

Straight Up

Issue Ten – June 2005

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Len's news

Since the last issue in March there has been a tremendous amount of new developments within the Institute.

Firstly, we had the Annual Conference in New Plymouth which attracted a record number of attendees and some extremely interesting papers were presented. I would like to take this opportunity to congratulate all those involved in organising the conference, especially Rachelle, Peter, and Tracey from the New Plymouth District Council. Their commitment to ensuring the success of the event was absolute dedication and they did a fabulous task of highlighting the conference and making us all feel extremely welcome in the land of 'Naki. Technical papers are available from the national office at a small investment, those papers delivered at the conference were predominantly by our friends at the Department of Building and Housing.

Understandably, with the new legislation there are new challenges and I guess significantly created at the conference were two important committees and an extremely clear mandate for the future direction of the Institute.

The first committee created at the conference

was the Education and Training Committee under the capable leadership of Patrick Schofield from the Far North District Council along with Rosemary and myself and the other committee members who held a hand up at conference. We met with Infratrain and DBH on 24 May 2005 to discuss the future training matrix that will meet the needs of all our members and will continue to follow through with more dialogue in the future.

As an adjunct to the creation of this new committee, along with the results of the membership survey and our travel around the branches, training and our future was paramount. We are pleased to advise therefore, the creation of the Building Officials Institute of New Zealand Training Academy and you can read about this academy in more depth further in this issue of *Straight Up*.

The second committee that was formed was the committee that will look at the creation of a new set of guidelines to assist you as members to carry out your task with the least amount of difficulty. This new set of guidelines will complement the work already carried out in the old Code of Practice and will be re-emphasising itself as an important

tool in your toolbox. Currently, negotiations are going to plan in raising the necessary finance to fund this important project.

One of the highlights of the last couple of months has been the opportunity to visit just about all of the branches and to listen to you, the members. I found all the meetings attended so far to be extremely positive, and, as I mentioned going around the country, one of the top priorities is for the continuation of this important face to face networking opportunity.

The new logo, new website, and new special Interest Groups are all products and services to make members value the Institute. While these initiatives are new, the style, passion and commitment behind the Institute with the board and management carrying out the new strategic plan and direction, old age principles are being applied. Services to you as members and customers and dedication to ensuring that we can retain you as members so that you can advise your colleagues of the benefits of membership are, after all, the life blood of any organisation.

Lennard F. Clapham
Chief Executive Officer, BOINZ

Rules on hold...for now

Voting on the proposed amendments to the Institute's Rules did not happen at the March 2005 AGM as planned, following discussions with the new CEO, Len Clapham.

The Board decided to let the Rules lie on the table and to appoint a member-representative committee to consider and make recommendations on them. Once this work is done it is proposed that the Rules can be renamed and properly ratified as the Constitution of the Institute.

It is important for the Institute to have a Constitution in place because it will be

considered for charitable status under a new Act, the Charities Act 2005, and for taxation purposes as a not-for-profit organisation by the Inland Revenue Department if the Act's requirements are met. The ramifications of this will be considered by the committee and included in the Constitution. The wording of some terms in the Rules will also be clarified in the process.

A committee has been nominated and selected by the Board and we will be in touch with members for comment as we develop the new Constitution.

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Board member profiles

Richard Toner President, BOINZ

This is my third year as President and I must thank you, the members, for the support you have given me during my time as President. I also wish to thank the Wellington City Council and, in particular, George Skimming, Director, Building Consents and Licensing Services, for allowing me the time to be your President.

The President's role is demanding, and, during this very challenging time of change, I have been fortunate to have had the support and help of your Board, Rosemary, and more recently, our new CEO, Len.

My vision has always been to ensure BOINZ is, and is seen to be, a truly professional body by our industry, has a vision for the future, has a strategic focus and direction, and is well managed providing good value to its members.



The challenge has been how to create the capacity to put into practice the ideas that have been developed by the board; I believe we are now starting to see the benefits of this. Recently, Len Clapham and myself completed visits to most branches and from this and from the feedback at conference I am confident that I and your Board have your support.

We have not just been inward looking and have developed closer ties with our Australian counterparts; this has helped us focus and given me confidence that we have been pursuing an achievable goal.

The future looks great and I am looking forward to handing over to your new President next year an organisation that is truly leading our industry and that you as members are proud to belong to.

Tim Weight Vice-President, BOINZ

I am the Team Leader Building Inspections at Christchurch City Council. The team is comprised of 18 inspectors and 4 building inspection coordinators. We are responsible for inspection bookings, site inspections on current building consents in the city and the issuing of Code Compliance Certificates.

I have been a member of the Building Officials Institute Board since 2001 and the National Vice-President for the last 2 years. I find the role stimulating and enjoy representing the members of the Canterbury Westland Branch at Board level. With the industry undergoing a rapid and extensive change at this time it is of value to the Christchurch City Council and myself to be able to contribute. I thank the Council for enabling me to take this opportunity.

My goal on the Board is to support the current President in his drive to lift the professionalism and profile of the Institute in the industry. The changes the organisation has made in the past 4 years are immense and it is an exciting time to be involved and contribute to this change. I fully support the strategic direction of the organisation and the challenge in the coming years will be to continue lifting the bar to enable the Institute to be seen as fully representative of the building controls industry. This will require the ongoing involvement of members as the strength of the organisation is the members.



I have found the recent trips to the Central, East Coast, Waikato/Bay of Plenty, Auckland, and Southern Branch meetings with the President and the new CEO, Len Clapham, to be of immense value. It was good to meet members in their branches and listen to their questions regarding issues affecting

The Charities Act 2005 and BOINZ

Regulatory changes are underway that will affect the way the Institute is run.

A new Act, the Charities Act, came into effect on 21 April and establishes a Charities Commission. Charitable organisations, incorporated societies, and non-profit organisations will need to register with this commission next year or early 2007 to maintain their current tax exemptions or gain an entitlement to these so it is important that they register, even though this is voluntary.

This means it will probably be well subscribed to. Assuming that most of these organisations register, for the first time the Government, researchers, and the public will have a comprehensive guide to the range of charitable organisations that are working in New Zealand.

The status of being included in the register is expected to enhance the professional standing of these organisations. Information about their governance, resources, and activities will be held on the register. This information will be monitored by annual returns to the commission on their activities and finances and will be open to public scrutiny.

From 1 July, the Act will be administered by the Department of Internal Affairs. Regular updates including a short guide to the new Act will be published on the government's charities website, www.charities.govt.nz soon.

them. I support the continuation of these branch visits in the future.

I also represent the Institute on the Education Training Advisory Group which is currently undertaking the formulation of the National Diploma in Building Controls. This diploma, when it becomes available, will enable those in the industry to receive recognition for the current role they are undertaking. It will provide a career path for those looking to enter the industry and enable existing staff to further their careers by undertaking relevant study.

I look forward to the future of the Institute and representing members on the Board to drive the changes and challenges ahead.

Introducing BOINZ member...

Eddie Newman, Compliance Officer, Westland District Council



I started in the building trade as an adult apprentice after returning to New Zealand in 1990.

Based in Arrowtown, I worked for Edge Construction on domestic building works as well as on large scale commercial jobs such as the Steamer Wharf Complex in Queenstown and the \$15 million dollar Blanket Bay Lodge in Glenorchy.

Then I shifted to the West Coast with my partner in 2000 and initially worked as a self-employed builder before being employed by Tai Poutini Polytechnic in Greymouth as a carpentry tutor.

Working at the Polytech was a great experience and I took advantage of the opportunity to get some computer skills, teaching techniques and attended numerous BRANZ seminars.

Since joining Westland District Council in November 2004 I have found the position of Compliance Officer demanding but rewarding.

The BOINZ 2005 Conference was my first BOINZ event and I was impressed with both the organisation and the presentation of the material delivered.

Eddie enjoys the West Coast lifestyle and loves red wine, tramping, and holidays.

Standards New Zealand update

Just published:

NZS 1170 SET Structural Design Actions (comprising Parts 0, 1, 2, 3 and 5) was published in April 2005. This is a two volume set of the structural design and loading standards that are applicable in New Zealand. Volume 1 "Structural design actions" comprises: AS/NZS 1170.0:2002 Part 0: General principles AS/NZS 1170.1:2002 Part 1: Permanent, imposed and other actions AS/NZS 1170.2:2002 Part 2: Wind actions AS/NZS 1170.3:2003 Part 3: Snow and ice actions NZS 1170.5:2004 Part 5: Earthquake actions - New Zealand Volume 2 contains the commentary supplements to these Standards which give background to the provisions in the Standard and suggest approaches that may satisfy the intent of the Standard. Both volumes incorporate the amendments issued at the time of publication. The set is presented in ring binders that will be able to accommodate future amendments. This set provides

the general design philosophy and methodologies for structure design as well as the service and environmental loadings (actions) to which structures may be subject. The 1170 series has been prepared with the intention that it will replace NZS 4203 as the NZ Building Code verification method determining and applying the design actions for buildings.

Recently published:

Amendment No. 4 to Timber Structures (NZS 3603:2004). Amendment No. 1 to Verification of timber (NZS 3622:2004). Timber Structures is important for the timber industry as it primarily outlines the characteristics that different types of wood should have in order to meet performance requirements. Verification of timber describes procedures for the initial evaluation and daily quality control requirements necessary to ensure that timber has the structural properties claimed for it.

Under development:

Standards New Zealand (SNZ) is currently working with the Department of Building and Housing (DBH) to prepare a new Standard for residential cable cars. It is intended that this will then be cited as part of a compliance schedule and subsequently in the Approved Documents. The draft of the Standard will be released for public comment by the beginning of June 2005 with final publication expected by October 2005. Overall, the new Standard will provide better regulation of the design, construction and maintenance of cable cars. It will provide Territorial Authorities (TA) with a framework to assess and give consent for new cable car installations, plus potentially require compliance with an inspection regime. Along with industry, the TA's will also have clearly stated performance measures. Home-owners will have the reassurance of knowing that their cable car meets the required safety Standard.

BOINZ launches Training Academy

The Building Officials Institute has created a new training academy for the building controls industry. This Academy will act as a conduit for all education and training opportunities. It will not be a training provider nor will it be an ITO. The Academy will work with training providers to develop and provide continuing professional development (CPD) opportunities for building officials. It will act as a broker between training providers and the sector.

A survey of BOINZ members in March 2005

indicated that 86% of respondents voted training and CPD as their top priority. Also from 1 January 2005 a voluntary continuing professional development scheme was introduced for members. In order to meet that need the Academy has been formed to promote, develop and maintain training and education relevant to the sector. This includes the promotion and development of a suite of national qualifications.

The Academy will also work alongside the Australian Institute of Building Surveyors

(AIBS) national training director and training committee to develop Australasian initiatives and develop reciprocity recognition of qualifications and CPD points with Australia.

Rosemary Hazlewood of Building Networks has been contracted to provide planning and development of a yearly CPD programme of events for the Academy. Expressions of interest will be sought from Australasian training providers for the provision of industry specific training. *Continued on page 4*

So what did you think of the Annual Conference?

Straight Up randomly selected two conference-goers for their feedback. Alison Geddes, North Shore City Council and Jason Batt, Horowhenua District Council generously gave of their time to comment.

Q What made you interested in attending this conference, have you attended any before?

Alison Geddes: I have not attended before but because of the new Act and my involvement in ETAG I thought I should make the effort.

Jason Batt: Well to be perfectly honest it was with some trepidation that I attended. Yes, trepidation due to an element of the unknown with all the hype and promise of what could possibly lay in store. Primarily I attended to glean as much understanding of the new Act as possible. The 3 day work respite from an overwhelming work schedule was also therapeutic.

Q Was there a particular presentation at the conference that sparked your interest?

Jason Batt: Robert Harte who coined the words "Collegiality is particularly apt in this current environment. Shared knowledge is a form of insurance". This stuck in my mind.

Alison Geddes: All the information about the new Act and the response to the ETAG presentation.

Q Did you find the exhibits useful/informative and relevant to the work of building officials?

Alison Geddes: The building officials probably did but it was too technical and nutsy and boltsy for me (but I was in a minority).

Jason Batt: Absolutely.

Q What expectations did you have in attending the conference? Did the conference meet your expectations?

Jason Batt: I expected to come away geared up to tackle and embrace the new Act and

yes to a certain degree this was realised. I was a little disappointed in that the DBH are the first to admit they do not have all the solutions and there are a lot of grey areas.

Alison Geddes: The conference exceeded my expectations. It was very well organised, very informative and very professional.

Q Did you find it a useful opportunity for making contacts with colleagues and suppliers and other members?

Alison Geddes: An excellent networking opportunity.

Jason Batt: Yes, the camaraderie and networking is brilliant. There is nothing better than to spend quality time with your peers.

Q What goals for the future direction of the Institute can you recall that stood out in your opinion?

Jason Batt: Ongoing professional development of members through a proactive institute with the end goal I believe to gain the long deserved recognition of professionals in our own right. We are the masters of our own destiny.

Alison Geddes: That BOINZ is looking to lift its game and raise the profile of the organisation to become a more recognised and respected organisation representing a professional industry group.

Q Can you recall what the new committees will be working on?

Alison Geddes: Only education.

Jason Batt: Leading from the front foot with a voice in the industry to tackle the accreditation regime.

Q What questions were raised in response to the presentations and the Institute's future direction strategies and were they answered adequately in your opinion?

Jason Batt: In summary only I can conclude that we have a real stalwart in Len Clapham

and believe with Len at the helm we are in good stead to embrace the future.

Alison Geddes: I don't recall except that I was a bit dismayed at the comments from one of the MCs about the education strategy. I think his view was, for one thing inappropriate to the role he had on the day, and was obviously not shared by the majority.

Q What was the highlight of the conference on each of the days you attended?

Alison Geddes: Information gathering. Good speakers. Insights into the Australian system. The social functions were really excellent too.

Jason Batt: Monday, the workshops and the superb evening function. Tuesday, Geoff Mitchell's message of our journey ahead and of course the evening function with the legendary Colin Meads as guest speaker. Wednesday, the breakfast which included all the partners and further networking opportunities.

Q Will you attend the next conference?

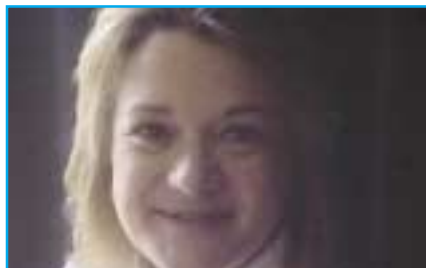
Jason Batt: Without question and absolutely categorically yes.

Alison Geddes: If the programme addresses high level strategic issues for the building industry and the local government sector, like it did this year, rather than technical matters I will be interested in attending again.

Q Overall impressions?

Alison Geddes: Very well organised, informative and packed with information. What a cracking pace!

Jason Batt: Beyond my wildest expectations. The crew from New Plymouth and the Central Branch did an awesome job. I look forward to the day that we are at last recognised as consummate professionals, after all, with all the hats we wear we must have superior cranial capacity!



Rosemary Hazlewood

Liz Alexander of Events Division has been contracted to provide all event management and registration services. These will be run through a centralised process at the BOINZ office.

The Academy commences its programmes from 1 July 2005. For more information go to www.boinz.org.nz



Liz Alexander

Is the path to gaining Code Compliance Certificates too long?

Do long periods between consent and sign offs until issue of a code compliance certificate send the wrong message to construction workers and home owners by implying a lack of urgency in the need to complete projects on time and the consequences of that? Does a long inspection process undermine the building controls process?

There are several possible scenarios that can destabilise the controls process:

- where a developer/builder/private certifier goes out of business during construction and inspections are suspended.
- delays in the process and the consequent inefficiencies in record keeping, because there is no agreed time frame as to when the next phase of work will be completed and ready

for inspection and because inspectors can be called out as and when required.

- the designer/architect of the original design brief leaves the project and the builder/developer and client decide to make variations to the approved brief and substitute incorrect specs and products without a consent, and then where, unbeknown to the inspector and in the absence of any information to the contrary, these specs or products are not assessed as being deficient when inspected in situ.
- for some reason, ie, the client runs out of money to finish the project, the inspection process is suspended indefinitely or the currency of the design specs are superseded by improvements in industry standards, thus requiring a new consent.

- ultimately, when consents expire, changes to design or product specs required by new determinations, alternative solutions and the like may arise which delay inspections and sign off as a result, the number of affected projects increase exponentially, and thus more inspections are required.

This is the environment in which building controls officers are expected to monitor the consent process and make consistent decisions. The longer the time frame from start to finish of building works means that these projects stay in the system longer which adds more steps and more time to the monitoring process. This situation compromises the successfulness of making consistent decisions.

“Inspector overload”

At the 2005 BOINZ conference, a lawyer from Simpson Grierson addressed the pros and cons of what constitutes public access where the Building Act requires all or part of a premises to be closed when construction is in progress. In the interests of safety, granted this is warranted, but an inevitable minefield also? Who then, monitors when and whether a site has to be closed off - another role for building officials?

If the closure is for safety reasons building controls officials will be aware in the course of their inspections that the inspection process will be delayed. Inspection visits, such as those by OSH, are available to cover site safety concerns.

If, however, the public access rule is deemed to be a building controls activity this has the potential to increase costs in the monitoring process and the time invested by building controls officials. It's another step in an increasingly long list of processes and as we know processes are fine in principle but when the system fails who carries the can? Are we setting up building controls officials for potentially more site visits than they would normally make? If it is an issue of site safety then the responsibility for this should really be taken by those using the tools, the contractors and then the site safety professionals, if that is the concern.

There are examples, if overseas reports are to be believed, where increased costs, lack

of staff, inadequate record keeping due to demands on time and resources, are compromising the ability of professionals to do their core function, building controls.

According to a USA story, “1 in 10 homes that were built in 2004 and are now being lived in did not pass a final inspection... mainly because building officials have traditionally relied on builders to obtain the necessary approvals from the city” *The Bulletin*, 6 January 2005. The article also states that “while records are kept for residential homes to show they have passed a final inspection and commercial building owners are required to post their occupancy permits in a visible location...there is no easy way to track how many construction projects were given the necessary permits to open for the public because the building department's computer filing system is outdated”. www.bendbulletin.com/news/story.cfm?story_no=15310

The same report estimated that at least one full time employee is needed to police building permits by running computer records checks and following up with site visits. Others track the progress of permits electronically, review permit applications weekly, create separate lines in permit offices for people seeking relatively simple permits and those whose permits require more extensive review, recover the costs of reinspections and require consistent inspection standards so that builders and

their subcontractors know what is expected. A bid to improve service delivery backfired for one US county, the Grand Jury “concluded that rapid check and rapid process surcharges were invalid since they were not created through the required legal process and are arbitrary figures that cannot be related to the actual cost of providing this service with the current record-keeping system”. The Grand Jury found that “no adequate system of filing, storing tracking or analysing customer complaints had been developed”.

How do we compare?

Are our regulations adding too many processes and too often on an ad hoc basis and do we have an adequate framework to slot them into? How effective are our methods of monitoring follow ups when a plan is changed, the materials are substituted or incorrectly used, or to even alert us when a permit has lapsed?

A quick formula, number of consents issued minus number signed off gives a year to date snapshot of the progress of building consent activity and thus the total building consents that require further action.

What procedures does your TA have for monitoring building consent activity? How many consents does your TA have pending or which have lapsed? Would an online database for recording this activity remotely (while on site) be useful or feasible?

Regions in crisis

The effects of a year's rainfall in 24 hours, a tornado, and how building officials help in the recovery effort.

As individual stories unfolded, and the enormity of the loss of their homes became obvious, the effects of the May floods were described as a result of a "weather bomb", *Dominion Post*, 21 May 2005.

Flooding on this scale has not been an uncommon sight around New Zealand in recent years. Flash floods are often described as 1 in 100-year events, but it is cold comfort to know this when each year different parts of the country experience such an event and for some it has happened more than once.

In the following articles, building officials from 5 regions describe their role in recovery teams responding to catastrophic flooding and a tornado.



Whakatane flooding. Note the steep hill behind all of the houses, those top left seemingly unaffected while those on the right devastated. Should ground testing be done to check the water table and the presence of natural watercourses in housing developments?

Responses to flooding – building inspection officers' experiences

Hutt City flooding – Craig Ewart, HCC Building Inspection Officer

Hutt City has been in the unenviable situation of having had 3 significant storm events in the last 18 months. The worst was in February 2004 where 104 properties were affected by flooding and 55 suffered inundation. The flood waters were contaminated with vegetative material and sewage, in some cases. The other events, in August 2004 and February 2005 resulted in fewer homes being flooded.

Following these events, building officers helped in a number of ways.

The Building Control Emergency Response Plan and Regional Public Health guidelines were crucial starting points for advising people what the baseline requirements for reoccupation of their homes were.

On the advice of the Environmental Health Officer working under the Health Act 1956 we were able to enforce "Closure Notices" on homes where necessary.

Initially, officers gave advice to householders and their insurance companies as follows:

- Removal and replacement of wall linings where flood waters were above skirtings.
- Moisture levels in framing, joists and flooring needed to be checked and it

took months for it to reduce to the target levels. There were different levels for pine or native timber framing.

- Electrical fittings needed to be checked.
- Particle board floors needed replacing and in some cases, piles had sunk and houses needed repiling.
- Kickboards under kitchen and other fixed units needed to be removed and the areas dried out.
- Visual checks of floor levels and piles.

The building inspection officers supported the community brilliantly. They were there for support and in the first week many homes were visited 3 times, with information leaflets and a friendly chat easing their stress. The Council organised disposal bins on streets affected and Council office staff turned up in their gumboots, to clear debris, strip carpets, tidy gardens, all to help the residents.

There were also added frustrations of builders being unavailable because of pressure of work and it took up to 9 months for some homes to be fit for occupation, because of the magnitude of work required.

By this time we were into our second flooding event and, in some cases, repeat visits were required to houses that had been flooded a second time.

Whakatane flooding – Paul Howells, Senior Inspector, Whakatane District Council

In a flood we assess the extent of damage to the buildings and the infrastructure serving them, water, sewer and stormwater as well as electricity. We inspect any building, water supplies where private, drainage systems including septic tanks effluent fields, storm water systems, potential hazards impacting on buildings, and supervise remedial/restoration works.

Recommendations for action range from declaring buildings unsafe or dangerous to monitoring repair works, acting as an advocate for affected persons, to determining when and under what conditions people are able to return to their houses. In this regard, and after experience with 3 flooding events in Whakatane, we have appropriate check sheets already prepared and ready for use. These describe the extent of the damage to the building and the nature of repair works required, for example, the height to which the gib board should be removed, extent of structural damage, debris and silting issues, water supply and septic tank information. The inspector is also required to make a recommendation as to the status of the building in categories defined as:

- Unsafe, the building suffered structural damage and or is exposed to further potential damage;
- Not Safe to Occupy, due to risk to life;
- Short Period Entry, where water and silts have entered the building requiring removal of wall linings (the dwelling is structurally safe and not exposed to further potential damage); not suitable for occupation until remedial building work completed; restricted use; silt on the property; drains (and septic tank) require cleaning; may not have water and power.
- The last category is Inspected and Safe. There may be evidence of flood water on the property but insufficient to prevent reoccupation of the building. Drainage systems should be operable, but power and water services may not be available.

Completion of the above assessments is a priority and enables inspectors to quantify the extent of the damage which then gives some ability to assess future resourcing issues. It is also valuable information for coordinating recovery operations, assisting insurance assessors, the fire service, police and relief agencies. We must ensure that appropriate records are kept delineating the extent of the event and its affect on properties. This is essential for inclusion in relevant property

records for later referral in the event of LIMs, PIMs, and building consent applications.

Further, we have an important role in information dissemination to the affected parties themselves, and work with insurers as to what remedial and restoration works are required that the Council will expect to be undertaken with Civil Defence staff as to immediate and subsequent needs in respect to buildings/housing. We do also get involved where disagreements occur between owners and insurance assessors. In such cases inspection by Council staff has occurred to ensure consistency with repair work requirements.

Issues such as ongoing risks from further flooding land slips also have to be considered and we need to be proactive in bringing in and calling on expert advice and guidance where necessary, for example, geotechnical engineers and specialists from Regional Councils. These determine and quantify potential risks remaining and assist in determining whether reoccupation or rebuilding on affected sites can indeed be considered or permitted.

Prompt coordination and collation of all information received from the field is vital. Resourcing in terms of staff can then be allocated into areas on a priority basis, including of course the expectation for normal service delivery.

For building staff in a supervisory role, providing input and advice as well as reporting to the Civil Defence structure is needed. Developing appropriate and effective communication channels as early as possible with emergency services is required. We share information as appropriate, for example, with police as to houses which are unsafe and not to be occupied, with the fire service for washing down buildings after Council building consent officials have inspected and the property seen by insurance assessors. We also coordinate with specialists in determining future risk assessments and the likely impact on buildings if land stability is at risk. We need to know what the potential hazard risk is and from there provide positive recommendations on safety issues, such as whether people should be allowed into the area at all.

Ongoing work and costs are significant. Staff work long hours and weekends immediately in the aftermath of an event for essentially as long as the state of Civil Defence Emergency is in force. There follows all the additional work resulting from the restoration phase. We are still carrying out building inspection work relating back to the July 2004 flooding event in Whakatane, some 10 months later. For example, during the event, all routine works such as plan processing through to inspections may have to be placed on hold. If external assistance is



Whakatane flooding.

not provided, and in the case of the last two flooding events in Whakatane the assistance made available by both Rotorua District Council and the Department of Building and Housing is greatly appreciated, this backlog sooner or later has to be addressed.

Additional costs do result. The Whakatane District Council has waived building consent fees for all building consents taken out for flood restoration works. As well as the consent costs, the time component needed by way of follow up inspections, liaising with the residents, etc is considerable. Additional costs also result should additional staff be able to be sourced to address backlog issues.

Rangitikei flooding – Graham Calkin

Following the February 2004 flooding in this district we set up an Excel spreadsheet which was then linked to our rates data using property valuation reference as our base. This gave us the information about the locality/owners/occupiers name, site address, etc.

To this we added columns for inspection notes (ie, when the uninhabitable notice was served), update notes for follow up inspection, and lastly, an entry for when the dwelling was cleared to occupy.

The uninhabitable dwelling notice and cleared to occupy notes were then linked to the Land Information Memorandum so that potential buyers will know that the uninhabitable notice has been served.

We had 136 notices served on dwellings in our district over quite a widespread area. Some of these were served within a couple of days, but others took up to 2 weeks as we could not get to some of the outlying areas. Water 1.5 to 2 metres deep in one particular area (Scotts Ferry) took quite some time to disperse. We finally got through to these areas with the help of the Army from Linton Camp.

We handed out information packs with the notices informing residents what they should be doing regarding insurance, drinking water, septic tanks, and effluent systems treatment against contamination from the flood waters, etc. We also held many community meetings to help out the residents and let them know what was happening.

We decided not to require building consents if people were purely just reinstating their dwellings. We carried out inspections during the works of reinstatement, and helped out with moisture readings to the framing as well as any advice required. This was done free of charge as a service to the affected area.

Building consents were required if people decided to make alterations or fit new inbuilt or freestanding fires, and the appropriate fees were charged as usual. The whole process has taken some time and not all the dwellings are ready for occupation at this time.



Tauranga flooding – Brian Swale, Senior Building Officer

Straight Up asked Brian:

Q What are inspectors doing as part of the recovery process and who have they been working with to manage the emergencies created by the flooding?

A I have been working with geotechnical and structural engineers to ensure that buildings that have suffered minor or no damage are repaired, and have sufficient services in accordance with the building code to allow people to re-occupy their dwellings.

Q Do you think that the rules for building in some areas will now be reviewed?

A Yes, stormwater control and location of new dwellings on or near the top of slopes will be reassessed once the recovery phase has been completed.

Q Does your team keep a database of affected properties and sites and if so what information does it provide and what is it used for?

A Yes, we have a database of affected properties which have been classified according to the damage and risk. Each affected property has owner details, insurance company and contacts, a record of all inspections undertaken by council staff, engineers etc.

Q What has been your most lasting impression from your experiences during this crisis?

A The ability of people in a disaster to work together to help people in need. The compassion from the community for those persons who have suffered either loss or damage to their homes.

Q What lessons can we learn from the experiences of dealing with this sort of destruction?

A Building work including sitework should be undertaken in a manner that does not cause a nuisance to neighbouring properties. Retaining walls that have been constructed in accordance with an engineer's design appear to have performed well. Stormwater systems that comply with the building code are struggling to cope with these sub-tropical downpours that we seem to be now experiencing. Never underestimate mother nature.

More information on council response to flooding for homeowners given the all clear to return home after flooding is available on the Tauranga District Council's website: <http://council.tauranga.govt.nz/default.asp?CategoryID=100555&ArticleID=102648>

The Greymouth tornado – Paul Pretorius, CEO, Greymouth District Council

The role of our building inspectors during our recent tornado event can be summarised as follows:

1. Shortly afterwards to:

- secure safety of buildings generally. The focus was on the removal of immediate sources of danger, ie loose roof iron etc. Fortunately, Urban Rescue took over this function.
- assess safety of buildings affected for accessibility and ongoing serviceability. This means an on-site inspection was carried out on all buildings affected.

- advise on temporary measures to allow affected parties, ie, businesses to continue operating safely.

2. Since then to:

- advise affected parties on how to deal with repairs/reinstatement.
- assess replacement plans objectively and to undertake associated inspections.
- without becoming involved, assist insurance assessors with background and historical information about properties affected.

Continued on page 11

Check those labels

Windows need to be carefully checked for compliance with E2

The suitability of every joinery unit is dependent on the wind zone of the location into which it will be installed. The wind zone is determined at design stage, and is commonly included in the PIM information issued by the Building Consent Authority. Additional design factors are dictated as the building height increases.

The NZBC E2 clause 9.1.10 requires all exterior joinery, regardless of what materials the joinery is made of, to comply with NZS 4211 "Performance of Windows". A part of that compliance, under clause 6.2 of the Standard, says that any and all exterior joinery (windows and doors) must leave the factory with a small label attached to each unit stating the manufacturer's name, compliance with NZS 4211, the unit's wind zone capability (eg, L, M, H or VH), and its air leakage level.

It is both very important and very easy to check the labels to ensure that the windows are properly selected for the location. Be aware that some individuals may cheat by putting in low performance windows, to maximise profits, and removing all the low rated window labels so that the cheating

cannot be detected. The Inspector should not assume that the rating indicated by a few correctly labelled windows applies to the entire building - that is a dangerous assumption to make.

Imported windows should also be labelled. It is important to understand that labels from other countries do not automatically correspond to the NZBC E2 requirements. Almost every country has different test requirements that reflect the needs of that country. For example, normal windows from Australia have water performance ratings at less than half of what our New Zealand conditions require. (150 pa versus our 330 pa). A detailed understanding of the Test Method and Standards is required before making a decision on accepting any imported joinery.

Window labelling also future-proofs today's buildings as it includes the very important air infiltration factor (levels 2, 8 & 17) which NZBC H1 (Energy Efficiency) will rely upon.

The "final check" on the suitability of a window unit for a particular site is the inspection of the labelling on the window

unit in situ by the building inspector. This is the last opportunity to get it right. Building inspectors making on-site inspections therefore need to be vigilant that the correct window unit is installed appropriate to the wind zone conditions for a particular location. If the installation does not meet the PIM for the building then the code compliance certificate should not be issued until the correct unit is installed and those responsible for installing the incorrect window unit should foot the bill.

The new E2/AS1, Acceptable Solution for External Moisture in the Building Code offers a range of new window installation details, based on the principles of pressure equalisation. However, the principles themselves are not new, but are based on the fundamental laws of physics and provide the foundation for a robust and innovative approach to the installation of windows and doors.

Stewart R. Knowles

Executive Director
Window Association of New Zealand

What is the benefit for an exhibitor of showcasing their products at conference?

Apex Valves was selected at random to comment. How successful was the conference from their point of view and did attendees like this exhibit?

The conference provided a great opportunity to present our product mix to a large gathering of industry decision makers.

Firstly, it provided a forum to present our range of pressure control valves and discuss a number of technical issues with inspectors and certifiers.

Secondly, it allowed us to present our innovative new products, in particular the Rainaid and the new Limiting Stop Valve which were both very well received.

The Rainaid provides a clever and cost effective method of conserving water and with rising concerns over water shortages this was very well received by the BOINZ members.

The Limiting Stop Valve provides the perfect option for plumbers to install a 4 function control valve at the point of entry to a dwelling providing a balanced water pressure to the plumbing fixtures.

The LSV provides an isolating valve, stainless steel 250 micron filter, adjustable limiting valve (200-600kpa) with an integrated return valve incased in a DR Brass body 140 mm in length. The valve has a unique cartridge

system allowing cartridge replacement while the valve remains in line. The BOINZ members were very receptive to the distinct point of difference this valve offered in a market where water quality is of the utmost importance.

It was exceptional to have the opportunity to display our product mix to the BOINZ members. As a 100% New Zealand owned and operated company, Apex continues to produce product designed specifically for the New Zealand market and would consider the BOINZ conference an essential part of our marketing calendar.

Glenn Bishop
Market Development Manager

BOINZ membership questionnaire results

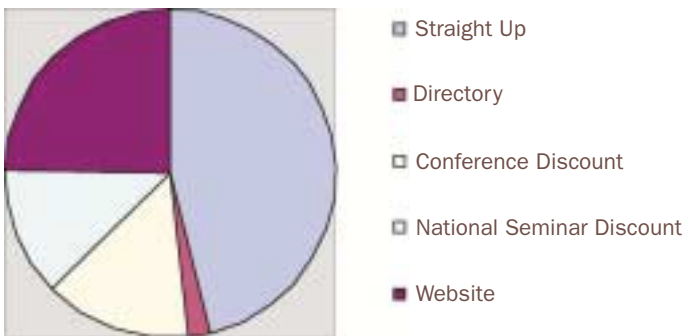
Statistics for the questions scoring the highest percentages reveal some interesting results.

While 68.9% read all of *Straight Up* and 46.1% stated that the BOINZ membership/benefit they use the most is the newsletter, the next highest percentage responses were to questions responded to by:

- the 35% who stated that the main reason for joining and remaining a member of BOINZ is for professional development and
- the 43.3% who stated that professional development is the top priority for BOINZ in 2005/06.

What BOINZ membership benefits/services do you use the most?

Straight Up - 46.1%
 Directory - 2.1%
 Discounted fees for the BOINZ Annual Conference - 14.7%
 Discounted fees for BOINZ
 National seminars - 12.5%
 Website - 24.6%

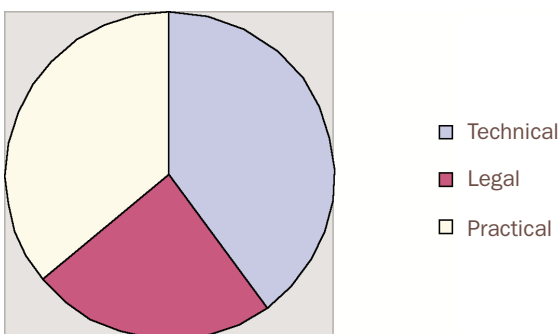


In short, respondents are good readers but want access to more technical knowledge relevant to the building inspection/controls industry. Easy to say but how can this be achieved, who provides the knowledge, and what information do members want?

Taking, for example, respondents answers to the following question, interest seems relatively closely similar in the technical and practical categories:

Do you have a preference for technical, legal or practical papers at Annual Conference?

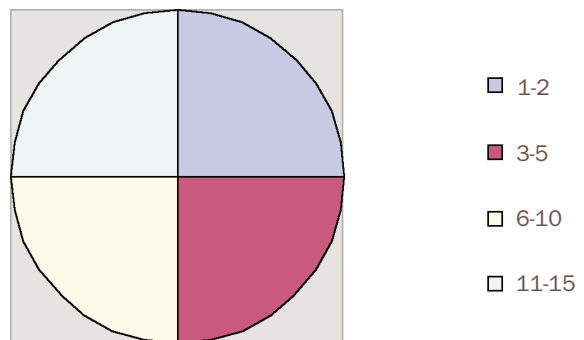
Technical - 39.9%
 Legal - 23.9%
 Practical - 36.2%



The general impression from the survey is that there is already more than enough paperwork to hunt through to get information when you need it. The Building Act, codes of practice, DBH determinations, Standards, and more are there for you when you need to check out a policy. But when you want information on a subject close to your heart such as professional development or technical tips, your knowledge about how those policies work in practice and the depth and range of technical information that involves is yours to share and is needed by the policy makers. One way to promote this is by attending the Annual Conferences, as the questionnaire shows, 75% of corporate members sent more than 2 staff.

How many staff would you normally send to the BOINZ Annual Conference?

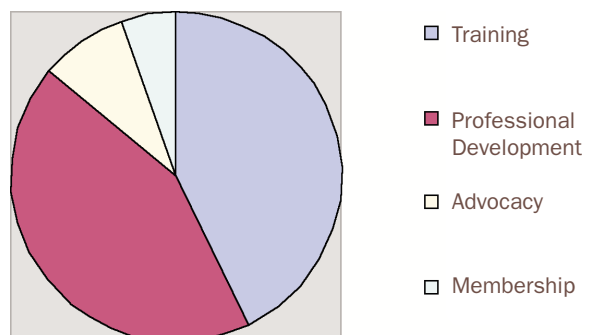
1-2 - 25%
 3-5 - 25%
 6-10 - 25%
 1-15 - 25%



With more professional development and technical updates on your agenda here are some suggested courses of action you might take to achieve this. Say you want to react to a policy or change it? Advocacy courses with a focus on learning how to prepare submissions when they are called for on policies affecting your industry might be worthwhile examples of facilitating professional development.

What in your opinion is the top priority for BOINZ in 2005/2006?

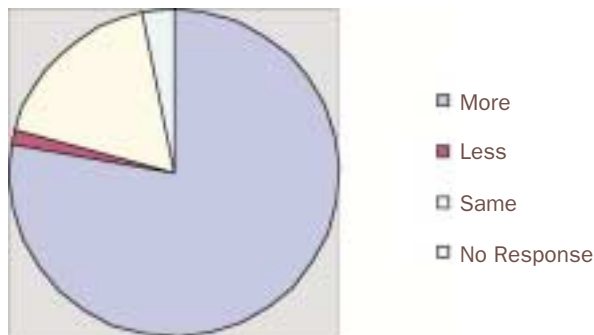
Training - 42.9%
 Professional Development - 43.3%
 Advocacy - 8.4%
 Membership Services - 5.4%



Advocacy was rated by only 8.4% of respondents as a top priority yet the comments received indicate that this is more important than the statistics reveal. For example, 40.8% said that BOINZ should be involved in Outreach Programmes involving the community at large and 77.7% of respondents said that the Institute should be involved in national policy or political issues in our areas of interest with comments such as “there should be a national approach to building approval” and that the Institute “needs to be a good lobby group” and an “influence”. As members you “are” the Institute and as such you have the opportunity to bring your views to the discussion table. Should all 77.7% of you become trained advocates this would enhance the Institute’s presence.

Should the Institute be involved in national policy or political issues in our areas of interest?

More - 77.7%
 Less - 1.5%
 Same - 17.7%
 No Response - 3.1%

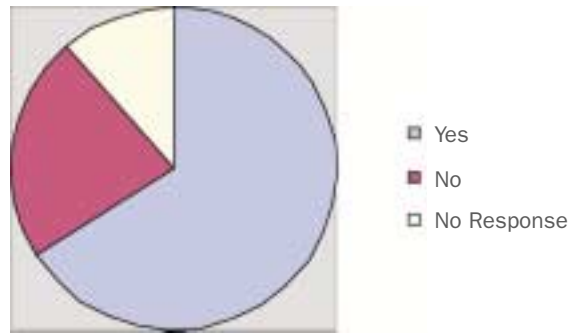


Attending training sessions is one option for gathering and sharing information. Opportunities to network and discuss issues at these forums is a win-win situation and respondents certainly favour more training and a greater variety of it (66.2% said they would undertake other training).

Will you undertake other training?

Yes - 66.2%
 No - 22.3%
 No Response - 11.5%

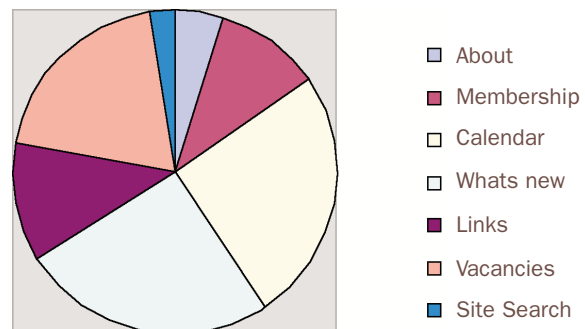
An even more immediate resource is the BOINZ website, yet only 1.6% of readers said they visited the site daily. 51.6% said they would participate in a Discussion Forum on the website and 73.1% said they



would pay more for this benefit. One respondent said that the website needs to be a “living document continually updated”. Have you checked out the new look site launched last month? Check out the direction respondents thought this should take.

Please indicate which BOINZ website pages that are of most interest/value to you.

About the Institute - 4.8%
 Membership - 10.6%
 Events Calendar - 25.1%
 What’s New - 25.6%
 Links - 11.6%
 Job Vacancies - 19.9%
 Site Search Form - 2.4%



You can also write to *Straight Up* c/o BOINZ with your comments and suggestions for topics that we might cover. This is your forum to engage the attention of not only other members but also the agencies that BOINZ works with, many of whom receive the newsletter. Letters to the newsletter and to BOINZ, in addition to involvement in the Discussion Forum, will help your Institute represent the views and the groundswell of opinion of its members on issues of concern to them.

Continued from page 8

We undertook a comprehensive, central recovery and response coordination effort and building inspectors supported that. Based on their local knowledge and contacts inspectors were able to advise on potential alternatives for businesses, available space, and opportunity to take up under-utilised space, etc. We succeeded in temporarily housing a number of affected businesses sharing

with other businesses which had “surplus” floor space. They also coordinated with other service providers, ie, electricity distribution and telecommunications companies.

As to ongoing costs/work, all buildings affected have to be repaired or replaced. This is a long and drawn out process which, in our case took longer as a result of the inability of the insurance industry to sign off on work immediately.

What is perhaps very important in our case is that the additional work for the building inspectors, created as a result of the tornado, came at a time when they were (and still are) totally snowed under with work related to the very positive economic development we are enjoying. It took a lot of time outside their normal work day to deal with the aftermath of the Tornado. Obviously, we are very proud, not only of their achievements but also of their positive approach.



The new BOINZ website.

Sequel to the floods

The *Dominion Post* reported 11 June 2005, that with the discovery of a human skull in the area it has been suggested that houses in the Matata subdivision were probably built on a former battle site where 700 men, women and children were killed as iwi warriors made their way to Waikato to support the king movement against a British colonial force in 1864. A Maori spokesperson has said that it is unlikely that houses on the subdivision will be rebuilt.

Competition winner!

Our competition for the logo resulted in the free registration for the next conference being awarded to Kim Southcombe of Hamilton City Council. Congratulations Kim!

Note your diaries!

There's a change of venue for the 2006 BOINZ Annual Conference. Read more about this on the website. The conference will be held in Christchurch at the Convention Centre 2-9 April 2006. The technical programme will be organised by the Southern Branch while all other arrangements will be made by the National Office of BOINZ.

Stop Press

BOINZ congratulates Mr Patrick Lawrence, Building Controls Manager, Rotorua District Council, on his appointment to the new Building Practitioners Board for a 5-year term, announced by Building Issues Minister, Hon Chris Carter on 30 May 2005.

Building Officials Institute of New Zealand

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