

straight up

THE MAGAZINE OF THE BUILDING OFFICIALS' INSTITUTE OF NEW ZEALAND

DECEMBER 2009



Multi Use Approvals Pg 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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Cover: St. Johns Hill Retirement Village, Wanganui

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Season Greetings to you all!

Another December has rolled around and it's an ideal opportunity to advise members of news (and items of interest) including how to be prepared for the new voting regime.

An article on the following page will outline the process which comes into force for the election of next year's Board members. All members are encouraged to consider putting themselves forward for election or getting behind someone they believe will be an outstanding Board member and lobbying for their election to the Board.

A recent news article in a not-for-profit magazine was headlined:

"Not-for-Profits Need High Calibre Board Members"

I must say when I saw this I was hardly surprised as a growing number of not-for-profit organisations are moving into a more professional environment and need to be able to attract high calibre individuals to serve at board level.

In a survey of not-for-profit organisations it was found that the three most challenging issues for this sector - financing, fund-raising and governance - continue to be the same issues year after year. Not-for-Profits such as the Institute need to attract people with business and

other such skills to their board. Those considering standing for the incoming Board also need to be made aware of how stimulating and rewarding these particular governance roles can be.

Anyone contemplating putting themselves forward for election on to the incoming Board and who would like to speak with a current Board member should contact the outgoing President, Ewan Higham of Franklin District Council who would be happy to speak with them.

Roll on 2010

For many in the sector 2009 has been a difficult and trying year while the "media-inspired" recession has taken its toll on jobs, finances and the housing market. As a not-for-profit organisation the Institute has been affected in the same way as any other business. The key to viability for us and others in this NFP industry is to plan for self-sustainability, development and delivery of programmes.

The Institute needs to work smarter,

not harder, and we are asking for input from the members on what their needs are, and how we can meet those needs. This especially applies to the training programmes offered by the Training Academy. In 2009 a larger number of members and others asked for "on demand" training - the Academy organises a trainer, a date and all the material needed for a course to proceed. The member(s) organise the venue and the people who are going to attend that course.

The number of "on demand" training courses held in 2009 was significantly higher than in 2008 and seems to be a trend that will continue in the future. The Academy is also continuing to provide "public schedule" courses and these are advertised on the website - www.boinz.org.nz - as well as in Straight Up. However, if you want to enquire about "on demand" training or any new training initiatives, Louise Townsend - training@boinz.org.nz - would be happy to assist.

We have the trainers, we have the expertise, we are flexible and willing to bring the training to you, when you want it. Give Louise a call now and organise your training needs for 2010.

And, finally, Seasons Greetings and best wishes to all the Institute's members from the staff and contractors of the Building Officials Institute of NZ. The office will be closed from Friday 18 December 2009 until Monday 11 January 2010 although staff will be monitoring their emails during this period and mail will be checked from time to time.

We look forward to catching up with you all again in 2010.

Len Clapham
Chief Executive



Postal voting to elect 2010 board members

Following the change to the Institute's Constitution, voted on by members attending the Annual General Meeting in Christchurch in April 2009 and reinforced by the postal ballot carried out, members for the 2010 Board will be elected by postal ballot.

On 1 February 2010, a call for nominations for potential Board members will be sent to all financial members of the Building Officials Institute. Any financial member may be nominated on the official nomination form, provided they are nominated and seconded by financial members of the Institute.

The branches will no longer nominate a branch delegate from their region but, instead, branch members are encouraged to make themselves available as candidates for the Board and follow

the nomination procedure as outlined above. In this manner more than one person may be nominated from a particular branch.

On 21 February 2010, all nominations that have been received will be collated, and a photo/profile provided by each nominee will be produced into a booklet. Along with the voting form and a post-paid return envelope, these will be sent to all financial members of the Institute before 15 March 2010. By 29 March 2010, on their return to the National office, the postal voting forms will be counted by the Returning Officer(s), validated for authenticity and the vote tally passed on to the President. The President will then contact each person who has put themselves forward for the Board to inform them on their status.

Criteria for nominations to the board

THE ROLE OF THE BOARD

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

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

The Institute has a board charter that reflects in more detail further information please ask the office for a copy to be sent to you

KEY BOARD FUNCTIONS

The Board needs to fulfil these key functions:

- 1 Provide strong governance of the institute as a whole, and to monitor the activities of those entities which it creates.
- 2 Be fully knowledgeable and aware of sector needs and issues
- 3 Liaise with other interested constituencies (both national and international).
- 4 Appreciate the wider public good focus of the Building Officials' Institute.
- 5 Give guidance on strategic investment and funding decisions that are made by the Building Officials' Institute.
- 6 Have an enduring focus on strong fiscal management.
- 7 Provide leadership to the industry

BOARD MEMBERSHIP

A commitment to strong governance lies at the heart of all effective boards and appropriate governance training will be offered to board members as required.

An appropriate set of professional and person

skills which form the nucleus of an efficient decision making structure for the Institute has been identified.

GENERAL BOARD MEMBERS QUALITIES

Individual Board members must have personal qualities of:

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

PARTICULAR BUILDING OFFICIALS INSTITUTE OF NEW ZEALAND SKILLS REQUIRED

The Building Officials' Institute of New Zealand Board requires a mix of these particular skills;

- corporate governance
- finance and accounting
- research and development experience
- building control sector experience
- customer relationship expertise
- gender balance offering different perspectives
- contract management experience
- central government interface experience
- risk management expertise
- access to sector contacts and networking skills
- appreciation of consumer interests
- awareness of public good elements

PRIMARY TASKS OF THE BOARD

Several primary tasks can be identified. There are others.

- Maximise members interests
- Set strategic direction
- Policy formulation



The principal Returning Officer shall be the sole adjudicator to any question of validity or procedure regarding any matters arising from the voting and election.

Members will be voting for six representatives for the new Board, and the successful Board members will elect a President and Vice-President from amongst their ranks. All positions will be ratified by members at the AGM in Rotorua in April 2010. The new Board will take office immediately after the AGM and hold their first Board meeting before the end of April 2010.

As outgoing President, I encourage all members to consider the opportunity of standing for the Board to ensure the growth and wellbeing of the Institute is maintained into the future.

Ewan Higham, President

- Risk Management
- Legislative compliance
- Performance monitoring of Strategic Plan
- Appointment and performance monitoring of the Chief Executive

BOARD FUNCTIONING

A well functioning Board will be characterised by its:

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

INTERFACE WITH MANAGEMENT

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

RESPONSIBILITY

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

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The Assessment of Prior Learning Pilot Programme and Progress on the Diploma Qualifications

One of many steps in the development of the National Diplomas in Building Surveying - Small and Medium/Large has been a pilot programme undertaking an Assessment of Prior Learning (APL) that involved 16 people from the sector (chosen from amongst over 100 people who put themselves forward).

Possible candidates for the APL process were screened and selected, and the pilot programme commenced in May 2009 with workshops in both the North and South Island.

Along with attending a number of workshops, the candidates were required to produce evidence of experience and knowledge in the building control sector, and undergo a final assessment, before graduating with their Diploma.

To date, two of the initial 16 candidates have successfully completed this process. Congratulations to Chris Randell of Dunedin City Council and Stewart Geddes of Central Otago District Council who have both graduated with both Diplomas – this is their story ...

Chris Randell is 49, married with 3 children who initially had a successful career in the construction industry before he began working at the Dunedin City Council as a Building Control Officer in 2002. From 2008 onwards he has been a Building Safety Officer for them.

At the Institute's 2008 Conference in Christchurch he registered his interest in being part of the pilot programme and was accepted.

Chris believes that a dedicated qualification for building control officers is necessary for the recognition of the complex nature of the decisions that these people make, including the requirement to record reasons for making those decisions. The qualification allows for a level of status previously missing from our industry. It brings building officials into line with other professions and other professionals.

His experience of the Assessment of Prior Learning process was that it is one where the person is forced to look within themselves to look at the knowledge and experience gained over the years of working in building control. The object of the exercise is to get that knowledge and experience on to paper in order to satisfy the assessors and to show that the requirements of the unit standards are being met.

There are three aspects to the APL process.

- Candidates are given a workbook to complete. As they make their way through the workbook they liaise with the course facilitator (in this case Piers Heaney of CAPL Otago Polytechnic) who critiqued progress and gave guidance and feedback on how things are going
- When it was his opinion that the candidate is ready, he arranged for an assessment to take place.

- During the assessment written work is considered in tandem with a professional conversation that takes place with the assessors to allow them to be satisfied that the candidate can meet the requirements of the unit standards.

The workbook is designed to lead the candidate on a path to help them demonstrate that they possess the knowledge to cover off the unit standards that underpin the Diplomas. It sets some minimum criteria for providing evidence that the work has been done and that the candidate has the necessary knowledge. It covers all areas of building control and includes sections on the Building Act 2004, the Building Code and ethical dilemmas. How the candidate goes about dealing with the workbook is up to the individual.

In Chris' case he spent about 150 hours on preparing for his assessment. He took the approach that he wanted to have a written, stand alone body of evidence so he addressed each page of the workbook in writing as that was the best way that he thought he could cover everything off and leave no gaps. For Chris, failure was not an option. And, as this was a pilot scheme, there was no benchmark for what was an acceptable level to achieve the qualification.

When asked if he would have done anything differently, Chris said "I definitely overcooked the written part. I could have achieved the same result doing much less work and just relied on my knowledge and experience to get me through the assessment. I imagine that some people, given the right circumstance and right blend of experience, could get away with doing little or no written work as such but just provide the evidence of experience, have an employer attestation of support, and just talk to the assessment panel."

His advice to others in the industry contemplating doing the Assessment of Prior Learning is "Try to get all round experience in the field. If your role is doing plan processing ask your manager to let you do some inspections. Conversely if you are an inspector ask your manager to allow you to get some experience processing. Ask to be involved in issuing NTF's, CPU's and COA's. The more experience you can gain the easier it will be to get the qualification through the APL process."

Stu Geddes, aged 49, is Building Control Team Leader at Central Otago District Council, and he is married with 4 children.

Stu has been involved in the building industry for 33 years in one form or another with the last 15 years as a Building Control Officer.

There has never been a qualification for Building Control Officers only so Stu believes that finally having one that is unit standard recognised is great.



Congratulations to Chris Randell, Dunedin City Council and Stewart Geddes, Central Otago District Council on their graduation for both Diplomas of Building Surveying recently.

The qualifications have been driven to where they are today by the Building Officials Institute of NZ and they should be congratulated for the time, effort and hard work that has gone into this.

Stu was driven to achieve both qualifications, not for his own satisfaction but to show others with years of building inspection experience that they could achieve both qualifications too and that they should not be afraid of it. Having spent only 150 odd hours (of his own time) on the recognition of prior learning process through the pilot scheme was easier for him than having to undertake a two-year full time Diploma course.

Like Chris, Stu was adamant that failure was not an option but it was hard to know how much work to do and to work out whether he has done enough work or not.

"My theory was to put as much down in writing as possible and provide evidence of projects that I had worked on over the years," said Stu. "I found this an effective way of showing my knowledge and, at the four-hour theory presentation and assessment I spoke to some of the written projects in my workbook."

Stu found that the CAPL facilitator, Piers Heaney, kept the candidates on track, motivated them to believe in themselves, and just generally was there as a sounding board when they had issues.

He believes there has been so much learnt from this pilot scheme, and mistakes have been made but that a great deal can be learnt from them that will make the path easier for others following.

"I have thoroughly enjoyed the six months of work that I put into this qualification and have learnt even more about the complexities of the Building Act and Code," said Stu. I am grateful for the opportunity to be apart of this pilot scheme designed to obtain two Diplomas by recognition of prior learning and thank all those that have made this qualification a reality."

Multiple use approvals

by Ross Miller

In an effort to streamline the consents process, multiple use approvals will be available to volume builders from February 2010.

This means volume builders can apply to obtain National Multiple Use Approvals (NMUA) for building designs that will be replicated multiple times in any part of New Zealand. The department can pre-approve building designs for compliance with the building code, reducing duplication and fast-tracking the consent process.

They will be best suited for building systems, e.g. garages and simple housing.

The new system is not an overall fast-track – the rest of the approvals systems will operate, including inspections.

John Scott, Group Manager, Consents and Licensing for Wellington City Council explains that building companies will be able to apply to the department for an approval which confirms its building will comply with the building code (within a defined scope or limitations). That NMUA can then be used in a building consent application anywhere in the country.

When the Building Consent Authority receives a building consent application based on a NMUA, it assesses the application only in relation to:

- site specific aspects of the project (e.g. foundations, services, drainage);
- whether the NMUA is being used within the scope of any limitations (e.g. that it is not being used in a specific wind design area or that the soil bearing is suitable);
- variations from the NMUA that may be included in the building consent.

“A building consent using a NMUA must be issued within 10 working days, rather than the 20 working days allowed for other building consent applications,” he said. Regulations relating to NMUAs are still being developed, including details about the approval process, timelines for issuing and definitions of variations that will be acceptable before the building consent application becomes a “normal” one.”

Wellington City Council is not anticipating

a rush of NMUA building consents for housing – mainly because it don’t have a lot of green field subdivision areas where ‘standard’ houses are built. “We expect to see some garage applications using NMUAs, although given Wellington’s topography we don’t expect huge numbers. After all, Wellington is known for its wind and hills – both of which are likely to need elements of non-standard design.

“Like most territorial authorities in the country, we’re waiting to see how many building design companies are going to take the plunge on NMUAs. Will we see more than just garages and simple housing – maybe retirement villages, fast food outlets and petrol stations?

“We expect to be able to offer a substantially reduced fee for the processing a NMUA and are looking forward to receiving the first application,” said Mr Scott.

The Minister of Building and Housing is encouraging all volume builders to consider applying for a National Multiple-Use Approval as soon as the service opens in February 2010. Having designs pre-approved for building code compliance will provide customers with a streamlined consenting process and will give those

builders a marketing edge in these challenging economic times, Mr Williamson said, pointing out that where a NMUA is used, councils will have to decide on building consents in half the normal time.

Further information about the upcoming National Multiple-Use Approval service and how to apply can be obtained by visiting www.dbh.govt.nz/nmua or by calling Serge Sablyak, at the Department of Building and Housing, 04 817 4830.

Certified Builders CEO Derek Baxter expects the details of the home warranty system will be a challenge. “There are some good and bad overseas experience to learn from here. One option could be that government accredit the Home Warranty Providers (like the Bank Deposit Guarantee scheme) and then the message to consumers is simple “If your builder can’t provide a warranty – don’t deal with him”. At the other side is a full ACC style “no faults scheme” – but the disadvantage of this is there is no incentive to improve quality.”



About the House: Taking a Look at California's New Building Codes

by Matt Cantor

I'm not a fan of the building codes but I have to admit that they do a lot for us. That may come as a surprise to those of you who know me as a building inspector. "Aren't the codes what that's all about?" you may ask. Well, not really. Not for me.

The codes inform the examination of buildings and they remind us to do certain things, but the problem that I have with them—and it comes up again and again—is that they make for lousy design criteria. They're a good way to check on our work and, again, to remind us to consider certain dangers and problems—but if your design is nothing more than code compliance, what a boring place you will have constructed. I'd even go further and say that a really wonderful building is more than likely to have conditions that don't meet code and a really safe and well-built building is going to go far beyond the code in many ways. That's why there are so many other documents and learned practices that are essential to good construction.

Building to the codes does not assure good quality construction. The building codes are checklists of safety and quality-assurance items. Nothing more. I'm glad they exist but they bug the bejesus out of me. One of the reasons they bug me so much is that they are open to a great deal of interpretation. They often lack clarity and, ultimately, like the law, they require a judge (in this case, a building official) to make the call. One official says one

thing and the next official says another. This drives all builders crazy, especially when dollars are on the line. More than a few fights are apt to break out across the planning office counter. I've seen my share.

Last year, California adopted a new statewide set of codes (e.g. building, electrical, energy) that are referred to as Title 24. The California Building Code of 2007 (or CBC 07) was adopted in 2008. That's pretty good timing for codes. We're often adopting them two or three years late. It takes a long time for red tape to come off the reel.

The CBC represents many small changes and a few larger ones. I thought I'd devote this week's column to a listing of some of the more notable ones that might just catch your eye as you plan or complete your next building project.

Here's one I'm happy about. For years a window has been adequate to meet the ventilation requirement for bathrooms, but now a vent fan is required if the room has a bathtub or shower. We've long known that windows didn't cut it in making sure that the steam got shunted away (saving the paint, the framing and lot of other things from being steamed to death), but now it's a requirement. I approve.

Grading. Even though better builders and designers know better, grading the soil away around the building has not been a requirement until now, just an option. Now it's a requirement. The soil must slope away from

This article was first published in The Berkeley Daily Planet, Wednesday March 18, 2009, and is approved for reprinting in Straight Up by Matt Cantor.

<http://www.cantorinspections.com/index.html>

the building site at a 5 percent slope (or five inches in 10 feet). There are some alternative ways of meeting the requirement, but it's really good that they're making this a requirement. Many buildings (especially around here) suffer from moisture accrual underneath and from foundation failures that could be avoided to some degree through simple grading.

Damp-proofing is now a requirement. Damp-proofing is the process of installing drainage elements that move water away from the foundation and basement walls to inhibit the intrusion of moisture. Most of our current buildings have no damp-proofing built into them and as a result, many have damp or wet basements and crawlspaces. Like grading, this is not a perfect solution, but when used widely it can greatly decrease the number of houses that have these problems and decrease the intensity of the problem where they do appear. Further, when installing foundations, damp-proofing is cheap and quick. There's no good argument against it except that too many builders are either poorly informed about these methods or in too much of a hurry to get paid. Anyone who claims to be providing waterproofing is either planning to jump out of a plane over the jungle with a lot of cash or is just plain stupid. There ain't no such thing as waterproofing for foundations.

Another thing that I'm very happy to see is that span tables (how we choose a 2x6 as opposed to a 2x8) just got easier. Most common species of wood are listed in simple tables for the sizing of floors, ceilings and rafters. A formula (using the dreaded Modulus of Elasticity) is no longer needed for most projects, although this has meant a slightly stricter interpretation (i.e., you may get bumped up to a larger size in some situations).

Here's one that I'm sort of thrilled about (because I am a total geek and have no life). Shear wall nailing (that's the way they nail those seismic panels in your basement to prevent earthquake damage) now has a clearly stated minimum number of nails that will have to be used (and where they must be placed). While this won't prevent a lot of dumb stuff from being called seismic retrofitting, it will force any job with a permit to meet a moderate standard, and this is good for us.



Stairs are now tougher and that's a good thing because people fall on stairs.

An important area in which the code is growing and improving is in demanding that buildings don't leak. Now this sounds obvious, but you'd be amazed how many buildings leak and how little can be blamed on building codes in these cases. Well, that's changing. Two new portions of the CBC 07 will require that city inspectors check flashings (those mysterious but oft-mentioned building components that shed water to the exterior in myriad fashions) and for a "weather-resistive wall envelope." This also sounds mysterious but it's incredibly important to have this spelled out. What's being asked of the municipal inspectors now is that they check the building paper, window interface and various exterior elements to make sure that water can't get inside. A set of adjoining codes will specify that these "weather-resistive barriers" conform to a set of nationally accepted standards and that they be placed over a range of projections and trims. Similarly, another set of adjoining standards applies to our troubled friend stucco. (These are all produced by the American Society for Testing and Materials. These geeks are so pasty-white from hanging around the lab all day, they make me look like George Hamilton.) Stucco is often mis-installed and often leaks, so having a nice rigorous standard for its installation is a darned good and long overdue thing. Good job, CBC.

I continue to scratch my head over the code's lack of concern for the matter of falls from windows. The standard for window height (where a window is at least six feet off the outside ground) is two feet from the floor. Now, being a parent, I have known a lot of 3-year-olds, and I haven't met one who would be impeded by a two-foot climb to a window sill. Decks require 42-inch railings (and that's 42 inches above a built-in seat!). What's different about falls from windows? I don't get it.

Let's just cover a couple of others. Handrails are very important and just got a lot more specific. Whatever you have now probably won't comply. They have to stand off from a surface (no stuck-on mushroom shapes any more) and have to be smaller than what used to pass. The maximum diameter for a round handrail is 2.25 inches and... well, it's very complicated.

Stairs are now tougher and that's a good thing because people fall on stairs. Old people fall, drunk people fall, inattentive people fall and everyone falls when things are slippery. Falls on stairs can be devastating. Now, stairs must be at least 11 inches deep with a 10-inch run from nosing to nosing and no more than a 7.75-inch rise between treads. This is far more comfortable than previous standards and it gets my applause.

The last item I'll mention is going to be a mess and I'm not fully clear on the intent. A doorway has threshold that you have to step over, and historically we have relied upon this as one way to we keep water out. It's a curb of sorts. Well, the new CBC says that a doorway may not have a threshold higher than a half-inch. That's about half the typical threshold and it's going to be a bear getting this to keep water out. Also, the threshold for a sliding door will be limited to three quarters of an inch in height. To the best of my knowledge, nobody makes a door like this, so for a while, this will be very complicated. When we do manage to comply, I will be on the lookout for a lot of leaks at these doorways. Oh boy, more work for me.

I'd like to offer that my knowledge of these obscure matters would be measurably depleted were it not for the Herculean (and extremely geeky) efforts of Mr. Douglas Hansen of the absolutely essential Code Check books. If you don't own one or more of these easy-to-use, spiral-bound wonders, and you have anything to do with construction, you are seriously missing out. Douglas is also a long-standing member of our local chapter of the American Society of Home Inspectors.

By Matt Cantor

<http://www.cantorinspections.com/index.html>



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National BCA Competency Assessment Project

The Building (Accreditation of Building Consent Authority) Regulations 2006 sent out the requirements for building consent authorities (BCAs) to develop and implement competency assessment systems.

The Accreditation regulations also require BCAs to develop building work categorization and allocation systems. Unfortunately due to the time pressures involved in meeting accreditation timelines a range of categorization and competency assessment systems have been developed around the country.

The systems are of variable quality because there is no agreed national competency framework or approach to assessment and a lack of moderation of results. Neighbouring BCAs often categorize building work differently meaning that their competency assessment results are not directly comparable to their neighbours. This limits the ability for BCAs to easily compare the competency of staff moving between organisations. This is both a barrier to staff easily moving between BCAs and the development of shared services, and leads to further inefficiencies of requiring assessments to be repeated.

The Department of Building and Housing has now published an information sheet to provide information about a project that it has begun to develop. It is a National Competency Assessment Framework and Building Categorisation System for BCAs.

The assessment system will not be mandatory and will be issued by the Department as guidance.

Project objectives are:

To develop a national competency framework and set of building categories which

- Builds on existing work
- Streamlines existing systems
- Facilitates interoperability
- Ensures alignment with other activities such as the licensed building practitioner scheme and national building control qualifications

Project deliverables are:

- Standardised building categories
- Competencies and performance indicators
- A suite of assessment methods, tools and guidelines
- A moderation process
- Development of training materials for assessors

The benefits of the project are that, as the system becomes operational around the country, key benefits will be standardisation, facilitation of resource sharing, the elimination of duplication of effort, improved consistency, improved risk management and national alignment with other key activities. The project also ensures BCA staff retain credibility with licensed building practitioners and other building professionals who undergo national competency assessments.

The Department has established a sector advisory group to inform and test the work of the project team. Members of the advisory group include:

- Malcolm McMillan and Mark Scully, DBH
- Bob de Leur, Auckland City Council
- Jeff Farrell, Whakatane District Council

- Richard Toner, Wellington City Council (representing the Building Officials Institute of NZ)
- Bevan Smith, Professional Building Consultants
- Irene Clark, Local Government New Zealand
- Geoff Hallam, IANZ

A small project team, managed by Steve Garner (DBH) has also been established to undertake this work.

Once a competency assessment system has been developed the project team plans to pilot the system with several BCAs to field test the system. The test will determine the practicality of the system and also identify and resolve transitional and implementation issues.

The project advisory group has already met and is identifying stakeholder needs including accreditation requirements. They are also developing a framework for the system and reviewing existing systems to see what material can be used in the new system. Once the model has been piloted, assessor training material will be produced. The sector will be updated on the project's milestones during the next six months.

Further information is available from Steve Garner, Project Manager on steve.garner@dbh.govt.nz or (0800) 242 243.

BUILDING OFFICIALS INSTITUTE – LICENSING

The Building Officials Institute of New Zealand has its own licensing programme for the benefit of individuals who are officials in the building sector in New Zealand. It benefits the individual licensed by this programme and therefore is the commencement point for a critical career pathway that establishes and demonstrates that the individuals licensed have the knowledge, ethics and experience that sets them apart within our sector. The individual will carry a license that equally demonstrates their commitment to their profession and their dedication to professional improvement, hence helping the building industry.

This licensing programme has the distinction, that building officials can demonstrate their commitment to the profession and have been selected to various categories based on their knowledge and experience, hence demonstrating the advancement of the profession in the field of their chosen profession whether it be as a building inspector or a plumbing and drain-laying inspector or one of the many specialised fields of vocation. This licensing programme is a vital tool in demonstrating cross-council / trans-organisational competency.

Since its inception in 2006 the Building Officials Institute's licensing system has seen a large number of building officials apply to be licensed in a wide range of categories.

With the renewals now falling due for many of the first licensed officials, licensed members are reminded to get their information in to the National office without delay so that they can be re-licensed for a further three year period.

Enquiries on licensing may be directed to Louise Townsend – louiset@boinz.org.nz otherwise full information on licensing and licensing renewal is available on the Institute's website – www.boinz.org.nz/licensing.

Have you applied
to be licensed yet?

Join the queue!



Building Officials' Institute of New Zealand Licensing Scheme

Demonstrate YOUR commitment to YOUR profession

Building
Officials Institute of NZ
People Helping People

For more information visit
www.boinz.org.nz or call the
Institute National Office
on (04) 473-6002

The Leaky Home Furor

by Ross Miller

The leaky home syndrome still has a multi-billion price tag and enough work to keep a lot of builders busy in a recession-hit industry. Depending on who you talk to, it ranges from \$3.6 to 12 billion.

But the major talking point in this wide-ranging debate, or furor, is how to approach the future, how to stop the syndrome, who is going to take responsibility and who is going to pay for it.

For the Minister of Building and Housing, Maurice Williamson, the answer for future-proofing is a home warranty scheme, a sort of insurance policy entered into with the builder that the property is correct in all respects before the home owner moves in.

As part of the general industry legislation review ordered by the Minister, the Department of Building and Housing has been busy over past weeks, consulting with various sectors of the industry to put together a nursery discussion document. This will be delivered to appropriate ministers before Christmas and contain broad options for wide consultation next year.

Included in this will be home warranty possibilities.

A confidential briefing paper leaked on November 6 rattled quite a few cages when it revealed the Government might only pay 10%. The New Zealand Herald reported from the document that the Crown expects to be paying \$442 million by 2014-15 but limiting assistance to aged homeowners earning less than \$76,000. Elderly "victims" could opt to repay state loans from their estate.

The paper says government expects 50% of eligible homeowners to claim under the new deal by 2014.

Lawyer Paul Grimshaw wants victims to abandon any state deals because they can win 100% payment through private litigation. A problem area for the legal fraternity is that the scheme will mean the end of litigation that has become an industry in itself these days. Homeowners taking up any offer will have to agree not to sue which limits the liability of councils that are currently shouldering the payout burden.

In the next 25 years, according to the leaked report, rotting homes will cost taxpayers \$258 million in housing assessments and support to claimants or victims; \$238 million in interest bill subsidies to help victims pay loans; \$185 million in suspensory loans for victims over 65; \$96 million in a universal loan guarantee

scheme – a total of \$777 million state assistance, 10% of the assumed repair bill.

Needless to say, the leaked scheme has gone down like a lead balloon amongst victim interest groups. Those who can't take a claim against their local council - thought to be about half of leaky home owners - would get nothing. It is thought less than half of the repair bill came from homes where owners have a legitimate claim against a local authority.

With the inaugural super-city elections next year, this is not a good look for aspiring Auckland politicians, especially prospective 'lord mayors'. This is not going to satisfy anyone with a leaky home and closely resembles a stick of lighted electoral dynamite. The chances of the scheme even closely resembling this by the time it is law are probably zero. In fact, the cynical might well say this is a deliberate worse case scenario fired across the electoral bows because it can only get better.

Overall a key component of the Building Act Review announced by the minister in August was to look at the way risk and liability is spread across the industry – Certified Builders CEO Derek Baxter said that right now there is a situation where councils feel they are being left to carry all of the blame and the builders are complaining that risk averse behaviours and red tape are strangling the industry.

"As always, the solution is somewhere in the middle. If we look to the best overseas systems, they have a mix of builder and designer licensing, some sort of inspection regime and often a home warranty product. There is also strong legislation to back up either people who dodge the system, while continuing to provide consumer protection.

"One of the hallmarks for me, of this government is that they understand that the taxpayer, ratepayer and homeowner are actually the same person. They way things are heading at the moment – is nobody wins. I do think that Maurice Williamson is trying to move things away from litigation and get a focus on fixing things."

One of the problems of the 2004 building Act was it took a One Size Fits All approach, said Derek. "BCAs know who the good builders are, they also recognise high risk design and product selection, but they have a limited ability to adopt a risk-based approach to inspections and approvals. If we can bring in a system where you have licensed designer, licensed builders and a home warranty product, then BCAs have much less risk and should be able to adjust their processes accordingly."



Real estate agents have been put on the front-line of the leaky home debacle by a change in the Act governing their industry.

The amended Real Estate Agents Act contains far-reaching provisions, says North Shore lawyer Nick Kearney that includes the need for agents to inform clients if they have reason to suspect a house they are selling is leaky, and allow the prospective purchaser to get expert advice. If not, the agent is open to being sued by the purchaser.

He says this is a significant development and has been introduced through the 'back door' in the Act. "The bonus for purchasers is that the rules elaborate by saying that agents should know from their sales experience in the cases of houses built using particular materials and during a particular period of time that there could be problems. That is obviously a reference to the current fiasco regarding leaky homes."

There is now no caveat emptor defence for agents.

A vendor selling a leaky home has responsibilities under contract law not to misrepresent the situation. However, if the vendor stays silent, while knowing they have a leaky home, they might escape liability as caveat emptor is still a defence for them and silence is usually not a misrepresentation, he said.

Courts have estimated that council negligence, including sloppy building inspections, could account for 25 to 30% of leaky home payouts.

It is thought councils usually pay far more because the obvious targets - builders, developers and architects - have wound up their companies or do not have enough money.

And while ratepayers have so far been shielded from most of the impact, this could soon change. Riskpool, which insures most councils, recently ran out of money to cover claims from 2002 to 2004. Its \$4 million levy on councils was just a taste of the bills to come in what Waitakere mayor Bob Harvey calls "this sticky, terrible, tragic mess".

The Building Act Review will be out for public consultation in the New Year and Derek says there is no doubt there is an opportunity for big savings in both time and money - while still providing consumer protection.

Waitakere mayor Bob Harvey called the situation a natural disaster. The leaky home saga is reminiscent of a circle of naughty children all pointing the finger of blame at each other. To a certain extent this is understandable: the figures involved are huge, reputations and businesses are at stake.

Councils are reportedly taking the general stance of "if their officers signed off the job, it must be okay". But in October the New Zealand Herald reported that Auckland City Council alone had been dealing with \$240 million in leaky homes claims and that the council had already paid out in 300 leaky building cases.

House inspector Bruce Symon says he imagines he and his peers will become quality

assurance inspectors under a home warranty scheme, independently reviewing the work. "This will be an additional cost to the project built into individual contracts. It's not a clerk of works job, but a quality review of the various aspects of construction."

Anything that will halt the waste of time and money is fine by him. "Who is overseeing the builders at present?" he asked. "We have situations where councils are signing off on jobs that simply don't confirm to the consents. So if the builder hasn't done it properly, we'll continue to have leaky homes."

Something major has obviously changed in the construction industry, otherwise leaky homes would have been around forever. Bruce reckons a lot of responsibility has to be placed on the shoulders of architects and designers.

"We've got all these fancy new homes designed to handle new building products, involving all sorts of new roof and wall

junctions and no real instructions on how to finish them.

"The builders need to grow some balls and demand from the architects specific instructions on how to handle these junctions, instead of making it up.

But, of course, the architect is going to go back to the client and say the builder is demanding this and that and it will cost this much more..."

Councils have failed three times over to carry out their responsibilities, according to leaky home campaigner John Gray:

by giving building consents for leaky homes, passing them at inspections;

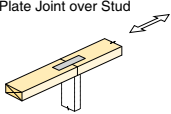
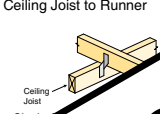
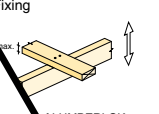
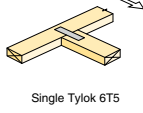

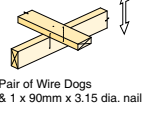
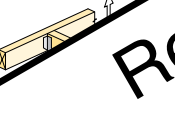

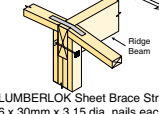
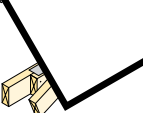
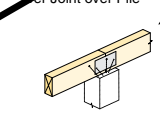
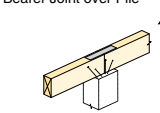
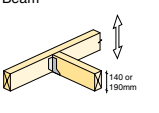
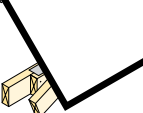
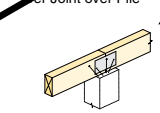
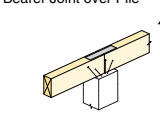
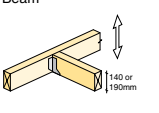
issuing code compliance certificates stating they were properly built.

He estimates about 20% of leaky home cases involve certifiers who lost insurance cover and were wiped out of business by the crisis. The pile of people at the bottom of the 10-year cliff grows every day, as home-owners discover leaks and rot in homes built after the introduction of untreated timber in 1994.

The real problem, he says, is the lack of clear advice for builders on how to fix the problem. "We're short of really authoritative, well-articulated information around how a builder should approach the remediation of a leaky home."


11/2009

A SIMPLE ON-SITE GUIDE FOR 3kN, 6kN & 12kN LOADS AS SPECIFIED IN NZS 3604:1999

FIXING LOAD	CONNECTION TYPE			
3kN	 Top Plate Joint over Stud Single Tylok 6T5 Ref. Fig. 8.15 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. 10.1 NZS 3604:1999	 Ridge Beam to Wall Pair of Wire Dogs & 1 x 90mm x 3.15 dia. nail Ref. Table 10.10 NZS 3604:1999
	 Top Plate Joint Single Tylok 6T5 Ref. Fig. 8.16 NZS 3604:1999	 Hip Rafter & Ridge Board Joint Ref. Fig. 8.16 NZS 3604:1999	 Ceiling Joist to Cleat Single Tylok 6T5 Ref. Fig. 10.1 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
6kN	 Joist to Beam Ref. Fig. 7.7 NZS 3604:1999	 Rafter to Beam Single Tylok 6T10 Ref. Fig. 8.16 NZS 3604:1999	 Rafter to Beam 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
	 Brace 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	 Rafter 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	 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	 Brace 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	 Rafter 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	 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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Notes from the Senior BCO Forum

3-4 August 2009, Wellington

The Senior Building Consent Officers Forum 2009 was held in Wellington at the James Cook Grand Chancellor Hotel.

A record number of attendees heard a variety of interesting and informative presentations, and also took part in the open forums held over the two days of the meeting.

The programme opened with a short presentation from the Hon. John Carter, Associate Minister of Local Government who consented to answer questions following this. His comments are outlined here:

The Government is mindful of the cost to council of being/maintaining their status as a BCA and, because of this, phases two and three are looking at being streamlined to make this process less expensive and workable.

The Government expects to announce more details on the implementation of LBP in the near future which is now streamlined and meets the outcomes of the Act.

With the move to have one authority in Auckland, other councils are working actively with DBH to share their building consent services. The Government prefers joint service delivery across the country. Savings in personnel are miniscule but service delivery becoming more streamlined is of immense benefit.

The Home Warranty Scheme will be introduced by this Government. This will be supplied from the builder and is for the homeowner, guaranteed by insurance. If a builder does not have a good history with an insurance company, then the public has the choice not to use that builder as he might not be able to provide a Home Warranty backed up by insurance. The responsibility is with local authorities at the moment and John Carter (the Minister) would like to shift that responsibility back to the builders.

With certifiers the same thing applied, a certifier could come on to the job and check things out but without a Clerk of Works permanently on site the same risks applied. With the Home Warranty scheme an insurance company will check out the builder's track record to assess risk i.e. previous workmanship. The emphasis will be on the ability of the builder themselves and is quite different from the building certifiers where it was found they couldn't sustain the risk. The government feels that the builder should be responsible for his product.

Initially the focus is on new homes but there has been some discussion on alteration work. A small alteration might not have this as a requirement but it would apply to a major alteration such as two new rooms. However generally this is not where the problem lies.

The designers would have to take part of the responsibility and would need to be part of the whole package that is served up. The builder may well be the head contractor, but architects, engineers etc. would also need to be part of the package and the insurance company would want to look at all those who are involved in the project.

The insurance industry has been involved in the discussions and they are very receptive. The building industry has also been widely consulted and they are looking at how they want to respond. However there is a lot of support in the building sector as they want to take back the industry. They are anxious about the endless rules and regulations that they need to comply with. The changes that are constantly being made to the Act and the changing face of what needs to be complied with is just as frustrating to them as it is to building officials.

A Home Warranty may well cost the homeowner about \$1800 but savings for them in the long term may well be in the order of \$20,000-\$25,000.

It is not the Government's intention to amalgamate other local authorities (after Auckland) but rather services. The Government is interested in the best service delivery whether that is from central or local government or private sector. In other words they don't mind who delivers so long as it is the best. If a combination of this happens in certain areas and it works then that is to be encouraged.

Dave Kelly from DBH answered a question put to the Minister on product certification.

The real issue is around describing where the risk really lies. It is not a one-size fits all and not every product needs to go through an expensive certification process. It is their view that it is more an assessment of risk.

Self certification by licensed practitioners and the Home Warranty scheme would work together and not be isolated. More work is being done on this topic but it is going to take time to get things right.

Following the Associate Minister's presentation and question time, Dave Kelly, Department of Building and Housing spoke, and answered questions that had been put before the forum.

There is no answer as to how far Schedule 1 will go at present. Schedule 1 cannot be done on its own; it needs to go in with licensing. The question of where garages sit in comparison to houses etc. There are a lot of different views on this topic including how much risk and what are the costs. In terms of jobs, this will also be considered when the time comes.

If a building consent is applied for, accessibility will only be assessed under the terms of that consent.

The Department recognises that self certification is a big step forward and must be tied in with licensing. The Department is keen to work with the industry.

DBH is working on a strategy in education and looking at targeted audiences. They are looking at how they can get better at it, as sometimes they have been too late in the past and need to get this done earlier with all aspects of the industry. A lot of people do not understand how the Code works and are probably never going to understand that. Many architects don't care, what do builders need to know?

There are some councils trying to impose things through inappropriate mechanisms. If the Building Act is the standard they are building to, the Resource Management Act should not be put in place if there is something being built that a council disagrees with.

The Building Amendment Bill has been passed but there will no Building Act Review this year and the Government has not flagged when that will happen. Depending on how extensive and how much input is needed, the Institute will be asked to put themselves forward to assist.

The interface with BCAs is critical and every section of work that the Government wants put in place will be worked through with them to achieve the best possible result.

Liability is a really important part of the Home Warranty scheme and this is why it is being looked at with LBP and a bunch of things have to be in place before insurers will come to the party. The Government

will make this decision and will think about where the risk will lie but there are options and these will all be explored prior to anything being put in place.

Another speaker, Warwick Quinn, Registered Master Builders Federation stated that

builders and officials are all in the same boat but that builders are frustrated with the costs for compliance, consenting delays and the inconsistent rulings between various local authorities. However he stated that his members often don't appreciate the difficulties faced by BCAs. Builders are often

to blame for incompleteness of information and quality of information supplied for a consent (though architects/designers can also share the blame).

He did feel that inconsistencies between local authorities were the hard question, however, and some of their members experience a lot of frustration in this regard.

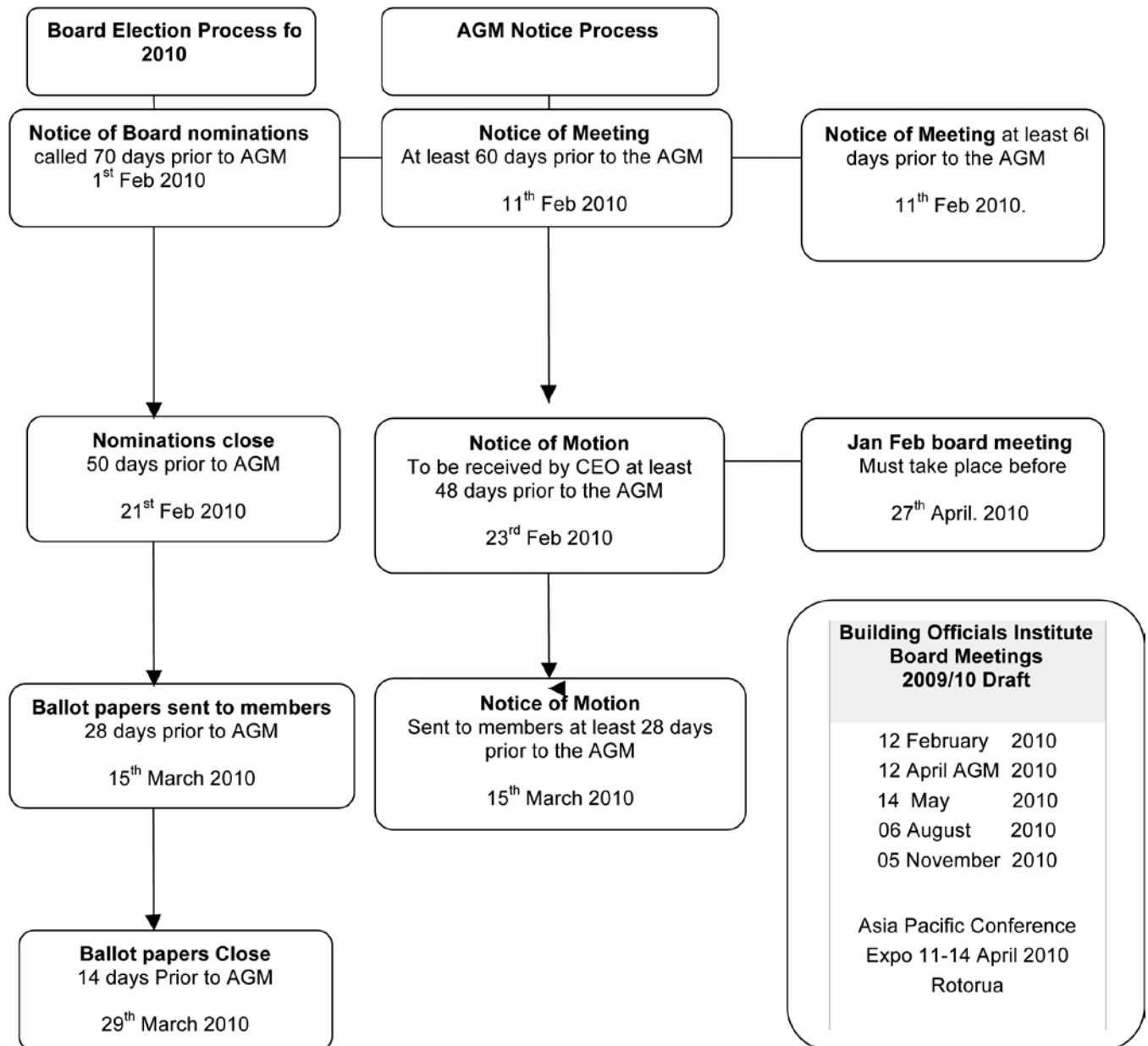
He urged the Institute to develop an NZ-wide decision-making framework and risk assessment framework, train their members and get general agreement that there would be greater consistency.



continued from page 3

AGM Timeline 2010

AGM Monday 12th April 4 pm Rotorua Energy Events Centre



Some guidelines on producer statements

Brian Cashin - Consultant on Building Act matters

This is one of a series of articles on legal topics related to the Building Act 2004. Readers' queries are welcome (it saves me from having to think of something to write about). However, these articles discuss the law only in general and simplified terms; they are not to be taken as legal advice, and will not necessarily apply to any particular case.

I am available for professional consultation about particular cases at:

Email: cashin@clear.net.nz

Phone: (04) 478 1368

Brian Cashin

THE RULE ABOUT STATEMENTS

The only rule about accepting producer statements is that each one must be considered on its merits taking account of all relevant circumstances.

A building official must not issue a building consent or a code compliance certificate unless satisfied on reasonable grounds as to compliance, see sections 49 and 94 of the Building Act 2004.

As a building official, relying on a producer statement to establish compliance is simply accepting what someone tells you. Perfectly reasonable in some cases, but not in others. After all, do you believe everything you read in the newspaper?

As Abraham Lincoln might have said "You can believe everyone some of the times but you can't believe anyone every time."

The question is not "Who will you believe about what?" but "Do I believe this particular statement by this particular person in these particular circumstances?"

Producer statements are widely used, and sometimes unavoidable, so that officials must constantly make difficult decisions about them. I hope that the following guidelines will be helpful.

GUIDELINES

Qualifications alone are not enough

There have been several decided cases where the Courts have ruled that an official acted properly in relying on an engineer's certificate or the like even though it subsequently proved to be incorrect. Those cases related to the particular circumstances and did not establish a legal rule that it is always reasonable to rely on such certificates. It is easy enough to imagine circumstances where it would be clearly unreasonable.

The fact that a statement is made by an engineer, architect, or similar professional is not enough. Gaining professional qualifications does not make anyone infallible. Professionals cannot always keep up with current advances, sometimes rely on their less-qualified staff, and so on. It is all too easy for professionals to believe that they are suitably qualified to certify to something that in fact is outside their competence and experience.

Various DBH determinations in respect of fire design involved BCAs accepting engineers' certificates of dubious merit.

Independent evidence is better than self-certification

Producer statements can be divided into two main groups:

- *Self-certification*, such as engineers' design certificates and the like.
- *Independent evidence*, such as a peer review of a design or an architect's statement of construction observation.

In general, independent evidence is better than self-certification. That does not mean that independent evidence is always reliable. Even the best of us make mistakes.

They would say that, wouldn't they

Most producer statements (except peer reviews) say that the maker did what the law required and what they were paid to do. What else would you expect them to say?

The statements will rarely be outright lies, but they sometimes temper the truth, and they are sometimes mistaken. You need more than the maker's honest belief before you can rely on a statement.

Warrantees, guarantees, and insurance are all irrelevant

The fact that a building product is guaranteed, usually by its manufacturer, tells you nothing about compliance. All it usually means is that if the product fails, and was installed within the fine print of the guarantee and the manufacturer's instructions, then if the manufacturer is still solvent it will replace the product. Eventually.

The only reason why an official would take account of a guarantee is the belief that even if the product does not comply the BCA will not be sued. That is not reasonable grounds for being satisfied as to compliance. A Court could well consider that you did not care whether the statement was reliable or not, and that in itself could be seen as negligence.

The same applies to insurance. After all, most people have car insurance but that does not mean that everyone is a good driver.

Never accept a statement that does not refer to technical specifications

The Building Act 1991 defined a producer statement as saying that "certain work has been or will be carried out in accordance with certain technical specifications". The Building Act 2004 does not mention producer statements, but the old definition is still valid. A simple statement that something complies with the Building Code, with no reasons given, is never enough.

For building consent purposes, the technical specifications could be a compliance document or the like. For code compliance certificate purposes the technical specifications must be the consented plans and specifications.

Building officials have no power to delegate their duty to be satisfied as to compliance. Accepting a statement that simply says "this item complies with the Building Code" amounts to such a delegation and is unlawful.

Always get the calculations

A statement such as "I have calculated that" or "I have checked so-and-so's calculations that" must always be accompanied by the calculations concerned. Even if the official accepts the statement without even looking at the calculations, they need to be on file in case they are needed for future alterations (or in case of a failure).

Always read the small print

Many statements include conditions and limitations. For example, an engineer's certificate will frequently say that it is subject to verification of design assumptions. Those assumptions could be that the site is good ground or is in a particular wind zone. An official must not accept the statement without checking that the assumption is correct.

Similarly, if a statement refers to, say, a BRANZ appraisal make sure that you have read that appraisal, which could contain all sorts of fishhooks. In one case, a manufacturer's literature claimed that the product had been tested by BRANZ. The claim was literally correct, it just did not mention that the product had failed the test.

Manufacturers' instructions are not holy writ

Compliance with a manufacturer's instructions does not necessarily establish compliance with the Building Code. The product concerned might be unsatisfactory, the instructions might be written for a foreign country, and so on.

Home Energy Rating Scheme now has dual benefit

New homes assessed for a Home Energy Rating can now use the results to demonstrate compliance with Clause H1 of the Building Code.

AccuRate, the rating tool used for the Home Energy Rating Scheme (HERS), can now be used to determine the Building Performance Index (BPI). The BPI is one way to demonstrate compliance with the insulation requirements of the Building Code Clause H1 Energy Efficiency.

The Home Energy Rating Scheme is a voluntary programme developed by the Energy Efficiency and Conservation Authority (EECA) to assess and rate the energy efficiency performance of homes. The building itself is rated, along with the two biggest energy users in a home - the room heating and the water heating systems. An accredited assessor evaluates the home, using the AccuRate tool. A report is then generated, containing star

ratings showing the energy performance of the home, and specific recommendations on the most appropriate actions to improve the home's rating.

Jorg Mager, Team Manager HERS at EECA says "EECA and the Department of Building and Housing worked together to add further value to the Home Energy Rating Scheme. New buildings have to comply with the Building Code; however a Home Energy Rating is voluntary. So if the AccuRate tool is used, a customer not only gets the benefits of a Home Energy Rating – they also obtain BPIs for Building Code compliance purposes at no extra cost."

"There are significant benefits of carrying out a Home Energy Rating at the planning and design stage of building. Because AccuRate takes into account a home's layout, orientation and shading, many of the recommendations provided in the Home Energy Rating Report can be implemented at little or no cost, simply by making changes to the plans or the specifications. In addition, the star rating will provide home owners and builders with proof that their designs maximize energy efficiency which gives a competitive edge when it comes to selling the homes," said Jorg.



PRESS RELEASE

Smarter choice means never having to say you're sorry!

Sustainable building means making sure your children aren't left to deal with the mistakes of the past.

It means knowing with absolute certainty that your building materials will be energy efficient over their entire lifetime.

That's why James Hardie has just published *'Smarter Products for Sustainable Building'*. The publication details the results of an independent research into the embodied energy and life cycle analysis of our fibre cement products compared with other materials on the market.

The research was carried out by environmental expert, Dr Bill Lawson DSc (Hons 1) PhD, his study proved what we already knew – that James Hardie fibre cement products are

extremely environmental friendly across their entire life cycle and therefore are the smarter choice of materials for sustainable building design.

Publishing these results for the building community to see, is part of our commitment to supporting environmental sustainability in New Zealand. Reading it should be part of yours.

Go to www.jameshardie.co.nz/smartergreen to download your free copy.

For more information on *Smarter Products for Sustainable Building*, contact James Hardie Marketing Communication Manager Michelle Cherrington on 09 525 4851 or michelle.cherrington@jameshardie.co.nz



Training Delivery Options for 2010

“ON DEMAND” Training

“On Demand” training courses are available to be delivered in-house or at a location of your choice.

You can pick and mix between topics and modules from the Training Academy’s suite of training resources to suit staff needs.

COURSES AVAILABLE “ON DEMAND” ARE

Performing Series

NZS3604

Administration Series

- Building Control Processes
- Building Consent Vetting
- Introduction to Compliance Schedules & BWOFs
- Compliance Schedule Writing
- Building Warrant of Fitness Auditing
- Frontline Forum

Specialist Topic Series

- Assessing Alternative Solutions
- E2 Weathertightness
- Timber Truss and Wall Frame
- Skeleton of the House

Public Schedule Training

Public schedule courses are open to all building officials, building industry personnel, or anyone with an interest in building control topics.

Any “On Demand” courses proving popular will be made available on the public schedule.

COURSES AVAILABLE ON THE PUBLIC SCHEDULE ARE

Getting Started Series

- As A Building Control Official (Understanding Building Controls Site Inspection
- Plan Processing
- Plumbing Inspection
- Fire Documents C/AS1
- Understanding TA Functions: Certificates of Acceptance and Understanding Certificates for Public Use
- Understanding Enforcement: Notices to Fix and Infringement Notices

Performing Series

- Complex Plumbing Inspection
- Complex Fire Design

Please remember the Academy will be developing other training modules on an “as and when required” basis. Once any new training has been identified and ready for delivery, these will be listed on the Training Event Calendar and in the Training Academy E-Newsletter.

NOTE: Locations and Dates are subject to change. Please check the Events Calendar on the website before booking.

Also a reminder that you should always ensure that, if you are travelling, ensure to book airfares and accommodation that are refundable or transferrable.

EVENT CALENDAR - 2010

FEBRUARY

22 February Understanding TA Functions: Certificates of Acceptance and Understanding Certificates for Public Use - **AUCKLAND**

23 February Understanding Enforcement: Notices to Fix and Infringement Notices - **AUCKLAND**

MARCH

1 March Understanding TA Functions: Certificates of Acceptance and Understanding Certificates for Public Use - **WELLINGTON**

2 March Understanding Enforcement: Notices to Fix and Infringement Notices - **WELLINGTON**

3-5 March Complex Plumbing Inspection - **CHRISTCHURCH**

15 March Understanding TA Functions: Certificates of Acceptance and Understanding Certificates for Public Use - **DUNEDIN**

16 March Understanding Enforcement: Notices to Fix and Infringement Notices - **DUNEDIN**

18 March Understanding TA Functions: Certificates of Acceptance and Understanding Certificates for Public Use - **NELSON**

19 March Understanding Enforcement: Notices to Fix and Infringement Notices - **NELSON**

22-26 March Getting Started As A Building Control Official: Plumbing Inspection - **AUCKLAND**

23 March Understanding TA Functions: Certificates of Acceptance and Understanding Certificates for Public Use - **ROTORUA**

24 March Understanding Enforcement: Notices to Fix and Infringement Notices - **ROTORUA**

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**

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**

18-20 May Getting Started As A Building Control Official: The Fire Documents C/AS1 - **ROTORUA**

JUNE

15-17 June Getting Started As A Building Control Official: The Fire Documents C/AS1 - **CHRISTCHURCH**

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



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