.

Platinum card

This level is based on a future prospect where an applicant that has approval and Gold card status could be approved across several BCAs. This idea has been discussed with a small number of like-minded BCAs who are interested in modelling this programme in their own district. Conceivably if the successful applicant was to work within more than one BCA's territory and they both had the programme in place then this level could apply. In particular there may be opportunity where BCAs work in cluster groups to roll out this level in line with the programme across all BCAs in the cluster.

Silver Card

This means that the applicant has approval for consenting purposes— their building consents will be processed within 48 hours of receipt by HCC plus includes inspection service delivery (they manage their own inspection regime including for possibly fewer inspections).

1. Outline of criteria to be met by the Applicant

The applicant will be considered for both consenting approval and inspections in accordance with the application they complete. In other words the applicant must specify in their application what levels of approval they are seeking. In addition to the criteria to be met for the Bronze card approval the application must include the following information:

Written standard operating procedures for their inspection processes.

Evidence of a proven track record of good inspection procedure and preparedness for inspections with HCC.

All sub-contractors must already be approved as producer statement authors and be currently registered with the Waikato Building Consent Authority Cluster Group (WBCACG). A list of all sub-contractors (without exception) utilised by the applicant must be provided.

A list of the people that are the key contacts for inspection purposes within the organisation.

2. Outline of criteria to be met by HCC

HCC will process the application for inspection approval together with the process outlined with the Bronze card. There may be limitations or conditions applicable to an inspection or Silver card approval depending on the ability of the applicant to meet all criteria. For example there may be situations where approval is granted without any exceptions to the number of inspections identified as the requirement in normal circumstances, however, the approval may still allow for the successful applicant to manage their own inspection regime. (There will be a number of variables and the programme is designed to allow for different situations providing there is no compromise to the guiding principles of the programme).

HCC will carry out sufficient audits and spot checks of elements of the applicants inspection work to ensure they are meeting the requirements of the programme.

HCC will carry out disciplinary processes if required in accordance with the disciplinary procedures outlined later in this document.



BUILDING OFFICIALS INSTITUTE OF NEW ZEALAND 45th ANNUAL CONFERENCE & EXPO

Viaduct Events Centre, Auckland
13 – 16 May, 2012

CALL FOR PAPERS

The Institute's Annual Conference and Expo is the key annual event in which building professionals have an opportunity to develop a better understanding of the responsibilities and duties imposed on them by Acts and Regulations. It also provides opportunities for Institute members to meet and exchange knowledge and ideas relevant to the science of building.

In 2012, the Institute's Annual Conference and Expo will again feature high quality speakers and presentations providing a wealth of knowledge and information to those in attendance.

CALL FOR PAPERS

The Institute invites members and friends of the Institute to submit an abstract of their proposed paper and technical presentation to the Annual Conference and Expo committee for consideration. Members are also encouraged to provide submissions on possible interactive workshops, hands-on experiential activities to promote active participation of the audience.

Once the date for submissions has closed the committee will meet to discuss the merits of individual submissions for presentations and workshops. The successful authors will be notified of their decision immediately following this meeting.

DEADLINES:

Submission of abstract	30 September 2011
Preliminary acceptance of papers	14 November 2011
Confirmation from author	21 November 2011
Registration brochure out	late November 2011

The call for papers is open until 30 September 2011 and authors are asked to submit the following to the Institute's office:

- Up to a 300 word abstract of your proposed paper
- A short career history and a commitment to personally present the paper at the conference (if the paper is accepted)

All conference attendees and speakers (unless invited) are required to pay at least a one-day conference registration fee to attend and present.

PLEASE ADDRESS ALL ENQUIRES TO:

Building Officials Institute of NZ
PO Box 11-424
Manners Street
Wellington 6142

Phone: +64 4 473 6002
Fax: +64 4 473 6004
Email: events@boinz.org.nz

Two new guidance documents supporting changes to Building Code or Structure (B1)

Excerpt from Building Controls Update No. 117 Department of Building and Housing

1. Guidance for NZS 3604 construction on ground with potential for liquefaction, outside Canterbury

The Department has issued guidance for using NZS 3604 construction on ground with potential for liquefaction, for those building outside Canterbury.

In the Canterbury earthquake region the definition of 'good ground' has been changed in the Acceptable Solution (B1/AS1) to exclude ground where liquefaction and lateral spread could occur. Defining 'good ground' is complex and once we have more knowledge from Canterbury, we will address the definition of 'good ground' nationwide.

In the meantime, the Department has issued guidance for building designers and homeowners who are building on potentially liquefiable soils outside Canterbury, and may choose to use foundation details that provide enhanced performance over those in NZS 3604:2011 (including as modified in B1/AS1).

<http://www.dbh.govt.nz/liquefaction-construction-on-ground-guidance>

2. Guidance for an alternative solution for mesh reinforcement for concrete slabs-on-ground

The Department has issued guidance for NZS3604 concrete slabs-on-ground.

Recent changes to the Acceptable Solution (B1/AS1) require all concrete slabs constructed according to NZS 3604 on 'good ground', to be reinforced with Grade 500E reinforcing mesh. This applies nationwide.

Because Grade 500E reinforcing mesh may not yet be available in New Zealand, the Department has issued guidance providing an alternative solution using an equivalent capacity mesh as an interim measure.

<http://www.dbh.govt.nz/earthquake-concrete-slabs-guidance>

NASH is pleased to announce that the NASH Standard for Residential and Low-rise Steel Framing, Part 1: Design Criteria is now available.

The NASH Standard which will be a cited document from 1 August 2011 contains a wealth of information on Steel Framing.

To order your copy of this and/or any other NASH publication, please visit http://www.nashnz.org.nz/purchase_nash_documents.html

PUBLIC COMMENT

Platform lifts and low-speed lifts


The following draft Standard is available for you to comment on. The closing date for comment on this draft Standard is Friday 7 October 2011.

DZ 4334, Platform lifts and low-speed lifts

The Standard provides the specifications to build and maintain New Zealand Building Code (NZBC) compliant platform and low-speed lifts for both domestic and some public settings that are safe and fit for purpose.

NZS 4334 aims to assist New Zealanders by ensuring that the lifts are safe and useable by all.

To download a free copy of DZ 4334, Platform lifts and low-speed lifts, visit www.standards.co.nz




Your essential guide to building construction within the landscape

Landscape Construction covers the building and planning rules in line with the Building Act and the New Zealand Building Code as they apply to landscape construction, to ensure that design does not adversely affect the durability, structure or amenity of adjacent buildings.

It discusses appropriate materials, the best use of them, their durability and gives guidance on design and construction parameters for this work to ensure good practices are followed.

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The Financial Assistance Package (FAP) to repair and rebuild your property

Excerpt from DBH website

Under the FAP qualifying homeowners share the agreed actual repair cost of repairing their homes with the government and their local council, if it approved the original work and is participating in the FAP.

The government and council each pay 25 per cent of the cost and you pay the remaining 50 per cent. However, if your council didn't sign off on the building work, or has chosen not to participate in the FAP, you will need to agree to pay 75 per cent of the costs to get payments under the scheme.

To use the FAP, homeowners must agree not to sue contributing councils and the government, although you can still pursue other liable parties such as builders, developers and manufacturers of defective products.

The FAP offers homeowners the certainty of a financial contribution and helps to get more leaky homes fixed faster.

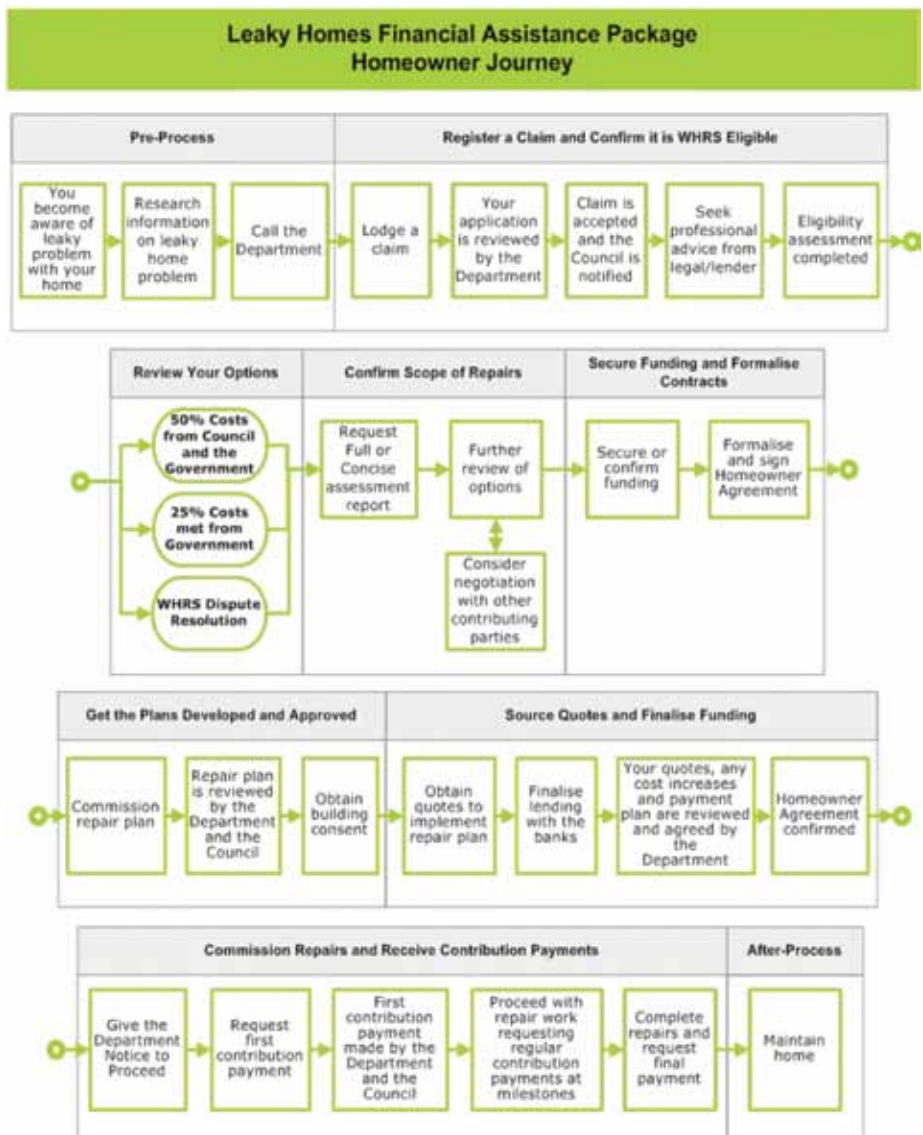
Repair costs are shared between you, the government (25 per cent) and the council (25 per cent) if it's participating. These costs are agreed in the Homeowner Agreement and can include:

- The cost of repairs, or full demolition and rebuild if that is recommended in the Full or Concise Assessor's Report

Associated costs including:

- design work
- project management
- building and resource consent fees
- valuation fees needed for obtaining a loan
- alternative accommodation and furniture storage (to a capped maximum)

An overview of the Financial Assistance Package process



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

Are you interested in advertising a vacancy with us, email us at office@boinz.org.nz to find out more

The people behind the scenes at National Office

I have no doubt most members will know the name Nick Hill – CEO of the Institute. Well, behind Nick is a small team of “wonder women”, who work hard to keep the wheels of the Institute turning.



When you ring in on most occasions the voice you will hear is that of **Kristina Vluggen**, our Membership Co-ordinator.

Kristina looks after pretty much anything to do with Membership from the administrative side to Office and Branch administration and support. She is the ‘new kid on the block’ so to speak and for the most part, from what she has said, enjoys

the challenges (which almost pop up daily around here!) that comes with the job.

She is easy going however, I will caution you, in a ‘previous life’s she was a full time debt collector and knows the ropes, so will be firm if needed ...

Outside of the office she enjoys playing indoor netball, socialising with friends, meeting new people and body-boarding.



When booking on courses, or attending Conference or SBCO **Ainsley Button** is the woman who you will be in contact with. The Institute’s 2011 Conference and Expo was brought together by Ainsley, a mammoth job, for one person to do, but somehow, with only a little bit of help from others she pulled together a great event and the 2012 Conference and Expo will be even better!

Ainsley has been at the Institute for nearly 2 years and previous to that she was working with an outside contractor to the Institute so she has been helping to organise our events for a while now. Ainsley currently works part time in the office while simultaneously and effortlessly undertaking an on-going home based role involving extreme multi-tasking and time management skills while employing basic psychology skills on a daily basis with her two children and husband.



And then there is me, **Louise Townsend**, this is my 4th year at the Institute, I look after the Training Academy, the office in general and Nick as his EA.

Prior to my working life at the Institute I worked at a Wellington Private Training Enterprise and prior to that, in my “youth”, I attended Victoria University of Wellington and attained a Bachelor

of Science in Geology. I have never directly used my Degree, but it comes in handy as I married a Geologist, so it makes understanding what he does day in day out easier.

What I do in the office here is diverse and hard to itemise, I do what needs doing, and that would be a much bigger task without the help I get from Ainsley, Kristina and Nick.

We are all here to assist with any queries from any of the Institute’s members, clients or stakeholders.

*Louise Townsend
EA to the Institute’s CEO*

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Qualifications Development Update

Development of the Building Officials qualifications has gained new momentum since BOINZ recruited a full-time contract writer to coordinate and write the Building Controls and Site Inspection course materials.

“The learning resources and assessment materials for these two courses are written and presently undergoing a technical edit,” said writer Marie Munro. “The work has gone well because I have had such fantastic support from everyone I’ve approached for help.”

TIMBER TREATMENT FOR ENCLOSED FRAMING

CPD SEMINAR SERIES



Course Introduction:

Kop-Coat NZ in conjunction with the Building officials Institute of NZ is offering an informative training session to Building Officials on the implementation of a single level treatment for enclosed timber framing and the associated standard changes. The Kop-Coat New Zealand Wood Protection Group is one of the leading providers of innovative protection solutions for timber and wood products. Kop-Coat New Zealand Limited was established in April 1988 by Kop-Coat Inc in the United States; together they comprise one of the many subsidiaries of RPM Inc, a Fortune 500 company with links to over 35 countries.

Content:

The course is structured around the new standard changes (i.e. Building Code B2/AS1 and NZS3604:2011) and the course objective is to educate and promote this single level H1.2 treatment for enclosed timber framing. This course will not only provide an explanation and detail the areas associated with these standard changes but also provide the required information regarding the production process of the enclosed timber framing to ensure compliance to the standard.

These aspects include –

- Stress Grading
- Timber Treatments
- Timber Treatment Auditing procedure

As well as installation site checks for building inspections to ensure compliance. Such as:

- Moisture
- Timber Hazard Class Identification

The day will be finished with some of the industry’s future plans. Such as:

- The STICK program and LVL for Christchurch
- NZ Wood Future plans

Visit <http://www.boinz.org.nz/training-academy/calendar.php> for dates and locations

EVENT CALENDAR - 2011

OCTOBER

- 4 **Timber Treatment for Enclosed Framing - Christchurch**
CPD Seminar Series
- 5 **Timber Treatment for Enclosed Framing - Greymouth**
CPD Seminar Series
- 6 **Timber Treatment for Enclosed Framing - Nelson**
CPD Seminar Series
- 18 **Timber Treatment for Enclosed Framing - Whangarei**
CPD Seminar Series
- 19 **Timber Treatment for Enclosed Framing - Auckland**
CPD Seminar Series
- 20 **Timber Treatment for Enclosed Framing – Hamilton**
CPD Seminar Series
- 28 **Building Consent Vetting – Dunedin**

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 REVISED DATES:

2 Day Barrier Free Seminar

- 22-23 **September** Christchurch
- 13-14 **October** Auckland
- 24-25 **November** Wellington

Module 5 – Becoming a Barrier Free Advisor

- 2 **December** Wellington

Half Day Barrier Free Seminar for Architects and Designers

- 12 **October** Auckland

IPENZ TRAINING:

www.ipenz.org.nz/ipenz for enquiries contact cpd@ipenz.org.nz

2011 Training Academy Prospectus, now available:

www.boinz.org.nz/documents/events/2011/FINAL_2011_Training_Academy_Prospectus.pdf

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