

straight up

THE MAGAZINE OF THE BUILDING OFFICIALS' INSTITUTE OF NEW ZEALAND

MARCH 2010



Rural Fire - Page 10



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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Toll Free: 0800 ARX ZRX



www.colorcote.co.nz

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straight up

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We need to stick together

As members read this issue of Straight Up, ballot papers for the first postal ballot election of six board members for the Building Officials Institute of NZ will be on their way through the post to all financial members. This election marks an important step on the road to professionalism and excellence for the Institute. Members are encouraged to take this opportunity to exercise their right to vote.

Profiles and other information on the nominees for the 2010/2011 board are posted elsewhere in this issue of Straight Up. These are also available on the Institute's website. Members must vote for up to (and no more than) six people to represent them for the following two years.

The election comes at the end of a very difficult and exhausting 12-15 months in the history of the Institute, not helped by the worldwide recession which has had a dramatic effect on this country and its economy. Along with many other "companies" the Institute has experienced a downturn in turnover, with revenue for the Training Academy in particular showing a marked decrease in this period.

Along with many other entities the Institute has been forced to reduce staff and cut costs in order to survive, while still trying to maintain the best possible service for its members. As the recession starts to abate it is more important than ever that members align their thoughts, actions and training budget with the National office so that this organisation can survive and grow during the next 12 months.

The Institute's National office is working for the members every day, representing them to government, local authorities, other entities and the public. Your

loyalty to your organisation is essential if we are to continue this role, although we are aware that there are some factions that seem intent on splintering the organisation rather than strengthening it.

And this puts me in mind of a famous fable about the father and his sons. A father and his two sons were perpetually quarrelling among themselves. When the father failed to heal their disputes by his words, he determined to give them a practical illustration of the evils of disunion. One day he told them to bring him a bundle of sticks and, when they had done so, he placed the bundle into the hands of each of them in

succession, and ordered them to break the bundle into pieces. They tried with all their strength but were not able to do it. He next opened the bundle and took the sticks out one by one and asked his sons to break them. And, of course, they broke them easily. So the father said to them: "My sons, if you are of one mind, and unite to assist each other, you will be as this bundle of sticks, uninjured by all attempts of your enemies; but if you are divided among yourselves, you will be broken as easily as these sticks."

And the moral is ... if we stick together, we won't break!

Len Clapham
Chief Executive

How to enjoy your retirement

Working people frequently ask retired people what they do to make their days interesting.

Well, for example, the other day my wife and I went into town and went into a shop.

We were only in there for about five minutes. When we came out, there was a cop writing out a parking ticket.

We went up to him and said: "Come on man, how about giving a senior citizen a break?"

He ignored us and continued writing the ticket. I called him a Nazi turd.

He glared at me and started writing another ticket for having worn tyres.

So my wife called him a s#%t-head. He finished writing the second ticket and put it on the windshield with the first.

Then he started writing a third ticket.

This went on for about 20 minutes.

The more we abused him, the more tickets he wrote.



Personally, we don't care. We came into town by bus. We try to have a little fun each day now that we're retired. It's important at our age.



Steve Hull

Manager Building and Environmental Health at Papakura District Council

My name is Steve Hull, currently Manager Building and Environmental Health at Papakura District Council. My career to date has taken me from practical building through a range of supervisory and management roles in both the private and public sector.

I completed my building apprenticeship in 1987, with both a Trade Certificate and Advanced Trade Certificate. I worked mainly on new houses, ranging from low cost to high cost and architecturally-designed houses and also gained experience on a variety of commercial projects. I also undertook alterations on both new and older homes. This gave me a broad understanding of the building industry from a practical perspective.

My next career change was to a supervisory role with a Gib board firm, overseeing a number of teams. This extended my skills into managing both contracts and individual teams.

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

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

When Council took their services back in house, I became the Manager of the Building Control section. My team there has grown to 15 personnel across four service areas: building, environmental health and food safety, liquor licensing and swimming pool fencing. My biggest achievement in this time has been to lead the team that gained Building Consent Authority (BCA) accreditation and registration in 2007 and in 2009 to become the third BCA in the country to have this accreditation re-confirmed and extended to include quality management aspects.

At the Institute's Conference last year, I expressed interest in being involved in the pilot programme for the National Diploma. I was lucky to be selected for this group and attended my first session for the North Island group in June 2009 at Rotorua.

My first thoughts were there is a lot of work involved and the time frame was quite tight. I was fortunate that the Papakura District Council's CEO, Mrs Theresa Stratton and Director of Regulatory Services, Mr Graeme McCarrison were fully supportive of the time I needed to do the work required to complete the assignments. The support I had from other staff and peers was invaluable. The

Institute itself should take a bow as they have been instrumental in getting this project off the ground. The people at Otago Polytechnic also deserve a big thank you.

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

I would advise people, who are looking at doing these Diplomas to start building up a profile of some of the work they currently carry out. In other words projects that you either process, inspect or even build as you require these examples for the Diploma work.

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



The Training Academy

Provides training and events for the building industry, building control staff and anyone interested in building compliance.

To check out the courses on offer visit www.trainingacademy.org.nz

Profiles of candidates for first Board postal ballot election



NORM BARTON

Current Vice President and board member representing the Waikato Bay of Plenty Branch

FAMILY STATUS

Born in Matamata, raised and lived on the farm along the hills of the Kaimai Ranges. Married to local girl Patricia. We have three grown up daughters and two grandsons. Music is something I enjoy and have played in a number of bands starting from my school days.

EXPERIENCE

I started my Carpentry and Joinery Apprenticeship in 1963 with a local construction company in Matamata. In those days an apprenticeship was 10,000 hours, also attending a four week block course per year at Waikato Polytechnic. As well as Open Polytechnic assignments and sitting written exams at the end of the year.

I was employed there for twenty five years as Project Manager on a number of projects. After leaving the company, I worked for a company doing residential work for three years.

In 1996 Ron Roberts a Senior Building Inspector for South Waikato District Council was retiring and advised that the current Building Inspector was filling his position and suggested that I apply for his position as a Building Inspector.

On January 14th 1997 I was employed by South Waikato District Council as a Building Inspector.

In 2004 the senior Building Control Officer resigned due to ill health. I was appointed Senior Building Officer for the South Waikato District.

I am currently employed with the Matamata Piako District Council, as Manager of the Building Control Unit.

QUALIFICATIONS

Member of the Institute since 1997

Licensed Building Official

Trade Certificate in Carpentry and Joinery

Advance Trade in Carpentry

Advance Scaffolding Certificate Gold Card Site Safe Supervisor

Completing the final units in the Diploma in- Construction Management

Registered Assessor with Local Government training

GOALS AND VISION

To become a more professional respected leader in the construction industry.

We need to promote and Lobby the government and Department for National Qualifications in Building Controls.

To improve our strategic planning by careful decision making and clear guidance.

This current board has already shown vision by working on a number of projects such as BCRS (Building Code Review Service) and the IQP (Independent Qualified Persons) National register.

Changing the constitution, and allowing to bring expertise when required.

Foster good working relationships with other organisations within the building industry.

PERSONAL QUALITIES

I have been a Board member for 4 years, 2 years Vice President which gives me experience and knowledge on how the board operates through strategic planning for the future, and have found it takes time once appointed to the board to establish yourself as a member that can add value.

The past four years experience, knowledge makes me an ideal candidate to continue as a board member.



BOB DE LEUR

**Manager Building Policy, Auckland City Environments
Member of the Association since 1984**

EDUCATION

New Zealand Certificate Building Supervisory Development NZ Business School

EXPERIENCE

1989 – 2010 – Manager Building Policy

General management of the Building Policy division including Weathertightness Claims Resolution and over arching role for all building controls Auckland City:

- Provision of building policies and processes for operational implementation. Provision and maintenance of accreditation documentation.
- Formulation of new building policy in alignment with best practice initiatives.
- Key media contact person for all building related matters.
- Implementation of Building Act 2004.
- Mediation, adjudication and court attendance as council expert witness for weathertight building and other claims.

- Interpretation and application of Building Act Legislation.
- Initiating key processes and provision of training for operational application.
- Reviewing existing processes and developing improvements.
- Providing submissions to changes to the Building Act and Building Code.
- Principal decision maker for all technical building matters operationally.
- Provision of seminars on Building Act to external partners in the building industry.
- Currently co-sponsor for the Auckland amalgamation of building controls across the region.
- Member of numerous government working parties on various legislative matters processes and strategy.
- Member of the IANZ Professional Advisory Group set up to provide input into accreditation of building consenting authorities.
- Presenter at numerous conferences on topics relating to the implementation and changes to the Building Act

GOALS

The Institute is already well placed in providing a voice for most building officials in New Zealand.

The vision is to grow and enhance our image as the representative body

for the industry that will provide clear direction and leadership for our members into the future.

Training is a key aspect of development and growth of our members now and in the future and we need to ensure that we meet ongoing and progressive training needs for the sector in a change environment.

An organisation therefore that has a focus on providing opportunity for its members to grow, learn and develop their skills so that they are well placed to further their careers whether with Local Government or the private sector.

An organisation that is well respected by Central Government and called upon to work within a partnership to provide clear direction and strategy for the future.

The industry is currently going through a massive phase of change with a change in Government direction and a move towards a shift in the current liability framework.

The Institute needs to have clearly defined strategies and objectives to lead and meet the challenges ahead for their members that will see the Institute grow and consolidate its membership and be profitable so that these profits can be reinvested for the betterment of the members.

A key aspect of what I am able to offer the Institute as a member of the board is leadership and clear direction to meet the needs of the future as well as enhancing the reputation of the Institute and its members.



STEWART GORDON GEDDES

Current Board member from the Southern Branch

FAMILY STATUS

I live in Alexandra with my wife and four children.

My interests include multi-sport, rugby coaching, rugby refereeing, and supporting my children in all their sporting activities.

EXPERIENCE

I have been involved in the building industry for 33 years. I started at 16 completing my plumbing and drainage apprenticeship. This was followed by 7 years successfully running my own plumbing and drainage business.

Noticing an ad in the Otago Daily Times for a Plumbing and Drainage inspector I thought why not have a go as this was a field I had always wanted to get into. I was fortunate to be awarded the position and worked there for 6 years. During those 6 years I became a multi-skilled Building Control Officer working more and more on the building side. Shifting back to my home town of Roxburgh gave me the opportunity to work for the Central Otago District Council as a building control officer. Having spent 9 years at the Central Otago has given me the opportunity to move through the ranks to my current position of Building Control Team Leader.

With a total of 15 years as a Building Control Officer has shown me the role and legislation has changed immensely. From the 1992 Building Act through to the 2004 Act and throw in Building Consent Authority Accreditation shows how much has changed. Further to these changes are the changes to the Building Officials Institute. From small local branch's to a large organisation that has gone from strength to strength I have been a member since The Institute was formed and have held several positions in our local branch. These have included President for 2 years and are currently in my 3rd year on The Board.

If not for the constitution change I would have been going in as Vice President this year, so do have the support of The Board.

QUALIFICATIONS

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

I recently obtained both National Diplomas in Building Control Surveying and am only one of two in NZ to have achieved this. Although a personal mile stone I wanted to achieve this through the recognition of prior learning so as to show other inspectors out there that have years of experience that they can obtain a qualification through the recognition of prior learning process.

GOALS AND VISION

To take The Institute to another level and become a more professional respected leader in the Construction Industry. We need to plan for the future together with other Construction leaders and not as individual organisations as we do now. We need to communicate with these other Construction leaders and get the best possible results for our organisation by finding out any issues that may be going to affect us. The current Board has already shown vision by changing the constitution to allow a different and stronger structure to The Board. This has been done by bringing in expertise in areas that are beyond our expertise. This is due to the continued growth of the membership which is resulting in a larger turnover which needs to be managed correctly. This will allow The Board more time to concentrate on governance issues. To improve our strategic planning by careful decision making and clear guidance on the way forward. To raise the profile even more of The Institute.



WILLIAM (BILL) IRVINE
Director, Arbitration New Zealand Ltd.

I am the Director of Arbitration New Zealand Ltd a dispute resolution and education provider. I provide technical and administration training to personnel engaged in Building Control for Territorial Authorities and Building Control Authorities

EDUCATION

I hold Membership of the Institute, NZIOB and AMINZ and hold a Diploma in Business Studies (Dispute Resolution) specializing in Arbitration, Mediation and Adjudication. I am a registered Drainlayer, hold NZCB and a Certificate in Building Inspection, studied Trade Certificate Carpentry & Joinery. I currently consult to Building Inspectorates throughout New Zealand on various technical topics.

EXPERIENCE

I have been an active member of the Institute for the past 35 years and was honoured to have been elected to Ambassador status in recognition of my contribution to the Institute. I have served on five conference committees and Chairman of the Auckland Branch. A significant amount of my time has been devoted to the Auckland and the Waikato Bay of Plenty Branches although as a Technical Adviser for BRANZ for twenty years I liaised with members throughout the North Island.

ACTIVITIES AND OFFICES HELD

My working life has been devoted primarily to the building industry as County Inspector at Waiheke County (7 years) then Building and Planning Inspector at Rodney promoted to Senior Building Inspector (5 years) Chief Building Inspector at Tauranga City promoted to Chief Inspector (3 years) Contracts Manager at Lockwood and Branch Manager at Keith Hay Warkworth and BRANZ as above.

GOALS:

POLICIES I will pursue are in line with those advocated by the Ambassadors Group should we be elected.

1. Review of the Institutes assets and liabilities.
2. Review the Institutes strategic and forward plans.
3. Review membership services.
4. Build trust and confidence with the members and the industry
5. Ensure transparent governance of the Institute
6. Foster open two way feed back from the regions and support of the members in the regions.

I am aware of the role of the Board Member and will carry out those duties with diligence and my best endeavours as a member and Ambassador.

William Irvine No 20070617



PHIL SAUNDERS
Building Control Manager for Hamilton City Council.
Member of the Institute since 1978

EDUCATION

University of Waikato - Business Management
 New Zealand Certificate in Building

EXPERIENCE

I am the Building Control Manager with Hamilton City Council, a post I have held for 13 years. I have responsibility for over 40 staff and manage all building control functions including LIMs and front-of-house operations for Council. I have over 40 years experience in the building industry firstly as a builder and for the last 30 years in various roles with Hamilton City Council. My roles with Council have included Clerk of Works, and various Team Leader positions.

I have experience in all areas of management and am an advocate for coaching and mentoring people to get the best out of them. "Assisting people to understand a vision through good leadership and then coaching them to achieve their desired outcomes in my view is the fundamental key to success in any organisation but particularly in our work".

I have developed a number of key initiatives that have led to best practice outcomes. I am a trained facilitator and mediator. I was a member of the team that developed the National Diploma in Building Surveying for both small and large buildings, and I am presently working on the pilot study for APL (Applied Learning).

ACTIVITIES AND OFFICES HELD

I was instrumental in developing processes for compliance schedule administration and monitoring of building warrant of fitness records. In association with Audit New Zealand I developed a best practice model that is still utilised throughout the industry today.

Current initiatives include the development of a National IQP register where I am working in conjunction with DBH and the Institute to facilitate a successful outcome for all stakeholders.

I am presently working with the Institute on the BCRS (Building Consent Review Service) to set up a product certification process that all members will be able to utilise to simply assess products in terms of Compliance with the building code.

I chaired the organisation committee and was Convenor for the Waikato Bay of Plenty Institute conference in Hamilton. I am presently the Chair of the Institute conference committee, a position I have held for 3 years.

GOALS

The Institute vision is to promote and advance the building officials profession in New Zealand. I am an advocate for the betterment of the members of the institute and building officials in general. The institute has progressed to become a powerful voice and advocate for building officials but needs to continue to focus on its members needs.

This is a time of change where we have a new Government and Minister who are challenging all areas of our industry. It is the time for building officials to stand up and have a voice at the highest level as our views are important and we know our needs better than anyone else. We can only do this through a powerful organisation that has strength of numbers, depth of expertise and skills to get the attention of this Government.

If elected I intend to focus firstly on the needs of members and ensure that everyone has the opportunity to be heard. Branch membership is an important part of this process and there are a large number of members who never get the opportunity to attend branch meetings. This needs to be sorted out and the board needs to take the lead by working with Councils to ensure that institute members and their ability to network and learn through attendance at the Institute

training events is seen as an essential development tool. I believe for too long now the present board have shown little in the way of leadership with only one or two people taking up our needs at the appropriate levels. I intend to bring a different dynamic to the board and I am prepared to show leadership through very clear directives to the CEO, ensuring the CEO understands the needs of members and by challenging other board members. I intend to deal directly with the people that make the decisions at the highest level and I will use my full range of skills and key contacts in DBH, Central and Local Government to further the needs of our organisation.

Finally I want your vote if you want a passionate advocate for the Institute and someone who will make a difference with your best interests in mind. The key to success is getting it done not constantly thinking about it.



DEREK STAINES

Senior Plumbing and Drainage Officer at Hutt City Council.

I hold Membership of The Institute and am a Certifying Plumber and Gasfitter and Registered Drainlayer.

I have been an active member of The Institute since it underwent the amalgamation of three separate organizations, covering Building, Plumbing and Drainage inspections and members of the Clerk of Works. I have been honoured to be elected to Ambassador status in recognition of my contribution to the Institute. I have served on conference committees and held numerous management positions in support of the Branch and the Institute as a whole. I am the Moderator of the Plumbing and Drainage Forum on the Institute Chat Line. I held the position of the Wellington region representative on the Institute Board for three years.

My working life has seen me involved with the building industry starting as an apprentice Plumber and Drainlayer with the New Zealand Defence Force. I served in a number of roles in both New Zealand and overseas, becoming heavily involved with the planning and overseeing of the maintenance and construction of building for the Defence Force. I continued my involvement with the Industry when I was appointed Plumbing Manager at Hutt City Council.

I then changed positions and took up an appointment Teaching at the Open Polytechnic of New Zealand this opened up a passion for providing unambiguous teaching material for industry trainees, a passion which I still try to bring to all process and forms used by

Local Government.

In another career move I became a "Legalized Vandal" while employed at BRANZ where I ran the Plumbing testing department. Product testing involves accelerated usage to try and show any flaws or deficiencies of a product. This was a very interesting position and I became heavily involved with the writing and reviewing of numerous standards.

I sit on a number of Joint Standards committees carrying out the review, and discussion of standards such as AS/NZS 3500. I also am involved with the Department of Building and Housing providing comment to documents produced by the Department.

I have been re-involved with the Local Authority environment again for the previous five years, and continue in my support of the Institute.

We all understand that the entire local government arena is experiencing substantial change. I believe that The Building Officials Institute of New Zealand needs to be involved at the forefront of this change providing professional and representative advice and guidance to the change makers and also our employers as the majority of the members of the Institute work for a Territorial Authority. We need to ensure that the Institute emerges in a structured way with a long term and strategic focus combined with sound governance.

I see communication at all levels as essential for the Institute and all members to ensure we meet the challenges ahead.



RICHARD TONER

Chief Building Officer, Wellington City Council

My key responsibilities as chief building officer include:

Providing strategic advice to the Director, Chief Executive, Mayor, Directors and Councillors. Undertaking strategic reviews to ensure that BCLS is well positioned as a BCA. Working closely with the management team demonstrating personal and collective responsibility for all management team decisions. Understand business needs and look for solutions to achieve business aims. Providing overarching professional leadership of the building

function, including BCLS quality management system and training and development.

I have worked for the Wellington City Council for 30 years, have a thorough understanding of the entire role of a building officer having worked at all levels from an inspector, team leader, section manager to my current role. While carrying out those roles my responsibilities included: Leading teams to deliver customer focussed building control

services. Building & maintaining capability of a multi disciplinary team. Providing leadership that aligns with the organisations strategic direction & values. Developing & managing initiatives that improve business performance. Leading substantial change initiatives. Setting & managing budgets. Business planning.

I have also represented the Wellington City Council and the Building Officials Institute at local, national and international forums and continue to be actively involved in issues that affect our industry. I currently represent The Institute on the Building Research Advisory Council and on the National Competency Framework advisory group.

I have been a member of the Building Officials Institute of New Zealand/New Zealand Institute Plumbing & Drainage Inspectors for 30 years and have always looked forward to what is necessary to ensure we continue to prosper and are a respected voice in the industry, during this time I have held many roles and have a thorough understanding of the need for good governance.

Institute Life Member 2008, Institute Ambassador 2007, Institute President 2003 to 2006, Institute Vice president from 2000 to 2003, Institute Member of the National Executive from 1998 to 2006, Institute /NZIP&DI Transitional Committee from 1998 to 2000, NZIP&DI member of management committee & national executive 1991 to 1998.

I have lead many of the changes that resulted in the setting up of a national office including setting strategic direction fronting members to explain the need for change, setting a vision for the future. I also lead the transition from management by an accountant to the setting up of an office and employing full time staff.

We live in changing times and The Institute needs to adapt or risks becoming irrelevant with my strategic thinking, management experience and knowledge of The Institute and its members. I along with other like minded people want the opportunity to ensure The Institute is a strong and resilient organisation. The challenge is after loosing \$250,000 last year to rebuild our reserves, ensure The Institute has a stainable business plan and as an organisation we are respected and trusted by our members and the building industry.

Policies I will pursue are line with those advocated by the Ambassadors Group should we be elected:

- Review the Institute's assets and liabilities.
- Review the Institute's strategic goals and forward plans
- Review membership services.
- Build trust and confidence with the members and the industry
- Ensure transparent governance of the institute
- Foster open two way feedback from the regions and support members in the regions.



KERRY WALSH

Building Officer, Waimakariri District Council

Building Officials Institute member since November 1994

EDUCATION

New Zealand Certificate in Building Inspection.

Licensed Member of the Institute with Grades 2 & 3.

Currently working toward a Dip Building Surveying at WELTEC

Educated on the West Coast of the South Island and in North Canterbury graduating high school with a B bursary

EXPERIENCE

I have 17 years experience as a Building official across consents, inspections and customer service. I have carried out over 30,000 inspections in that time in a full range of projects from hay sheds to high rises. I love the construction industry and meeting new people along the way. I have 12 months experience as a board member of the institute and would like to kick it into 2nd gear with another term on the board. I have had two years as the branch chairperson of the Canterbury-Westland branch which I enjoyed immensely! In my spare time I also own and run a successful Bed and Breakfast with my wife and together we are developing a Pinot Gris specialised vineyard on our North Canterbury property.

ACTIVITIES AND OFFICES HELD

Institute Board Member elected in April 2009

Chairperson Canterbury-Westland Branch 2007– 2009

Director – Springbank Blackhouse Ltd 2007 to current.

GOALS FOR THE INSTITUTE

I have a number of goals for the institute including but not limited to; an education focus, more dissemination of board matters to the wider membership, better value for money, innovation at our events, more public visibility, and The Institute at the same table as the decision makers. Those that I am most passionate about are:

*Having a branch focus...*branch meetings to be more training based. Branch funding... why not? It does cost to run meetings. We don't want every branch to have to raise their own accounts/funds to hold their meetings why not support meetings that are supported by you the members. Branch support from national office, I want national office to offer help to the branches that want the help or need the help and I want the national office to ensure that branch meetings happen, that they are of a good quality and that attendance is kept up

Achieving the institute's goal/vision... The "Promotion and Advancement of the Building Officials Profession in New Zealand." To do this I think we need to have a special class of member for building officials - we are the building the officials institute! I am in favour of changing the constitution to allow only members from 'specific employment roles' to become a full members rather than 'anyone interested' as it now stands. This would ensure that the building officials institute retains a building official's focus.

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

"It's not what I want, it's what you want"

NOTICE OF ANNUAL GENERAL MEETING

Energy Events Centre, Rotorua • Monday 12 April 2010 commencing at 4.00 pm

NOTICES OF MOTION

MOTION NO 1

Name: The President of the Institute Mr Ewan Higham on behalf of the board and seconded by Chris Henry.

Move the following motion: MEMBERSHIP FEE INCREASE

That the individual membership fee be increased from \$210.00 to \$250.00 (GST inclusive) as from the 12th of April 2010.

Mover: Ewan Higham, President

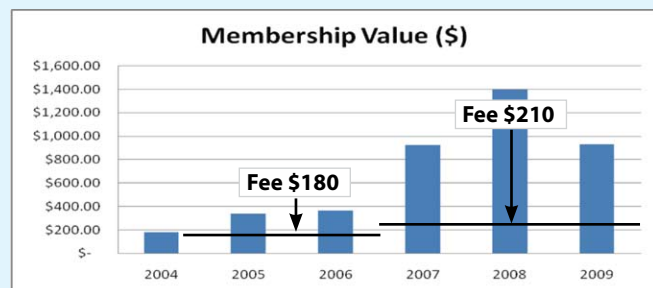
Seconded: Chris Henry, Board member

BACKGROUND FOR INDIVIDUAL MEMBERSHIP INCREASE:

As the Institute develops and grows there is a need to balance membership benefit with the investment members make to belong. The National Office in the last four years has increased the benefits without a subscription increase. The board now believe that it is time to revisit the subscriptions in light of the accumulated benefits.

The overheads of running an office of the Institute's size needs to be considered as each year goes by and as the sustainability of the entire organisation is evaluated.

The graph below shows clearly that members are getting greater value for their membership fee. Therefore, the board believe that a slight increase to cover this benefit is not unreasonable.



Current Annual Membership Fee \$210

MEMBERSHIP VALUE	
2004 = \$180	2007 = \$926
2005 = \$336	2008 = \$1,400
2006 = \$363	2009 = \$932
(Total expenditure divided by total number of members)	

MOTION NO 2.

Title of motion: Amendment to Clause 14.2 of the Constitution

That the Board moves an amendment to Clause 14.2 of the Constitution proposing that a full stop be placed after the word "cast" and the remainder of this clause be removed.

Currently Clause 14.2 reads:

Subject to clause 14.1 an amendment to the Constitution shall be proposed by Notice of Motion. Any such motion or amendment thereto which is passed by vote at an Annual General Meeting shall be endorsed by a two thirds majority of the votes cast. ~~In a subsequent postal ballot of the full membership of the Institute, before being incorporated into the Constitution. This action is to take place within a three month time-line.~~

Mover: Ewan Higham, President

Seconded: Maurice Murfitt, Board member

EXPLANATION:

The Building Officials Institute's current Constitution states the requirement for a postal ballot to take place of the full membership, following any successful motion or amendment being passed at the Institute's Annual General Meeting by a two-thirds majority. Since the change to the Constitution in 2006 the requirement for a postal ballot of full membership in order to ratify a motion passed at the Annual General Meeting has only occurred once. The outcome of the postal ballot undertaken made no difference on what was agreed to and voted for at the Annual General Meeting. The Board, in moving an amendment to Clause 14.2, believes that the additional postal ballot process is an unnecessary expense and administration requirement. While it is important that a two-thirds majority of members present at the Annual General Meeting must approve a motion before it is passed, it should be also be remembered that all members have the opportunity to vote by proxy if they cannot be physically present at the meeting. Historically this has been an adequate manner in which members may vote on any motion being put to the Annual General Meeting.

FINANCIAL MEMBERS - REMINDER

Members are reminded that they must be financial members of the Building Officials Institute of NZ on the day of the Annual General Meeting in order to vote at the meeting and this includes any votes sent by proxy.

Members attending the Annual General Meeting (notice of which is outlined above) must present their current membership card prior to entry into the meeting. Those who do not have their membership card with them on the day will need to checked off the current financial membership list available at the door of the meeting.

Rural Fire

by Ross Miller

By a Darwinian rule of thumb, the further you are from a fire station, the more conscious you should be of having your property kitted out with an adequate sprinkler system.

Rural dwellers not on reticulated supply are the most vulnerable. Even if you live next to the fire station in a rural village, if you are not on reticulated supply, you face the same problems as more distant farmers, except the speed with which the brigade arrives.

Every scenario has its own problems, says New Zealand Fire Service fire safety officer Russell Postlewaight, most of them relating to the geography of the site.

“A tree-lined drive leading to the family home creates an idyllic scene but can a modern fire truck fit down it – horizontally and vertically? Today’s fire trucks are 2.4m wide, around 3.3m high and around 8.8 m long”

He points out that most fire trucks carry around 1300 litres of water, but even in the best of conditions, that would only last about five minutes – enough time for a two-man team to get water onto the job while the other team gets the truck connected to a farm’s supply.

“The Code of Practice for Firefighting Water Supplies was developed to ensure everyone with or without access to a reticulated water supply would have enough water to deal with the risk presented.

“For the most part, urban residential and commercial structures in New Zealand have sufficient water available to manage anything except the most unusual sort of fire. (An example here would be the World Trade Centre in New York which had all the fire engineering and protection sufficient to handle pretty much any sort of fire except a plane full of fuel at high speed, which, until then, had not been thought of).

“However, for properties on the urban-rural border and rural properties generally, home and building owners have to take some precautions to manage the risk themselves, until the arrival of the fire service. In some lightly populated areas, the nearest fire service unit may only be a lightly-equipped “fire party” from the Rural Service and the nearest urban fire brigade up to an hour’s drive away.”

He said the fire load in homes today, in terms of heat generated, is about 50 times that of our parents’ homes – things like foam plastic in furniture, a lot more plastics generally and lots of energy gobbling items such as heat pumps, computers and large screen TVs.

“The COP describes ways this may be undertaken including static tanks, open supplies, hose reel systems and residential and commercial sprinklers. The Fire Service actively encourages everyone who is building a new home in these areas to consider the installation of a home sprinkler system, that works hand in hand with other modern standards such as fire-rated interior cladding and doors.”

Standards New Zealand’s code of practice for non-reticulated water supplies says there should be (generalised version):

- unimpeded 90m access between building and water source;
- roading able to support a 20 tonne vehicle;
- tanks must be reliably maintained and provision made to (a) automatically keep tank topped up, or (b) manually refill after emptying;



BOINZ members were given a graphic display of the effectiveness of sprinklers near Johnsonville last year when Russell Postlewaight and local firefighters ran an active fire demonstration. After the first burn in an old villa was dealt to by the sprinklers, they were turned off and the fire reignited. The result of the free burn was a flashover (pictured) which firefighters were on standby to handle.

Photo: Russell Postlewaight, NZFS.



Old woolsheds like this are fire bombs waiting to happen. Without sprinklers, any fire gaining a foothold in such a structure would be unstoppable, fuelled by decades of old grease, oils and dried droppings. Photo: Ross Miller.

- tank outlet must enable a supply of 750l/minute at the coupling;
- the coupling should meet NZFS standards;
- water supply and coupling must be readily identifiable;
- for open water sources (streams, dams etc), it should at least conform to the minimum practical lift of fire appliances of 7.5 metres (three metre lift is preferable);
- hard stand should be provided alongside open water source;
- open water sources need to maintain a consistent minimum one metre depth.

Swimming pools can be designed to provide open draughting by a fire engine or have a pump and approved connection. They are a known capacity source so do not need a one metre minimum constant depth.

While sprinkler systems are individually designed to maximise hydraulics, in general, rural housing will require a water supply and pump system that will supply a flow of 60-80 litre/minute for 10 minutes.

When it comes to woolsheds or high-value machinery buildings, sprinkler systems definitely have to be purpose-designed because most have large interior spaces and may require multiple high volume horizontal throws instead of traditional ceiling mounted systems.

Fire safety officers are available to assist residents or council officers in considering fire control solutions. “We are more than happy to discuss requirements at the design stage, or for retro-fitting,” said Mr Postlewaight.

Consenting shipping containers for use

Using shipping containers to provide accommodation on a short, medium or long term is becoming increasingly common around the country.

Sometimes they are used on construction sites as office accommodation or, more commonly, to provide on-site storage where gear can be left securely.

Do a Google-search for shipping containers and literally hundreds of sites come up suggesting ways of using containers for emergency or permanent accommodation. And advertisements regularly appear in newspapers around the country.

Perhaps the highest profile use of them in recent times has been by the Corrections Department which has converted containers into prison cells at Rimutaka Prison. The block will hold 60 prisoners and should be opened in April.

Each 12.2m long container has been converted into three insulated and heated cells with two bunks, a toilet, shelving and a small table, all constructed out of steel. Once completed there will be two shower blocks and a guards office - also built out of containers - laid out on a concrete square with a verandah roof around the inside of the wing.

The urgent need for more prison cells to house an increasing prison population is encouraging the Government to consider using containers at other sites around the country.

This increasing use of containers for accommodation in a wide variety of situations is causing some concerns among the building inspector fraternity, who have not had any consistent information on how they should deal with them.

The Department of Building and Housing says there are a number of issues to look at, but says that in Section 9(g) of the Act containers as defined under section 2(1) of the Hazardous Substances and New Organisms Act 1996 are not considered buildings.

If the container(s) are to be placed onto foundations, have large openings put in and are to contain sanitary facilities or facilities for the storage of potable water that would be considered building work which does require a building consent.

In respect of building work associated with a container exempt from requiring a building consent under Schedule 1 to the Act, the Department says another option available is for the territorial authority (TA) to consider exemption (k) to Schedule 1, which allows the TA to make a discretionary decision to exempt any building work associated with a container from requiring a building consent.

The Department says there are some important questions to ask if applying this exemption such as:

- Is the building work unlikely to be carried out other than in accordance with the Building Code?
- If carried out other than in accordance with the Building Code, is the building work likely to endanger people or any building, whether on the same land or on other property?

Any exempt building work provided for under Schedule 1 to the Act must nevertheless comply with the Building Code.

At this stage, the Department is not aware of any determinations that have been made with respect to containers.

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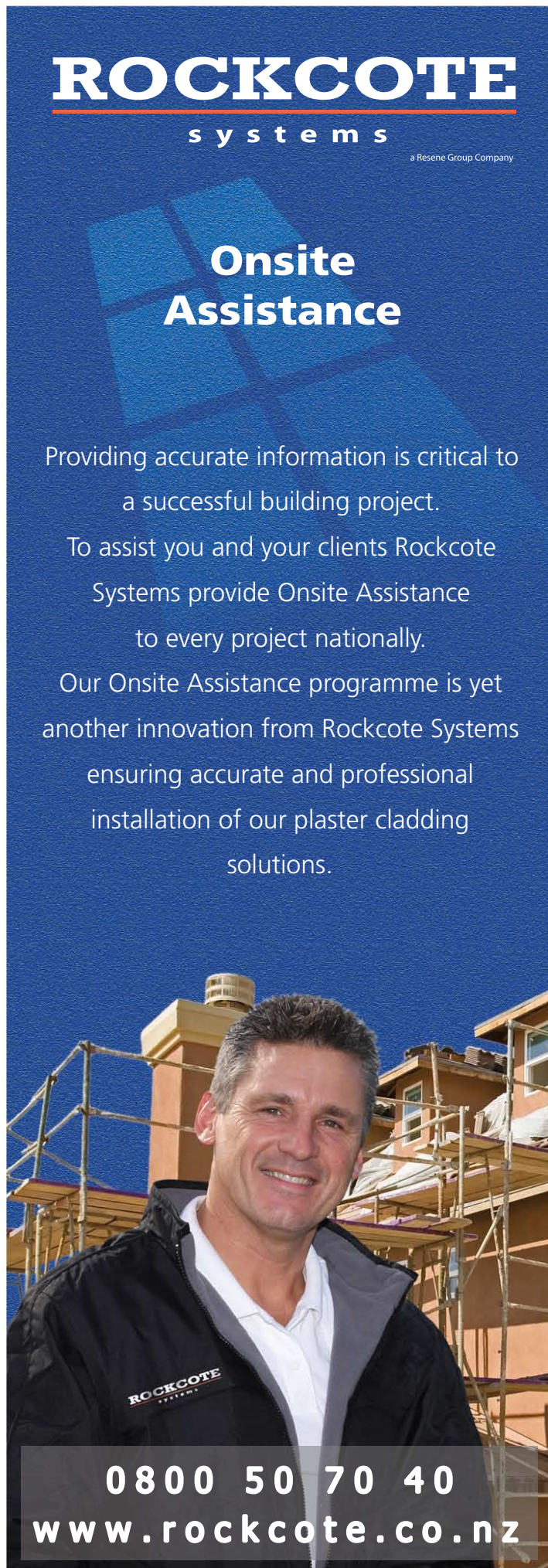
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You cannot be serious

At the 2001 Building Officials Institute Conference in Christchurch I remember stating that Building Control Officers were the “Guardians of the Building Industry”. That is true now: more than ever in my view.

There are plans afoot to reduce the number and quality of building inspections and building consents. This currently mooted policy appears to be the sum of government and the building industry's collective wisdom at policy level. The perceived goal is to reduce compliance costs and streamline the consent process.

I can hear the words of John McEnroe ringing in my ears, “You cannot be serious?”

We have undisputed lower standards of building skill than we have encountered in the past. This is due to a number of reasons, not the least of which is the poor standard of industry training. Last week a builder I know and respect told me that he was advised by his local BCITO rep that the young lad he was seeking to sign up as an apprentice could be out of his time in one year because he had completed the one year pre- apprentice Polytechnic course. One year! A quick mental calculation revealed that, since the course is for 9 months and is only 3 days a week, the course actually reduces to less than 100 days training - with holidays. The BCITO plan (provided the young apprentice was sharp enough) was for him to complete his practical “on the job” training in one year.

Again I can hear John McEnroe's words, “You cannot be serious!”

When I owned an inspection business I often used the phrase: “People seldom do what is Expected, they only do what is Inspected”.

The collective wisdom of some industry and government policy makers is diametrically opposed to this viewpoint. Since inspection does not seem to work, the only obvious alternative is to have fewer inspections or none at all.

“You cannot be serious!”

The way to achieve great building work is to ensure that great builders and associated tradesmen are doing the work. Even then they need to be checked up on as everyone has a good and bad day. The fact is, not all builders or tradesmen are great at what they do. Some jobs just go sour and need people of character to stand by their work and their good names and carry a financial loss. This is

a bitter pill to swallow but sometimes it has to be done. If it is not, you can guarantee that the inevitable remedial cost in the future will eclipse the cost to fix at the time, usually by a factor of 3 or more.

In my view there are two ways to achieve quality buildings.

- Ensure that there are quality Building Control Officers who have oversight of this work. The prime focus always being on the people NOT the processes. Processes are vital but there has been a misguided, inordinate weight of approval based on procedures. Unless the QUALITY of the procedures is assured by diligent and experienced authors and practitioners with practical skill-based knowledge, all the procedures in the world will not produce a quality building. More paper and bigger handbooks have never produced better buildings!
- Produce quality builders and tradesmen and this is the thrust we should be pursuing. Licensing builders is a good idea but only if the licence stands for something. However, if you merely provide a licence to a man who is doing it wrong or at a low standard, the licence just reinforces that condition. Training of tradesmen is the missing link in a very small chain and training should not be limited to apprentices only but to experienced tradesmen as well.

Every professional body has a continuing professional development programme but the building industry has never seriously pursued, or even encouraged, the ongoing education of the masses in a structured and consistent manner. The men on the coalface determine the quality of the buildings and this is not only the men who build them but also the men who consent and inspect them. A building is the consequence of these two key skill sets. Design issues are (or should be) covered by the consent process. A Building Control Officer should be respected for his/her knowledge and wisdom (the ability to apply relevant knowledge to achieve a favourable end). If they have this wisdom, which is only arrived at by experience and

education, they should not only be respected but they should be feared. Quoting non-essential NZBC clauses to a builder or tradesman might strike some people as clever, but it is not! That person is a “whistle happy” referee. No one enjoys or needs that approach to Building Control.

In a society, where a guilt complex is fast disappearing, public shame remains an effective tool to achieve compliance with accepted standards. A large sign on a site forcing a “Site Close Down” is not something any builder, tradesman or owner (large or small) can live with for long. If BCA's feel they do not have enough power then they should change it. Ensure you do! Your function is critical!

But, enough of minimal standards, what is needed is best possible practice. Building Control Officers can readily enforce this goal and have the powers to do so. Even if there currently isn't the statutory powers there is the means of enforcing change by insisting on quality buildings through rewarding the good tradesman and punishing the sloppy. This is how it used to be... and it worked.

The final word? A good Building Control Officer (like a good referee) does not blow the whistle unless he has to. The spirit of intent is to monitor the game, apply the necessary essential rules and always, always apply the advantage rule, whenever possible. You can do this if you understand what you are trying to do and if your knowledge of the game is not based on your knowledge of the rule book. The purpose and function of Building Control Officers is to be the “Guardians of the Building Industry”. If you fulfil this role with wisdom and consistency you will be performing an immeasurable public service.

You will seldom hear, “You cannot be serious?” Why? Because you will understand the game and be respected as an enabler and not an impediment; an essential component in the game and, therefore, appreciated.

**Guest opinion from Mike Antcich,
Flashman Flashing Systems Ltd**

New rules for plumbers, gasfitters and drainlayers

From April 1, 2010 some very important changes to the rules covering gasfitting work will come into force with the full implementation of the Plumbers, Gasfitters and Drainlayers Act 2006. These changes are primarily aimed at improving public health and safety.

Following extensive industry consultation the Minister has accepted the Plumbers, Gasfitters and Drainlayers Board's recommendations on a wide variety of matters including changing the names of the main licence classes.

There will still be two classes of plumbers and gasfitter, those currently known as 'registered', will be described as 'licensed'. The other class currently known as 'craftsman', will be described as 'certifying', as this better reflects the current role of certifying gasfitters, and allows for the possibility of plumbers and drainlayers self certifying in the future. Of course the name change does not in any way change the responsibility that the territorial local authority has for ensuring plumbing and drainlaying work

complies with the Building Code requirements.

The two-tier licence system for gasfitters and plumbers is also being introduced for drainlayers.

The other main changes being introduced are:

- A new requirement for continuing professional development for plumbers and drainlayers – a few hours per year attending courses or seminars.
- Introduction of new exemption classes that will allow limited certificate non-trainees to continue working as they have under limited certificates
- Clearer specification of requirements for supervision and testing of work
- Requiring licence cards to be carried by all practitioners

All people involved in doing plumbing, gasfitting or drainlaying work are, from April 1, required to carry an identification card so homeowners and building inspectors can check their status. Cardholders are required to


produce their card if requested to do so. If a person is required to be supervised, the name and registration number of their supervisor is printed on their identification card. This supervisor is ultimately responsible for the work done by the person they are supervising. Building inspectors should contact the supervisor if they have any concerns about any work being done.

A public register of all licensed and certifying people is available at www.pgdb.co.nz, you can use the search function to find contact details and license status of specific individuals.

If a building inspector believes work has been done by someone who does not hold a current license, or has any other concerns about the competency of workers, they can make a complaint to the Plumbers, Gasfitters and Drainlayers Board. The Board can be contacted on 04 494 2970 or by emailing the registrar at registrar@pgdb.co.nz

For more information about the changes being introduced on 1 April 2010 go to www.pgdb.co.nz

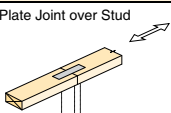
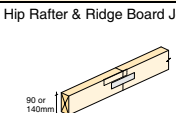
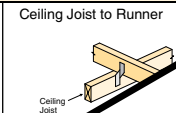
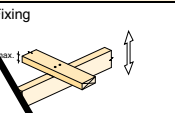
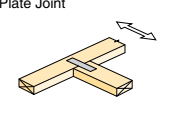
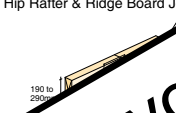

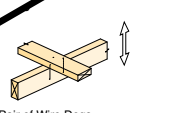
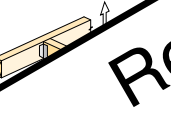

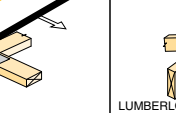
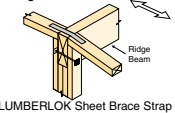
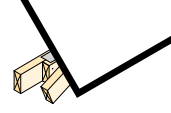
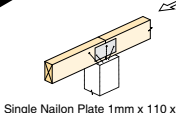
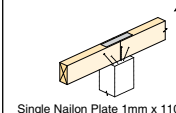
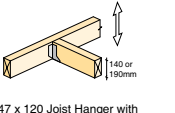

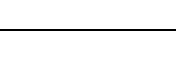
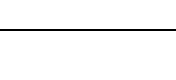
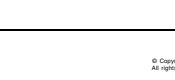




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	Top Plate Joint  Single Tylok 6T5 Ref. Fig. 8.16 NZS 3604:1999	Hip Rafter & Ridge Board Joint  Pair of Tylok 4T5 Ref. Fig. 10.2 NZS 3604:1999	Ceiling Joist to Runner  Single Tylok 6T5 Ref. Fig. 10.5 NZS 3604:1999	Joist to Beam  Pair of Wire Dogs & 1 x 90mm x 3.15 dia. nail Ref. Table 10.10 NZS 3604:1999
6kN	Joist to Beam  Single Tylok 6T5 Ref. Fig. 8.16 NZS 3604:1999	Hip Rafter & Ridge Board Joint  Pair of Tylok 4T5 Ref. Fig. 10.2 NZS 3604:1999	Rafter  LUMBERLOK Sheet Brace Strap with 6 x 30mm x 3.15 dia. nails each end Ref. Fig. 10.5 NZS 3604:1999	Ridge Beam to Wall  LUMBERLOK Sheet Brace Strap with 6 x 30mm x 3.15 dia. nails each end Ref. Fig. 10.7 NZS 3604:1999
	Joist to Beam  Single Tylok 6T5 Ref. Fig. 8.16 NZS 3604:1999	Hip Rafter & Ridge Board Joint  Pair of Tylok 4T5 Ref. Fig. 10.2 NZS 3604:1999	Bearer Joint over Pile  Single Nailon Plate 1mm x 110 x 160mm with 10 x 30mm x 3.15 dia. nails each end & 4 x 100mm skew nails Ref. Fig. 6.19 NZS 3604:1999	Joist to Beam  JH47 x 120 Joist Hanger with 8 x Type 17-12g x 35mm Screws (2 per flange) Ref. Fig. 7.7 NZS 3604:1999
12kN	Joist to Beam  Single Nailon Plate 1mm x 110 x 160mm with 10 x 30mm x 3.15 dia. nails each side of joint Ref. Fig. 6.7 NZS 3604:1999	Hip Rafter & Ridge Board Joint  Pair of Tylok 4T5 Ref. Fig. 10.2 NZS 3604:1999	Bearer Joint over Pile  Single Nailon Plate 1mm x 110 x 160mm with 10 x 30mm x 3.15 dia. nails each end & 4 x 100mm skew nails Ref. Fig. 6.19 NZS 3604:1999	Joist to Beam  JH47 x 120 Joist Hanger with 8 x Type 17-12g x 35mm Screws (2 per flange) Ref. Fig. 7.7 NZS 3604:1999

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'RiskSMART' – a Brisbane City Council fast track consent approval system

By Malcolm MacMillan, Manager, Dept of Building & Housing

The NZ Government has previously announced moves to streamline the building consenting framework in the Building Act 2004 to ensure it is efficient, effective, and does not impose unnecessary regulatory red tape and cost.

A wide review of the Building Act 2004 is now underway to look at how it can be simplified and made to work better.

In addition, some local councils, supported by the Department of Building and Housing, have progressed a number of initiatives aimed at improving efficiency and timeliness of the building consent process. A good example are some of the regional cluster groups of councils formed to pool the collective expertise, systems, and resources for the benefit of all organisations within the cluster. Some of these cluster groups have made large strides and capitalised on the benefits of scale and pooling resources and skills. Others have not yet achieved the benefits possible.

For consent applicants, some councils have also undertaken specific projects such as the Hastings District Council's Plansmart.

'LOW-RISK' PROPOSALS ASSESSED

The Brisbane City Council (BCC) in Queensland, Australia operate an initiative to enhance the efficiency and timeliness of council regulatory approvals. Under the Queensland www.dip.qld.gov.au/ipa Integrated Planning Act 1997, a 'development' includes carrying out building work, plumbing or drainage work, reconfiguring a lot, or making a material change of use of a premise. In most cases, people have to apply under the Act for consent to undertake such activities (there are exceptions).

BCC introduced *RiskSMART* in July 2007 as a simple and faster way to get *low-risk development proposals* assessed and approved. The Council has defined low-risk development proposals as those that will have little impact on the neighbourhood and the environment and comply with the council's district plans. The following low-risk application types can be approved through *RiskSMART*:

- industrial in an industry area
- multi-unit dwellings (six units or less)
- new houses and extensions in a demolition control precinct
- single-unit dwellings (six units or less)
- small extensions in a shopping centre
- subdivisions (six lots or less).

This initiative is a good example of an organisation proactively developing a system

in response to customer needs. The BCC describes *RiskSMART* as a 'quicker, cheaper and more efficient option for low-risk development proposals'.¹ To develop it, the BCC used a risk-management methodology to define what it considered low-risk development types, and then developed an online tool that produced a set of conditions relevant to those types of applications.

The BCC then made this online assessment and reporting tool available to accredited consultants (preferred designers, construction companies and regular consent applicants etc). BCC operates an accreditation system to enable competent, experienced consultants to participate in *RiskSMART*. Consultants who obtain accreditation have to undergo training in the *RiskSMART* process and online tool, enter into a Memorandum of Understanding with the council, and participate in an ongoing monitoring process.

The assessment process is therefore partly privatised, with applicants working through an accredited consultant in order to make a *RiskSMART* application. There are now over 30 BCC accredited town planning consultants who can submit *RiskSMART* development planning applications.

This partnership approach provides a means of developing stronger relationships with planning consultants. The process relies on the consultants' professional assessment and advice to enable faster council assessment and decision-making. Accredited consultants take responsibility for assessing a proposal and lodging an application with recommended development conditions which are appropriate to the proposal. The application is then promptly assessed and decided by BCC, relying on the consultant's information and assessment.

BCC sees several benefits from introducing this process, including:

- timely and consistent decisions
- the council is better able to resource more higher-risk development proposals
- consultants are more engaged in the development assessment process; and
- helping to ensure high quality development outcomes.

Applicants may benefit from faster development planning approval timeframes (BCC's target is six days²), reduced development costs where approvals are gained earlier, and greater certainty about their project.

According to Brisbane Mayor Campbell Newman: "The programme not only fast

tracked applications, but also gave customers a 25% reduction fee for all *RiskSMART* applications resulting in instant cost savings for the applicant... Specially trained and accredited planning consultants can rapidly check straight forward applications against council's set regulations accelerating the processes for millions of dollars of development across Brisbane each year."³

One town planner observed that timeframes to assess applications that typically took two-and-a-half to four months, and impact assessments that typically took seven to nine months, have been slashed to one week and two months respectively.⁴

Private consultants also see benefits including a greater certainty of outcome, better servicing of clients, easier interaction with BCC staff, gaining a competitive edge in the market place, and ensuring more timely development approvals for their clients.

According to one town planner: "The BCC *RiskSMART* process is the greatest improvement I have seen to the assessment of development applications in the 18 years I have been a town planner. There is a lot of expertise within the private sector... that could be better utilised with development assessment applications."

POTENTIAL USE FOR NEW ZEALAND BUILDING CONTROL

The Department considers that the Brisbane City Council initiative has potential for application in New Zealand. The customer-focused rationale behind the scheme is just as relevant for BCAs' building control functions, and there is no reason why BCAs could not also realise benefits from it. The Hastings District Council experience further supports this.

BCAs across the country would benefit from taking a more risk-based approach to their assessment and approval systems and processes, rather than adopting a one-size-fits-all approach, which can sometimes be unnecessarily time consuming and more inefficient.

Further information about the *RiskSMART* initiative is available from these websites:

www.brisbane.qld.gov.au

www.brisbanerisksmart.com.au

1. http://www.brisbane.qld.gov.au/BCC:BASE:pc=PC_2914

2. BCC now works to a six day turn around for *RiskSMART* applications after either public notification, referral agency response, or lodgment (depending on the individual case).

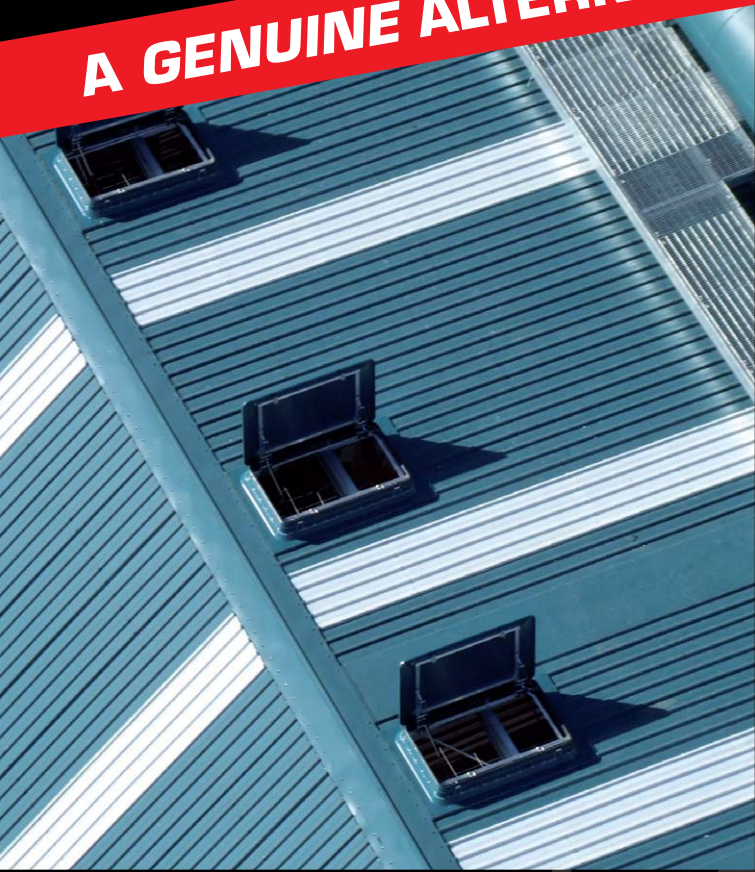
3. <http://www.brisbanerisksmart.com.au/aboutrisksmart.html>

4. <http://www.brisbanerisksmart.com.au/aboutrisksmart.html>

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- Appraised by BRANZ



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EVENT CALENDAR - 2010

MARCH

- 22-26 March Getting Started As A Building Control Official: Plumbing Inspection **AUCKLAND**
- 22 March Understanding TA Functions: Certificates of Acceptance and Understanding Certificates for Public Use **ROTORUA**
- 23 March Understanding Enforcement: Notices to Fix and Infringement Notices **ROTORUA**
- 23 March Understanding TA Functions: Certificates of Acceptance and Understanding Certificates for Public Use **OAMARU**
- 24 March Understanding Enforcement: Notices to Fix and Infringement Notices **OAMARU**
- 25 March Understanding TA Functions: Certificates of Acceptance and Understanding Certificates for Public Use **CHRISTCHURCH**
- 26 March Understanding Enforcement: Notices to Fix and Infringement Notices **CHRISTCHURCH**

APRIL

- 11-14 April BUILDING OFFICIALS INSTITUTE OF NZ ANNUAL CONFERENCE AND EXPO **ROTORUA**
- 22 April Understanding TA Functions: Certificates of Acceptance and Understanding Certificates for Public Use **WELLINGTON**
- 23 April Understanding Enforcement: Notices to Fix and Infringement Notices **WELLINGTON**
- 26 April Understanding TA Functions: Certificates of Acceptance and Understanding Certificates for Public Use **AUCKLAND**
- 27 April Understanding Enforcement: Notices to Fix and Infringement Notices **AUCKLAND**
- 27-29 April Complex Plumbing: Water Supply and Sanitary Drainage **CHRISTCHURCH**

MAY

- 3-5 May Getting Started As A Building Control Official: Understanding Building Controls **AUCKLAND**
- 6-7 May Getting Started As A Building Control Official: Site Inspection **AUCKLAND**
- 11 May Building Control Vetting **ROTORUA**
- 13 May Building Control Processes **PALMERSTON NORTH**
- 13 May Timber Truss and Wall Frame **AUCKLAND**
- 18-20 May Getting Started As A Building Control Official: The Fire Documents C/AS1 **AUCKLAND**

JUNE

- 1 June Building Control Vetting **PALMERSTON NORTH**
- 3 June Timber Truss and Wall Frame **WELLINGTON**
- 10 June Building Control Processes **ROTORUA**
- 22-24 June Getting Started As A Building Control Official: The Fire Documents C/AS1 **CHRISTCHURCH**

JULY

- 1 July Timber Truss and Wall Frame **CHRISTCHURCH**
- 26-28 July Getting Started As A Building Control Official: Understanding Building Controls **CHRISTCHURCH**
- 29-30 July Getting Started As A Building Control Official: Plan Processing **CHRISTCHURCH**

AUGUST

- 2-6 August Getting Started As A Building Control Official: Plumbing Inspection **WELLINGTON**
- 5 August Timber Truss and Wall Frame **DUNEDIN**
- 17-18 August Complex Fire Documents **HAMILTON**
- 30-31 August Complex Plumbing: Water Supply and Sanitary Drainage **HAMILTON**

For programme flyers and further information please contact the Institute's office on 04 473 6002 or visit the website - www.boinz.org.nz

UPCOMING BARRIER FREE SEMINARS

2day Barrier Free Seminar

Auckland	9/10 March	Dunedin	6/7 April
Wellington	12/13 May	Hamilton	16/17 June
Christchurch	15/16 July	Auckland	19/20 August
Nelson	16/17 September	Wellington	7/8 October
Napier	11/12 November		

Seminar attendance: \$550 + GST.

Assessments of Modules 1-4 (optional): \$250 + GST (includes postage as all assessments will be returned)

1-day refreshers

Auckland	11 March
Dunedin	15 April
Wellington	14 May
Hamilton	18 June
Christchurch	14 July
Napier	10 November

Seminar attendance: \$200 + GST

Module 5 – Becoming a Barrier Free Advisor

Rodney	16 April (full)
Auckland	9 July
Wellington	26 November

Module 5 seminar attendance: \$280 + GST.

Assessment of Module 5: \$750 + GST

Half-Day Seminar for Architects and Designers

Wellington	22 March
Auckland	24 March
Christchurch	16 April
Hamilton	18 June
Nelson	15 September
Auckland	15 October

Seminar attendance (morning tea and materials included): \$100 + GST

Online learning assessment (optional): \$50 + GST



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- Meet the requirements of the New Zealand Building Code and comply with NZS 3604
- Can be specified using Masterspec Section 5113B, 5171B and 5174B



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- BPB Aquastop 13 mm
- BPB Firestop 10 mm
- BPB Firestop 13 mm
- BPB Firestop 16 mm
- BPB Braceboard/Noiseblock 10mm
- BPB Duraline/Noiseblock 13mm

* Board manufactured in Thailand.

SUPPORT AND ASSISTANCE

BPB is committed to providing outstanding support and service to its customers. If you have any questions about our products, systems or programmes, please contact us in any of the following ways:

Toll Free **0800 272 262** or **09 353 2080**

- Email enquiries to info@bpb.co.nz or fax 09 353 2087
- On site technical assistance available
- Refer Masterspec Section 5113B, 5171B, 5174B
- www.bpb.co.nz
- Element NZ Ltd, PO Box 614, Auckland 1140



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