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DECEMBER 2007

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straight up

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Should we have a name change?

Should we consider a name change for the Institute? It's a good time to think about it.

We started life as the Building Inspectors Institute of New Zealand over forty years ago.

We amalgamated with the Plumbing and Drainage Inspectors and after that the Clerk of Works Institutes. We changed the name at that time to encompass our core membership and embraced the concept that we were "Officials" which is reflected in the name we carry today.

Now we have a greatly increased membership who is drawn from different sectors of the industry. We seem to have "outgrown" the Officials label and taken on a surveyors' mantle.

The Institute is not only growing numerically but has moved up a notch to the next level of maturity and this should be reflected in the name that our group projects to the rest of the industry. We have moved from an in-house administration based on voluntary contributions to employing a dynamic Chief Executive and administrative staff. We are actively lobbying, training, developing new concepts for members and building relationships with other professional organisations. Are we appropriately identified?

Let's have a look at the name. Let's consider the facts. Do we want, or not want, an acronym? Is the time for change politically appropriate? Let's debate the issue prior to

and at the next AGM in 2008.

The Institute is at a crossroads where it is moving to multi-disciplined membership. It is serious about the education of the members with a particular focus on local government and consumer based services at the present time. What sector is next in line for our involvement? Surely we need a global image. Perhaps we need to reflect both building and infrastructure construction so as to encompass all construction sector groups?

How does the New Zealand Institute of Building and Construction Surveyors sound?

W. Irvine 617

President and CEO Present at ICC Conference in Reno, Nevada.



FROM LEFT; Immediate Past President Terry Hewitson, Ontario Building Officials Association; President Tim Weight, Building Officials Institute of New Zealand; Chief Executive Officer Len Clapham; Vice President of Chapter Relations Laura Scott, International Code Council; Chief Executive Officer Kevin Skauge, Australian Institute of Building Surveyors (AIBS), 1st Vice President Ed Ho, Building Officials Association of British Columbia, and newly elected President Lynn Balfour, Ontario Building Officials Association.

Merry Christmas from the Staff



With 2007 coming to an end this month, the Institute has been focusing on its direction and plans for 2008. In particular you will see that the Training Academy has already developed its core programme for next year, and training booked in for the first few months is outlined on page 24 of this issue. Events for next year will include the Building and Construction Summit in Wellington on 28 March; the Annual Conference and Expo in Auckland from 20-23 April and the Senior BCO Forum in Wellington on 11-12

August. The calendar of training and events will be updated throughout the year on the Institute's website and advertised via emails to members and through this magazine.

Along with a full programme of training and events, the Institute is working on a series of new initiatives and developing enhanced membership products and services. As these are finalised the office will keep members informed of developments which will include increased membership services.

On 17 December, Christine Reisch will join the staff as PA to the Institute's chief executive. Christine has worked in local government in the past, and is familiar

with the building officials' role. She is looking forward to interacting with the members and assisting Len with building relationships in the industry.

2008 will be a definitive year for the Institute. With increased numbers of specialised training programmes for members and qualifications coming on line, it will be exciting times for the sector.

On behalf of the President, Board and staff, best wishes to all our members and look forward to working with you again in the New Year.



Christine Reisch

The Office will close on 21 December 2007 and reopen on 14 January 2008.

Bill Irvine



Bill Irvine

Bill Irvine joined the Building Inspectors Institute of New Zealand in 1974 as an Auckland member. He was the County Inspector to the Waiheke County Council.

His trade background was in construction but he also carried registration as a drainlayer.

Soon after his appointment to the inspectorate he completed the Institutes New Zealand Certificate in Building Certificate which was administered by the Technical Correspondence Institute from Lower Hutt. This was followed by the Certificate in Building and a Certificate in International Marketing. In 2004 he completed a Business Diploma in Dispute Resolution from Massey University.

Bill has been a strong supporter of the Institute since joining 33 years ago.

After 7 years at the Waiheke County Council he moved to Rodney County and served 4 of his 5 years there as Senior Building Inspector before returning to the industry as a branch manager and contracts manager for two housing companies. Bill returned to Local Government as Chief Building Inspector for Tauranga City. Upon retirement of the Chief Inspector Bill was promoted to that position.

In 1987 he was appointed Technical Adviser with the Building Research Association of New Zealand and is still there.

Bill has been a strong supporter of the Institute since joining 33 years ago. He believes that training should come from within will external involvement at the consultation stage for balance.

The highlights of his involvement with the Institute have been his appointment to the Chair of the Auckland Branch a few years back and recently to the role of Ambassador. He says, "being an ambassador is an honour" "it is recognition by one's

peers of an extended and ongoing contribution to the well being of the Institute". Bill believes to achieve ambassadorial status is a goal that all Institute members should strive to achieve.

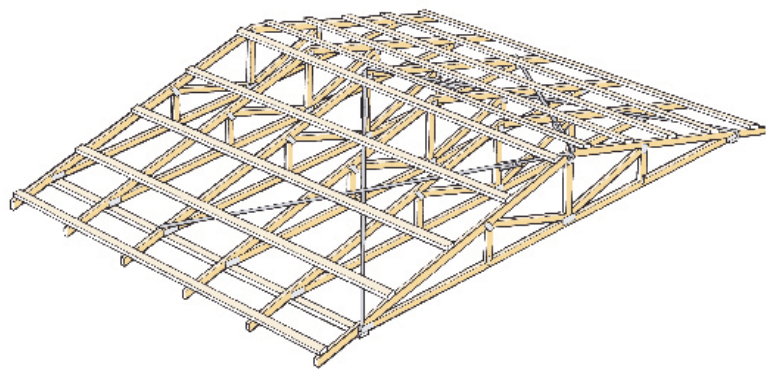
Bill Irvine is the leader of the Building Officials Institute's Ambassador Group. The Group have indicated they are keen to assist the office with writing a history for the building and construction sector. Anyone with relevant material they believe should be included in this book is asked to contact the office or Bill to pass this on.



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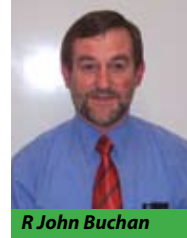


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R John Buchan

Working in Clusters – Ways of working together effectively

The Mainland BCA Cluster Group, which consists of 12 local authorities in the northern half of the South Island, formed in early 2005 to discuss the new Building Act and its requirements. The group comprises the Ashburton District Council, Buller District Council, Christchurch City Council, Grey District Council, Hurunui District Council, Kaikoura District Council, Marlborough District Council, Nelson City Council, Selwyn District Council, Tasman District Council, Waimakariri District Council, Westland District Council.

In the interim meetings it was discussed whether a formal or informal relationship was necessary and it was decided in the end to have a memorandum of understanding. The memorandum of understanding is a voluntary agreement and is signed in recognition of a desire to work together in good faith, honesty and openness. The principal aim of the approach was to develop and implement common processes, procedures and standards for building control services across the region and to achieve consistency of interpretation of the Building Act 2004.

The two main projects were:

1. To jointly develop the processes, procedures and quality management systems required to meet the standard for accreditation for a Building Consent Authority; and
2. To register each territorial authority as a Building Consent Authority.

A decision was also taken to jointly employ a project manager to provide point of contact, secretarial services, advice and expertise and that all important focus on the project. The group believed that there was a

cost saving in jointly employing a project manager. This decision proved worthwhile because it avoided the problem of having a workload put onto an individual in one of the Councils, who would have to find the time to do the work as part of their normal day to day activity.

The group found a number of benefits of working together as a cluster. Working together as a group uses the talents of a diverse range of people and it was found that various specialist skills were available

The group proved to be a great forum for sharing ideas and information and by discussion worked through a lot of issues.

amongst various group members. For example, some of the group members had quality control systems already in place and people who were skilled at using them. Others were skilled in the preparation of flow charts and were able to assist in preparing the formats for flow charts and in also developing those flow charts that were required. In the preparation of information pamphlets we were able to select from examples that had already been developed and to use the expertise of various people within the group.

The group proved to be a great forum for sharing ideas and information and by discussion worked through a lot of issues. The group became a focus point for receiving information and it was invaluable to get together to hear information from various people within the industry on what was going on.

Being part of the cluster was also an effective way to discuss and prepare consultation responses and to discuss

joint responses to industry issues which arose.

It also helped us to move towards consistency of things like interpretations of the Act and to discuss and agree on operational issues such as the number of inspections and when they should occur. The initial aim was to get complete consistency of documentation and processes, but it was obvious after a while that while the general thrust of the documentation and processes could be aligned, there were differences in each

organisation which meant it was not possible to have a complete consistency in all areas.

Another benefit of group meetings was that it allowed time away from the office

which was dedicated to working on the project without interruptions and this was more productive than trying to work on the project while day to day matters had to be dealt with. The group have worked jointly together on the preparation of base documentation for accreditation, such as checklists, application forms, public information, procedures and the quality control manual.

In the future it is hoped that the forum will work together to address common issues, to continue to prepare responses to numerous consultation documents as required and to share best practice and benchmark activities with each other. It may also be possible in the future to consider sharing resources so that peaks and troughs in workload can be dealt with.

R John Buchan
Building Control Manager
Environmental Policy and Approvals Unit
Christchurch City Council
john.buchan@ccc.govt.nz

TPR VALVES

MODEL: HT55 - HTE575-2

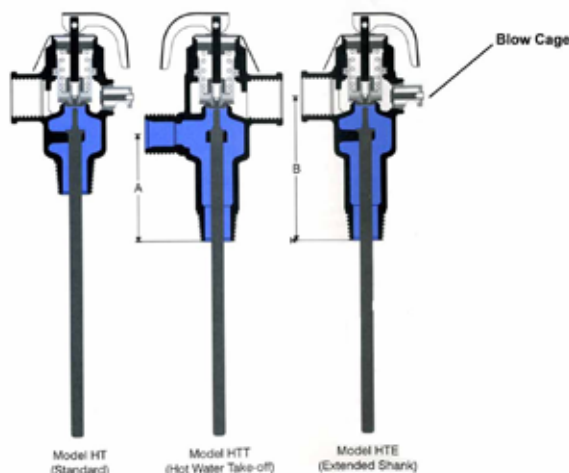
- ❖ Resulting from extended laboratory and field testing, recent design changes in both the actual valve seat and seating disc have contributed to major improvements in the reduction of field service problems.
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MODEL: HT 575



MODEL: HT 55



MODEL: HTE575-1



MODEL: HT 55-1



MODEL: HTE 55-2

SPECIFICATIONS:

Model	DN Size	Dim. A	Dim. B	Inlet Size External (M.I.)	Outlet Size Internal (F.I.)	Hot Water Take Off
HT55	15 (1/2")	--	52	15 (1/2")	15 (1/2")	
HTE55-1	15 (1/2")	--	74	15 (1/2")	15 (1/2")	
HTE55-2	15 (1/2")	--	98	15 (1/2")	15 (1/2")	
HTT55-1	15 (1/2")	56	74	15 (1/2")	15 (1/2")	15 Comp. (1/2")
HT575	20 (3/4")	--	51	20 (3/4")	20 (3/4")	
HTE575-1	20 (3/4")	--	73	20 (3/4")	20 (3/4")	
HTE575-2	20 (3/4")	--	96	20 (3/4")	20 (3/4")	

Rated Capacity: AS1357-1

55 models 10 kW
575 models 47.0 kW

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The Compliance Conundrum

The role of the modern day Building Inspector is becoming more demanding, requiring new levels of knowledge and professionalism. This is greatly due to the issues surrounding such things as the "leaky building syndrome". With a renewed emphasis on conducting effective inspections, comes greater accountability.

I have been running workshops with the local government section through my company PLS Performance Group for about 12 years, and now, in partnership with Building Officials Institute of New Zealand, we are tackling some of the personal development issues which have been ignored.

Dealing with unreasonable developers can often lead to the inspector being confronted with aggressive behaviour. This is crunch time as if inappropriately handled, the result could be assault, verbal abuse, or making a complaint to council. This need not happen, and can often be avoided or managed. The inspector must not be the trigger to the behaviour, however, in numerous cases this is exactly what happens. Reading and applying body language effectively, using the "stuck record" approach, strategically using "I" statements are all processes that can be used

to turn behaviour around.

Another area that is vital to the success of the inspector is the ability to conduct an effective investigation which follows the identification of non-compliance. The investigation can be determined in court on some occasions, so the inspector must follow all the legal principles associated with questioning suspects, and collecting evidence. Underlying the investigation is the ability to break the Section of the Act that creates the offence down to its component parts. We can call these the ingredients or the elements of the law. These are the actual issues that must be proved. Three ingredients that are common in all cases are the time, date, and place of the offence. These, along with all the other ingredients must be proved in a court of law, or before any other action can be taken.

Using notebooks, the police style notebook, and taking effective photographs are also essential functions of the modern day building inspector. I have prosecuted cases that were lost as a result of poorly taken notes or photographs that, because of how they were taken, were ruled inadmissible. The inspector must ensure that all evidence, whether

testimonial, physical or documentary, are lawfully obtained and are relevant to the case.

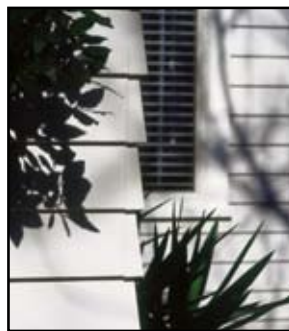
Finally, the powers of the building inspector must be known by the inspector who should be able to state the various provisions of the Act with little or no reference to the Act. Powers of the inspector are found in both the Building Act as well as the Local Government Act, and failing to comply with these could result in allegations or unprofessional conduct or even trespass. I have found a couple of anomalies with the powers provisions, and during our "powers of Inspectors" workshop we look at ways to overcome these.

Through BOINZ, we are offering workshops throughout New Zealand to target these and other relevant issues that the modern day building inspector faces, and the dates and locations of these workshops can be obtained through BOINZ. Remember, if your investigation is ineffective or deemed unlawful, the building inspector and the council could be held liable.

At the end of the day always remember, "when in doubt, get out and get help."

Rick Davis B.A. (Justice), A.Dip Bus, AIMM Director PLS Performance Group

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Institute AGM

At a board meeting on 9 November 2007, the board set the AGM Dates for 2008.

The 2008 AGM will be held at the Aotea Centre, Auckland on Wednesday 23 April at 2.30pm.

This notice complies with the Institute's constitution that reads:

SECTION 9.0 – MEETINGS

9.1 The Annual General Meeting of the Institute shall be held at such a time and at such a place as the Board may determine but must take place within an 18 month period from the last AGM. Notice shall be sent to each member of the Institute at least sixty days prior to the Meeting

9.2 The business of the Annual General Meeting shall include

- (a) Receiving the President's Report, Chief Executive's Report, and Auditor's Report for the preceding year.

- (b) Announcement of Board Members for the ensuing year
- (c) Appointment of the Auditor
- (d) Determination of subscription rates
- (e) Consideration of Notices of Motion.
- (f) General business.

9.3 A Special General Meeting may be called by the Board at any time, and shall be called within sixty days on receipt of a petition from not less than twenty members.

9.4 At any Annual or Special General Meeting no business other than that stated on the order paper or properly falling under general business shall be transacted.

- (a) Any Notice of Motion shall be given in writing and shall be dated and signed by the mover and seconder who shall both be financial members of the Institute. The text of the motion shall be accompanied by an explanation of the reasons for the motion.

- (b) Notices of Motion shall be received by the Chief Executive at least forty eight days prior to the Meeting. The Chief Executive shall, by ordinary post and or Electronic means, send to each Member a Notice of the Meeting, a copy of the order paper and the full text of any Notice of Motion at least twenty eight days prior to the meeting.

Notice of Meeting to be out before or by being 60 days prior to the AGM

• **22 February 2008**

Notices of Motion shall be received by the Chief Executive at least forty eight days prior to the AGM

• **7 March 2008**

Notices of Motion and a copy of the order paper including the full text of any Notice of Motion sent to the members at least twenty eight days prior to the AGM

• **26 March 2008**



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A plea to newly elected city councillors



Another round of national local body elections have just ended. A week before polls closed a local news station reported that in Wellington only 23% of votes had been cast compared with 27% last election.

In Wellington, transport and construction concerns have been making the news all year which contrasts with the apparent general apathy of voters to make their views known through the ballot box at election time. That very poor turnout should not be allowed to go unnoticed, particularly because how these candidates vote while in office affects commuters (all of us) and those in the very high profile construction area (building officials), on a daily basis.

Transport in Wellington is never out of the news and it is inextricably linked with construction. More people to house means that an infrastructure capable of meeting the needs of an increasing population needs to be put in place. In the last month (September) alone there have been news stories about unpopular developments and issues about Resource Consents, in the Wellington suburbs of Brooklyn, Newlands and Khandallah. People want to live close to the city among other things to save on transport costs, land is scarce there so there is pressure for infill and multiple unit developments. A very powerful message to city planners came this week with a High Court ruling to stop development

at the Newlands site and in Khandallah council officers received threats that if the Resource Consent was overturned the developer would build a one large home (rather than a multi-unit development) for gangs.

There have also been local government owned rental accommodation crises locally (Newtown) and elsewhere in state housing with, this week, concerns and news reports that rental housing should meet insulation standards. Who in the newly elected council will be taking up those issues? And what of the Regional Councils, what can they impart to all of this? Are other councils experiencing these issues? In the US building officials make inspections of rental housing and landlords must be registered.

It is inevitable that as the population increases more industry and commercial business will need to look outside the inner city for space. Housing/commercial developments and transport services for people living and working in those areas will need to follow.

Perhaps voter apathy is because a vote counted on the day is not seen as the catalyst for change, rather it is achieved by momentum of public opinion through the media and influence behind the scenes that rubs off on the candidates and they in turn rally to promise that all will be well if they get in after the election. Certainly, well publicised complaints (which predate those mentioned above) have resulted in proposals for changes to the District Plan to be advertised widely in by the WCC and it is likely that

such changes will effectively prolong the consenting process.

So this is a plea to local and regional councillors: include sector groups in your policy committee decision making and lobby central government more actively on local issues so that we might improve transport such as the rail lines and carriages that are struggling to cope in an infrastructure that has remained unchanged since we replaced the trams back in the 60s and open up the horizons in housing.

It is time for someone with the vision of Julius Vogel to step up. Granted, he borrowed heavily to achieve what he did, but at least it did not all get spent on paper and meetings.

Chippie Block SU Building

Postscript: "Although retail spending growth will be relatively weak in the next couple of years it is likely we will see ever larger malls being constructed, a continued movement towards mega-retailing, and provision of premises associated with regional population growth areas. Strong rural sector activity is also highly probable. Building company operators would be well advised to continue keeping an eye out for skilled and semi-skilled employees and may want to increase their presence at employment shows in the United Kingdom." Tony Alexander, BNZ Weekly Overview, 25 Aug 07.

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Home fire sprinkler systems – what do I need to know?

Continued from the September 07 Issue of *Straight Up*

DO THESE SYSTEMS NEED A BUILDING CONSENT?

Yes, all building work unless exempt by Schedule 1 of the Building Act 2004 requires a Building Consent. The extent of the detail of the documentation required to assess this is up to the discretion of the Territorial Authority (BCA).

WHAT DOCUMENTATION IS REQUIRED FOR SUCCESSFUL GRANTING OF A BUILDING CONSENT?

This depends upon what stance each Council (BCA) wishes to adopt. Although not mandatory, it is recommended that these systems comply with NZS4517:2002 Fire Sprinkler Systems for Houses. So ideally the documentation should, as a minimum, include:

- (a) A general explanation of the type of home sprinkler system to be installed and how water is supplied and maintained to it, e.g., a combined or independent system, driven by the street water reticulation or a domestic pump and tank, etc.
- (b) Piping layout drawings (showing exact location of each sprinkler head, proper specified name of each pipe material and size to be used, etc.)
- (c) Hydraulic calculation sheet, showing the friction losses from the most hydraulically demanding point in the system (MHD – sprinkler head) back to the street main, to prove that sufficient pressure is available for the sprinkler system to operate.
- (d) Data sheet of the sprinkler heads used including the specific installation instructions.
- (e) A Producers Statement form, which stipulates the location of the MHD sprinkler head/s and the required water flow and pressure of the system for successful commissioning.
- (f) A home owner's manual that describes the basic operation (shutting down, turning on) and specific maintenance, safety in fire and duty of care requirements of the home sprinkler system, with contact details for obtaining additional sprinkler heads if required.

But, as stated previously, as these systems are voluntary and exceed the performance requirements of the Building Code, so only their function needs be evaluated as compliant (G12 of the Building Code).

WHAT SHOULD BE DONE TO APPROVE OR COMMISSION THESE SYSTEMS?

Again this depends upon the BCA's requirements. Without exception these systems should be properly commissioned, which means

that a water flow test must be conducted from the MHD sprinkler head/s. This is colloquially known as a wheelie bin test, is very easy to do and proves what the water flow is from the most hydraulically demanding part of the system. Usually the installer would conduct this test, sign a Producer's Statement verifying the system complies with the design documents and water flow requirements and submit a copy to the Council. However, some inspectors may wish to witness this test, before accepting a Producer's Statement. Again, as these are voluntary systems within the home the Building Inspector is under no obligation to sign these systems off or accept any liability for their performance, but if the Producer's Statement is accepted on file then these records can be retained for future benefit.

WHAT MAINTENANCE IS REQUIRED FOR THESE SYSTEMS OVER THEIR LIFETIME?

These are in principle just plumbing fixtures, designed to reside without interference as fused openings in the plumbing pipe in the ceiling. The active element (sprinkler head = tap) only opens once, (and must then be replaced) has no moving parts, so providing it is not interfered with has no maintenance requirements. The home owner should take care however not to paint sprinkler heads, or otherwise obstruct the water spray that will if ever opened discharge from them.

WHAT DESIGN OR INSTALLATION ISSUES HAVE ARISEN WITH THESE SYSTEMS?

Knowledge base and understanding

These systems require specialised knowledge regarding the hydraulics of water reticulation (pressure, flow) and how sprinkler heads must be sited to effectively discharge a spray pattern that provides appropriate protection within a room. Providing the design is appropriately carried out and completely detailed, with easily understandable, clear drawings and instructions to the installer, the home sprinkler system is likely to be a success. However, like any new technology, getting the understanding of it is key and requires both the designer and installer to work together on the first couple of jobs until this level of competence is reached. The commissioning flow test sign off should not be given until a satisfactory one results. The installers must exercise due diligence to follow the specifications in the plans exactly. If the instructions state a certain type and size of pipe and location of sprinkler head, these are fixed conditions and not interpretations that the installer/plumber can vary as they see fit. The continued professional development of this industry for those planning on becoming involved in installing a home sprinkler system

will greatly benefit the quality and reliability of installations.

Street water supply

The water supply to the house from the street main, will almost inevitably need to be bigger than a standard 20 mm connection to provide sufficient water flow. Depending upon the distance away this might need to be a 32 mm or even 40 mm pipe, although this will be calculated by hydraulic design and specified in the Building Consent application. The water flow required to enable (most open-plan houses require a two sprinkler head design) these systems to work is approx. 120 L min⁻¹.

If a water meter is required on the water supply connection to the street main it must be of an inline type and 25 mm or greater to allow this water flow (120 L min⁻¹). Water meters smaller than this size, especially the 15 mm or 20 mm Kent or Aquadis+ which are designed to attach to an Acuflow toby manifold cannot pass this flow.

These systems if designed as part of a combined domestic plumbing system or to flush through a domestic appliance, such as the toilet do not need a back flow prevention device installed.

Cost

This industry is in its infancy so the maturation of supply versus demand is yet to govern an ideal cost and quality for these systems. It is thus important that where possible the standard industry practice of obtaining several quotes is followed. In general terms the expected cost should not exceed approximately \$30 per square metre of house floor area. Thus, a 150 m² floor area house would not be expected to cost more than approximately \$4,500. As has been shown overseas as the industry develops these costs have dropped considerably.

SUMMARY

Automatic fire sprinklers have been protecting lives and property for almost 150 years and are arguably the most reliable, economic, effective and proven fire protection available. Home fire sprinklers have been installed with considerable success in many municipalities across the United States, Canada and Europe for the last 20 years. In fact they only just missed out in obtaining the two-thirds majority required for becoming a compulsory condition for new one and two-family dwellings in the recent United States International Residential Code (IRC) review, with 56% of the votes cast. Home fire sprinklers are very simple in operation and application, but good reliability of these systems depends upon installing and commissioning them properly.

James Firestone
Fire Engineer - National Engineering Unit
New Zealand Fire Service
james.firestone@fire.org.

Update on the National Diplomas in Building Control Surveying from your Institute

There is a lot of interest in the National Diplomas in Building Control Surveying and we have all been keenly waiting for further accurate information. We know that there is still a lot of confusion and misunderstanding within the sector.

WE WANT YOU TO KNOW WHAT IS HAPPENING

The development and implementation landscape has continued to change around us. While changes are still happening, this is a snapshot of where the nationally approved qualifications are right now.

WHAT HAS HAPPENED?

Since the web - based feedback and seven centre consultation meetings in June and July 2007:

For Small Buildings

1. The components (unit standards) of the National Diploma in Building Control Surveying (Small Buildings) were endorsed by you;
2. The endorsed documents were evaluated by the New Zealand Qualifications Authority (NZQA) between July and now;
3. Recently amendments were made to the documents to address technical NZQA issues;
4. The documents were submitted to NZQA for compliance checking which is due to be completed by the 4th December 2007.

Very important: What this means is that, as yet, the unit standards and the qualifications are not registered on the National Qualifications Framework. Until they are they won't be available for any training provider to deliver.

For Medium and Large Buildings

1. We have been seeking funding support for the development of the National Diploma in Building Control Surveying (Medium and Large Buildings) from:
 - a. Territorial Authorities;
 - b. The Tertiary Education Commission (TEC);
 - c. Other government sources.
2. We have been working with the Local Government Industry Training Organisation (LGITO) and Local Government New Zealand (LGNZ) to establish a governance group to focus on its development.

Very important: Watch this space! We will keep you informed on the progress. As we know - you will know.

WHAT HAPPENS NEXT?

For Small Buildings:

1. Early next year (hopefully) when the components (unit standards) of the National Diploma in Building Control Surveying (Small Buildings) are registered on the NZQA Framework then and only then can we progress to the next step.
2. Once the qualification is approved by NZQA you will know what the knowledge and skills you will need to prove competency in.
3. We will let you know as soon as the unit standards are registered and provide additional information on how you can implement the qualification in your organisation.

For Medium and Large Buildings:

Our best guess:

1. When the governance group is established and funding secured, an expert working group will be convened to develop the components (unit standards) and content of the National Diploma in Building Control Surveying (Medium and Large Buildings)
2. When the drafts have been developed we will consult with the sector:
 - a. We intend to publish the documents on the web; and
 - b. We hope to be able to stage regional meetings, as we did for the 'Small Building' development.
3. Following consultation, the feedback will be evaluated and the project will proceed in line with the same process with NZQA as mentioned for Small Buildings.

Note: Some of this stuff takes three to six months to go through the NZQA process. So take a breather on this. We are doing what we can and we will let you know.

WHEN DO WE THINK THIS WILL HAPPEN?

There is nothing sure in life other than death and taxes but we believe the following time line is realistic:

Task	Date
Funding and Governance of the National Diploma in Building Control Surveying (Medium and Large Buildings) agreed	November 2007
Registration of the components (unit standards) of the National Diploma in Building Control Surveying (Small Buildings)	December 2007
Development of the components (unit standards) of the National Diploma in Building Control Surveying (Medium and Large Buildings) started.	December 2007 January 2008
Registration of the National Diploma in Building Control Surveying (Small Buildings) qualification	February 2008 March 2008
Consultation on the National Diploma in Building Control Surveying (Medium and Large Buildings)	March 2008 April 2008
Registration of the components (unit standards) of the National Diploma in Building Control Surveying (Medium and Large Buildings)	May 2008 June 2008
Registration of the National Diploma in Building Control Surveying (Medium and Large Buildings) qualification	June 2008 July 2008

WHAT WILL THE INSTITUTE BE DOING IN THE MEAN TIME?

While this process is being worked through we will:

1. Represent **your** interests;
2. Keep you informed on developments;
3. Assist you to understand and prepare for implementing the qualifications personally and within your organisation;
4. Provide you with implementation information as and when we know it.

WHAT CAN YOU DO?

WARNING, WARNING, WARNING Beware of the Rolex look - alikes!

DO practice good consumer practices. If you are looking for alternatives at the moment – do your research!

- Who developed it?
- Who is delivering it?
- Does it have a money - back guarantee?
- Is it a nationally recognised NZQA qualification?

Remember:

DON'T act on draft documents - they can always change

DO read the information distributed by the Institute. We'll do our best to keep you informed

DO ask questions via Chatterbox. We'll answer them

DO consider which qualification (Small Buildings or Medium & Large Buildings) is the most appropriate for you and/or your staff when it is known what they finally look like.

When the components (unit standards) are registered you will be able to proceed with training and/or assessment against those unit standards with certainty.

Any questions, please give us a call in the office, 04 473 6002 or send us an email at training@boinz.org.nz.

Please feel free to circulate this communication to your colleagues. It's important that everyone knows the facts - not the fiction - about the state of play with the National Qualification. We will update you in another couple of weeks.

Energy efficiency and conservation at home and at the office

Minister of Building and Construction

Hon Clayton Cosgrove made two speeches in October and September, one to the NZ Property Investors Federation Conference and another to the Institution of Civil Engineers (ICE) Asia Pacific International Conference.

Both speeches centred on the Government's Energy Efficiency and Conservation Strategy affecting new and existing homes and office buildings.



The big focus in the strategy is on improving insulation in homes - new houses in the South Island and Central Plateau are required to be properly insulated and double-glazed from November 2007 and improvements made in insulation nationwide by October 2008.

Rental properties have also been targeted as lacking adequate insulation. The Government is undertaking to meet up to 55% of the cost of insulation improvements in older homes occupied by low income tenants who are among the 451,962 rent-paying households classified at the 2006 census (out of a total of 1,478,709 occupied dwellings). The BRANZ 2005 House Condition Survey indicated that around 375,000 homes have inadequate ceiling insulation and over 1 million have inadequate underfloor insulation.

The benefits of insulation have been shown in the retrofits made by the Housing Corporation since 2001. Retrofits in more than 15,000 properties (at a cost of \$23.6 million and a further 6,645 retrofits planned over the next 3 years), have shown that visits to the doctor by families have dropped by 19%, admissions to hospital due to respiratory conditions dropped by 43%, days off school reduced by 23% and days off work by 39%.

The Minister promised:

- Changes to the Building Code that will cut the amount of energy needed to heat a home by 30%.
- The cost of improvements (of \$3,000-5,000 per home) will be recouped through lower gas and electricity bills in 3-7 years and through increases in capital values.
- New requirements for energy efficient lighting in new and refitted commercial buildings will save building owners around \$8 m a year in energy costs nationally.
- Subsidised insulation and heating retrofits for an additional 65,000 low income families in older houses by 2012 bringing the total to 100,000 properties by that time.
- Interest free loans programme to cover upgrades for 70,000 homes by 2015.

In the commercial sector, the Minister announced to the ICE that since 1 July 2007 all new government office buildings have been required to meet at least the best practice standards for green buildings. New A-grade government office buildings in CBDs have a minimum 5-star Green Star NZ rating which means they will:

- use significantly less energy than a conventional building
- reuse or recycle much of their construction and demolition waste
- reduce their water use from the town supply
- improve the indoor quality of the air and offer more natural lighting.



Clayton Cosgrove

One such building is the Head Office of the Department of Conservation in Wellington, Conservation House, which has reduced water use from the town supply by 60% and has achieved a 40% reduction in energy use.

A series of green building rating tools for schools, housing and commercial office building fit-outs are being investigated. Through a programme known as Govt3, public service agencies have taken steps to improve their sustainability and reduce greenhouse gas emissions. This programme encourages government agencies to be more energy efficient, save water, reduce waste and recycle, and make environmentally sound transport decisions. Many government agencies have introduced recycling schemes, encouraged staff to leave their cars at home and switched to buying green office supplies among their varied initiatives. In addition to this initiative, six government departments are committed to becoming carbon neutral from 2012, with all core government departments reaching carbon neutrality by then.

At the same time, sustainable government procurement and enhanced eco-verification initiatives are proposed that will see a single government procurement policy for sustainably produced goods and services to be used where possible, for example, using energy-efficient light bulbs and recycled paper, while the enhanced eco-verification initiative aims to improve information about standards and certifications relating to reducing the environmental impacts of products and businesses.

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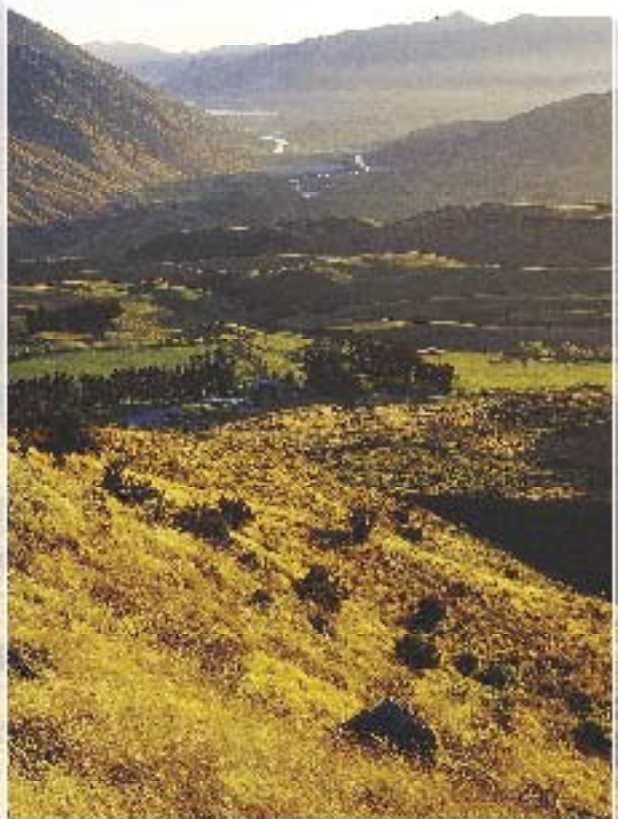
Modern homes should be able to blend in and be part of their natural environment. New Zealand's local authorities now limit as much as possible the effects of construction and development on this country's beautiful scenic vistas.

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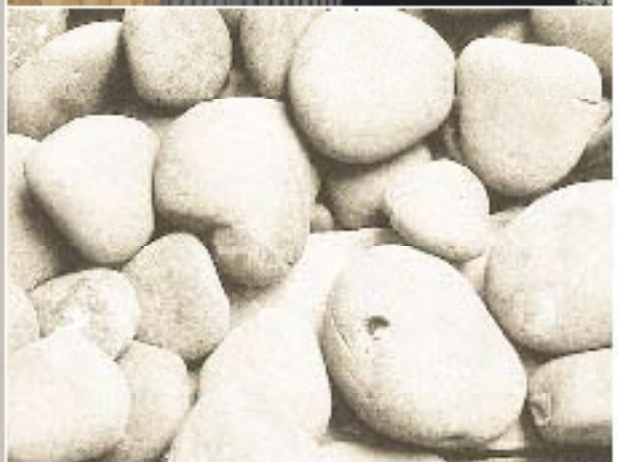


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Gavin Spaabaek
Recent graduate of the WelTec Diploma in Building Surveying.

"I returned to building about five years ago, working as a supervisor before joining the Northshore City Council as a Building Control Officer. Completing the diploma has been instrumental in my career development".

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- Some courses within the WelTec Diploma in Building Surveying can cross-credit toward the National Diploma in Building Control Surveying (small buildings).
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Institute initiates industry summit

The construction sector and its key partners will come together for the first time ever early next year at a summit initiated by the Building Officials Institute.

The construction sector has successfully worked its way through significant change in the last half-decade, but that's no guarantee for the future, according to Len Clapham, Chief Executive of the Institute.

"There's been a sector leadership vacuum for some time now. No-one's taking the lead and bringing the sector onto a pathway for the future – we've got to get the best minds in the game together in one room and hammer out a sector game plan.



"I don't have all the answers – nor does the Institute as a whole. We work in a very defined but important part of the sector and it's not my, or our, role to tell the sector where it should be going," Len says.

"What we can do, where we can play a vital role, is in facilitating. We can create the forum where these sector issues can be dealt with by those who have the standing to engineer development and change."

The Construction Sector Summit will be held in Wellington on 28 March next year. It will be a decision-makers' forum. "There's a role for the policy-makers in the future of our sector, but this is not it. We want the Chief Executives and decision-makers who can directly influence the future to coalesce and create action based on the realities of what we all face," Len says.

"The various industries within the sector have spent a lot of time talking to the Government and trying to influence the development of policy. The fundamental reality is very simple – we have what we have today and we must work with it."

The macro-economic outlook is uncertain. Oil is nudging \$US100 per barrel. Interest rates are gradually rising across the developed economies of the world. Global warming is beginning to change a great deal of what our sector is involved with.

At the sharp end where hammers hit nails, housing starts are edging down. Infrastructure development is stalled in a morass of inaction. Bank interest rates are rising and the second tier funding sources are falling like flies – 10 finance companies have gone under in the last 18 months and for many consumers, they were the last line of lending possible.

"State intervention in our sector is becoming an industry all of its own. The cost burden alone is reaching unacceptable levels. The level of regulation has the potential to strangle a sector which contributes \$11 billion plus to the New Zealand economy."

"But let's be optimistic – those indicators are an opportunity. The smart players are still successful. What are their business drivers? Why are they getting it right and others aren't? These are some of the questions we'll address at the summit," Len says.

"Let's also be very clear – this is not going to be a whine and whinge festival, nor will it be a forum to flail at the government and the Department of Building and Housing. We're way past that stage now. This is about getting on and working out how this sector can come together and continue its vital role in the economy.

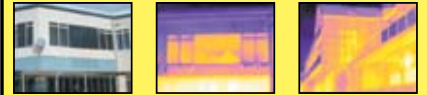
"It is also time that we began to look at our sector from a different perspective – the consumer's perspective. Much has occurred in recent years which does not fill them with confidence and we need to redevelop and strengthen the sector's bonds with those who pay us – the end users.

"Initiating this summit is a very important milestone for the Institute. It is evidence of our important role in the construction sector and a demonstration of how we can make our new strap line of "people helping people" come alive," Len says.

As the details of the summit develop, we'll keep our members informed.

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Senior Building Officials Forum 07

Over seventy Senior Building Officials attended the Forum held in Wellington on 9 and 10 August 2007 in Wellington. It was a good turnout and most Territorial Authorities were represented.

In the following text, various comments are made that are not necessarily the views of the forum, but passages in quotes are taken from the minutes of the meeting.

Bill Irvine floated the idea of a name change for the Institute and after reading the SBO Forum minutes perhaps the time is right to also look at making job titles actually reflect the scope of the work that council building controls staff are doing nowadays - post the introduction of the Building Act 2004.

The issues they are grappling with are alternately groundbreaking, frustrating and wide ranging.

It would be fair to say too that the range of groups they interact with has increased and these working arrangements create situations where liability can become an issue and the boundaries are not always clear.

For example, it was noted that "some councils are required to assess the competency of not only their staff but also their contractors; and some contractors are going to be assessed in their own right". It was noted that "IANZ seeks their expertise to assess contractors" and that "this involves taking on extra duties and liabilities as the expert". Are council staff reimbursed for this extra work? Is there a conflict of interest here? If contractors can be assessed in their own right then should councils be involved in this?

The existing name had served the Institute well but a modern name change for the

Institute to reflect current membership and the membership's position in the building industry would seem to be now due.

The group also considered a number of items relating to amendments to the Building Code (June 2007) namely clauses E2, G13 and F4 and the Building Act (2004) Bill currently before Parliament. Minor changes have been made around PIMs, dams and the First Schedule.

Many of the issues the group discussed related to different understandings with regards to interpretations of wording in relation to the proposed amendments.

For example, in relation to PIMs which contain information that designers need to take into account when preparing the plans and specifications of a project, should applications for a PIM therefore be mandatory (except for minor work) before a building consent application is considered? The issue seemed to be that these applications can occur simultaneously with no overlap allowance in time to process them. Ideally, it should be 10 days for a PIM and then followed by 20 days for a building consent. A mandatory condition to obtain a PIM before considering a building consent would mean that only when a PIM has been issued should the building consent application begin to be processed. The group felt it was advisable for individual councils to make submissions to the Parliamentary select committee about PIMs.

More discussion over interpretation of definitions such as Received, Approved, Granted and Issued showed that to many of those present these terms were used in different contexts and cause enough confusion to warrant some uniformity in this area. The

Building Act itself does not help when dealing with the different documents councils have to issue in a timely way.

Another area of concern was managing and finalising building consented work completed after the 2-year decision by the BCA not to issue a CCC. "It was noted that council cannot issue a Notice to Fix if there is no breach of the Act" after 2 years because owners have not completed the work. "Some owners faced with a prospect of a Notice to Fix then withdraw, the CCC is not issued and the status quo remains". The group noted that the Department of Building and Housing has received feedback from TAs and will release guidance on this soon.

Change of use legislation was discussed at length because it has created some anomalies and confusion. The group was told that one of the 20 Regulation Guidance documents that the DBH will release in the near future will address these issues.

Other items covered included:

Upgrading buildings – A change of use that applies to one part of a building can affect the whole building, eg in a multi-floor unit if one floor changes to residential it may trigger the other floors needing a type 3 alarm.

BCA assistance package - DBH regards the fund as a success with 60 applications and \$1.9 million having been spent to date.

Training and qualifications for building officials – A major issue coming out of the roadshows has been the shortfall of funds needed to complete the 2nd diploma (medium to large buildings). The group unanimously agreed to prepare a business case to all local authority CEOs to progress the matter further.

Learning and training matrix for building consent processing and technical building officers – there was support to offer this nationwide.

Product certification – Because not every organisation has an ISO Standard for their product or system and because each council has its own kind of producer statements, funding to set up a national database that allows for items to be re-evaluated and that could speed up the consent issuing timeframe is needed.

Register of retired BCOs to help with peak loads – The group agreed this would be a good idea but there would be issues with regards to training, current CPD, BCA accreditation and TAs meeting the costs.



Ewen Highman

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Use a robust producer statement

The Association of Consulting Engineers New Zealand (ACENZ) is the professional business association representing nearly all consulting engineering firms in New Zealand.

ACENZ has over 185 corporate members, in total employing over 8400 people.

One of the functions undertaken by ACENZ is to ensure that robust, equitable and practical contracts of engagement and work performance documentation are available to clients and member firms. In the climate of meeting current requirements relating to compliance and certification processes, and particularly associated with the drive for BCA accreditation, there is a new focus upon the use of appropriate Producer Statement forms.

PRODUCER STATEMENT ORIGINS

The original Producer Statement forms were developed by ACENZ, IPENZ and NZIA, together with builders and Building Officials, to meet requirements of the Building Act 1991. They have since been modified (January 2007) to reflect the intent and regulations under the 2004 Building Act, which requires a suitably qualified person to verify that design or construction complies with the Building Code. Work on the new documents has been facilitated by the same three professional organisations, along with input from BOINZ, the insurance industry, public sector clients, and DBH (Department of Building and Housing). DBH have recently supported use of these documents through their 'Codewords' magazine.

A valid and robust Producer Statement can provide part of the evidence of what a BCA requires to satisfy itself, on reasonable grounds, that aspects of a design comply with the Building Code. A correctly presented Producer Statement should:

- Originate from a reputable firm, and a professional within that firm who will be either an engineer or architect who is suitably qualified and competent;
- Confirm compliance of design work with clauses of the building code, and/or confirm satisfaction, on reasonable grounds, that construction has been completed in compliance with the approved design;
- Represent pertinent professional responsibility for that part of the project design or construction that is stated in the form;
- Provide a standard document that is recognised by DBH and many local authorities, and that is approved by the

- design industry and their insurers,
- Be easy to use and understand, and be consistent - rather than being a variable document likely to cause confusion and ill-defined liability;
- Clearly identify what the professional has designed, reviewed or observed.

Producer Statements are not a guarantee that nothing will go wrong, but they should give some assurance that work has been carried out by, or under the control of, a competent professional. As the forms require confirmation of professional indemnity insurance they also provide some security of financial redress for valid claims that relate to negligent work for which a consultant is liable. ACENZ member firms (even sole practitioners) are required to hold a minimum level of Professional Indemnity Insurance of \$500,000

PRODUCER STATEMENT ISSUES

Perhaps due to a rush for BCA accreditation, a significant current issue for engineers and architects has been a plethora of miscellaneous local authority documents appearing in place of industry accepted producer statements. Amongst the issues are:

- **Personal liability to the PS signatory** – By such requirement clients can negate their financial redress, which is guaranteed through PI insurance carried by the firm, not the individual.
- **Inclusion on documents of indemnities, warranties and guarantees** – the insurance industry advise that PI insurance is valid for 'reasonable endeavours'. If a firm has been required to commit to any of the aforementioned, it may have invalidated their insurance cover.
- **Excessive Liability and PI Cover** – ACENZ is now frequently hearing of engineers and architects engaged on small jobs being required to carry \$2,000,000 or more liability and PI insurance cover. ACENZ requires members to carry a minimum cover of \$500,000, and member firms do expect a higher requirement on large and complex jobs. A higher requirement on smaller jobs will exclude smaller consultancies from the market, will increase the cost of all cover and will increase the range of insurance "exclusions"
- **The designer being required to carry insurance for the client and/or contractor** – this is a no-no for the insurance industry, and they will not meet a claim under such an agreement.

- **The professional being required to be a signatory for work for which he was not responsible** – more often ACENZ is hearing of attempts to have a designer sign a Producer Statement that covers construction works for which they had no observation or supervision responsibilities.

Any of the above can nullify the availability of insurance to a consulting firm, and ACENZ actively recommends to all member companies that they do not sign such forms. Increasingly, consulting engineers are taking a united stand in rejecting excessively onerous documentation.

PRODUCER STATEMENT SIGNATORIES

Some council's are compiling lists of 'authorised signatories' for producer statement sign-off. We believe that list already exists in a consistent and nationally recognised context.

The signatory of a producer statement is likely to be a Chartered Professional Engineer (CPEng) or a Registered Architect. By that status (reinforced by an engineering firm's membership of ACENZ) the Building Consent Authority can reasonably expect that the design professional is currently competent and is bound by a code of ethics to work within the range of his or her competency. CPEng or Registered Architect are relatively new certifications, and some practitioners may not yet have completed the process to achieve that status. IPENZ (for CPEng) and NZIA (for Reg.Archs) can provide access to the registers. ACENZ can provide lists of firms with expertise in particular engineering disciplines.

PROFESSIONAL SERVICES DURING CONSTRUCTION PHASE

ACENZ encourages Building Consent Authorities to require that the range and level of services carried out by the design professional during construction is appropriate to cover the project concerned. No design professional can provide a PS4 producer statement unless they have been engaged to undertake an appropriate level of construction monitoring or observation services.

Producer Statement documents can be viewed on the ACENZ or IPENZ websites.

**Kieran Shaw (BSc/HND Bus/CIPENZ)
Chief Executive
ACENZ
Association of Consulting Engineers**

When is a BCA not a TA or a RA?

The following statement prefaces the DBH's website page on Determinations under the Building Act:

"The law that covers determinations, the Building Act 2004 (sections 176-190), talks about 'a building consent authority', 'a territorial authority' and 'a regional authority'. In this section, we call them all 'the council'."

How come we have all these "authorities" and what do they mean to those not familiar with them (the general public?) or even those who work with them? Obviously, the department is in some doubt about this, thus has chosen an overarching name to get around any misunderstandings.

How would someone not employed in a BCA, TA or RA find out where to direct their enquiries? Are these authorities in name only or situated at different locations?

For those who don't already know, a territorial authority performs the same functions as a BCA. However, a TA has the authority to issue building consents subject to a waiver or modification of the building while the RA's jurisdiction relates only to dams. The BCA and the TA can:

- issue building consents
- inspect building work for which they have granted a building consent
- issue notices to fix
- issue code compliance certificates
- issue compliance schedules.

But only the territorial authority can:

- issue project information memoranda
- grant exemptions under Schedule 1
- grant waivers and modifications of the building code
- issue certificates of acceptance
- administer annual building warrants of fitness
- enforce the provisions relating to annual building warrants of fitness
- decide the extent to which buildings must comply with the building code when—
 - (i) they are altered; or
 - (ii) their use is changed; or
 - (iii) their specified intended life changes;

and

- perform functions relating to dangerous, earthquake prone, or insanitary buildings
- carry out any other functions and duties specified in this Act
- carry out any functions that are incidental and related to, or consequential upon, the functions set out above.

These are also the functions of the regional authority, but only in respect of dams.

Under the Act, a regional authority—

- performs the functions of a building consent authority set out in section 12 to the extent that those functions relate to dams (including the issue of building consents subject to a waiver or modification of the building code)
- considers and approves dam classifications
- considers and approves dam safety assurance programmes
- administers the provisions of this Act relating to —
 - (i) dam classifications
 - (ii) dam safety assurance programmes
 - (iii) dam compliance certificates; and
- enforces the provisions of the building code and this Act and regulations that relate to dams
- adopts a policy on dangerous dams
- carries out any other functions and duties specified in this Act; and
- carries out any functions that are incidental and related to, or consequential upon, the functions set out above.

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Sustainable building fee increases, service and staffing?

Tony Alexander has authored the *BNZ Weekly Overview* since 1999. In the 25 August 07 issue, Tony Alexander wrote about staffing, resources and customers.

He says that for employers investment will have to be undertaken for training staff, and before employees can obtain promotion in a tight labour market they need to train less skilled fresh employees to be their successors. This is true for the building controls area where promotions can leave significant gaps to fill and no immediate successors. He describes the relationship between staffing, resources and customers as "capital deepening" – "more investment is required in information technology systems, more efficient buildings and more efficient plant machinery and equipment. Strategically, because of the shortage of resources and labour in particular it would pay to focus less on acquiring extra customers and a lot more on acquiring resources before acquiring those customers."

Provision of adequate resources is important to ensure that a promotion path exists for employees, to not only retain them but also to enable a business to flourish. He says these days if people don't like the company they have plenty of other options open to them. This is devastating for public good entities such as local government (territorial authorities) responsible for the guardianship of our infrastructure. It is good for business when customers benefit from improved resources and retention of skills by receiving a better and more efficient service. In a customer-oriented business, like building controls, providing an efficient service is a very important part of the job. In the Tampa Tribune last year the Mayor of Tampa, Pam Iorio, said of building controls "It's a little

harder for an industry to accept higher fees when they see absolutely no change in service level". She is reluctant to increase building permit fees, preferring instead to fill the vacancies.

In reality however, in New Zealand the opposite is occurring. On 27 September the Hamilton City Council announced that building consent costs will increase by 5% from 1 November 2007. HCC stated that it will be increasing the number of inspections and work it carries out in response to the DBH accreditation requirements, thereby increasing the workload on existing staff because there are already many vacancies but few staff to fill them. By contrast and as if to prove the capital deepening theory, the Washington Business Journal reported on 21 September that from 1 October 2007 Arlington County will be increasing its fees but "the money will be used to fund a new, one-stop customer service center for permitting, technology upgrades and to staff 20 new positions in the county's inspection services division and the zoning office". The new customer service centre is expected to open in late 2008 and shorten waits for permits and improve customer service overall. "With the new resources we'll be able to meet, and hopefully exceed, our customer's expectations by helping them save time and money, said Susan Bell, director of Arlington County's department of community planning, housing and development."

There are many reports online about issues to do with permit increases and staff shortages in the US compliance area. Stories of inspectors working long hours (mandatory overtime at an average of 2 hours per day) and quitting for better paying jobs are not unique to Tampa. Building controls departments in some states have staggered working hours

and open till late on some weekdays and on Saturdays to provide a better service. However, across the state, as the construction boom continues, public agencies are losing employees to private corporations.

The sustainability of building fee increases is also under scrutiny in the US. Joseph Narkiewicz, executive vice president of the Tampa Bay Builders Association said "his association has historically supported fee increases when they were linked to better services, otherwise he resists fee increases. "There would have to be a promise of improved service" he said.

Several large cities and counties charge builders a fee substantial enough to fund their inspection services. Tampa supplements its inspection division's \$3 million budget with taxpayer's money.

Bill Dumbaugh, immediate past president of the Building Officials Association of Florida says that many departments throughout the state are self-funded. Building fees generate revenue that, in turn, pays for inspectors and other expenses.

Mayor Pam Iorio is looking into whether the division should be self-sufficient and says that the city considers input from the building industry when contemplating fee increases through the Business and Housing Development Department. In contrast here again, the HCC fee increases were announced without consultation in coalescence with our user pays philosophy that has been part of the New Zealand culture since 1984. We need to make sure that our user-pays is contestable, transparent and very vigorously audited so that there is a clear understanding what this money is, and should be, spent on, for the sake of the growth and professionalism of the business and the employee career path.



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08

Insulation installation

Batts

Correct installation is critical to the performance of insulation and small gaps will lead to reduced effectiveness. The effect of poor installation, e.g., folds, or gaps as small as 2mm, can reduce the insulation value of the building element by as much as 50%. The neater the fit, the better the performance of the insulation. And if the insulation has been installed by PinkFit® they will provide a guarantee of workmanship.

Also available are higher R-value products which significantly reduce heat loss in the winter making homes warmer and cosier; as well as reducing heat gain in summer, and helping to keep homes cooler. Environmental Choice NZ recognises moves made by manufacturers to reduce the environmental impact of their products and endorses some brands. Manufacturing ingredients such as using up to 80% recycled glass; production systems, energy saving policies, recycling programmes and waste disposal methods are criteria taken into account.

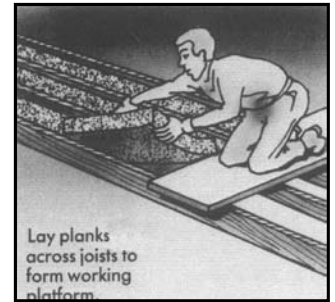
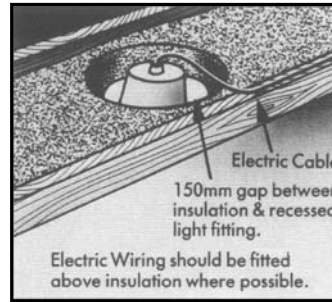
New Zealand made insulation that carries the Sensitive Choice badge is accredited by the Asthma and Respiratory Foundation of New Zealand as being beneficial in creating a warm healthy home environment for sufferers of asthma and respiratory ailments.

Alison Roberts
Tasman Insulation

Under-floor insulation

Again, the importance of correct installation must be stressed. There have been four deaths from foil electrocution.

A professional installer was killed when a staple penetrated a power cable attached to a floor joist. Coroner, Bob McDermott said, "Whole sheets of under-floor foil create a death trap for an installer or anyone who subsequently works in the space at a later date." The deaths led to



public warnings from the electricity regulator Energy Safety (formerly Energy Safety Service) and it wrote to retailers and manufacturers alerting them to the hazards of installing foil insulation. Electrical Contractors Association CEO, Neville Simpson said "electricians could play a life-saving role with advice to homeowners and by recommending the installation of RCDs whenever they were doing any work on a house that had not yet been insulated".

But the Parliamentarians are not listening. According to Electrolink, Building Minister Clayton Cosgrove would not be drawn on what it described "as the imbalance between the two licensing regimes" given that both are administered by his department whose function is to ensure the quality of building construction, and the safety and amenity of the public. Their issue is this. "The new electrical worker licensing scheme makes electricians liable for up to six figure fines and imprisonment, with electricians being held accountable for both injury to people and damage to property. Electricians are held to this dual accountability because of the lethal risks in dealing with electricity. If the government is not prepared to treat the known risks of building work that interferes with electrical work in a comparable manner, perhaps it should remove punitive liabilities it has just placed on electricians that safely install it". Associate Minister and registered electrician, Harry Dynhoven says "it is essential that homeowners installing this type of insulation identify and eliminate electrical hazards. Work preparation must include identification of cable location and existing under-floor installations should also be tested by an electrical inspector to ensure they are not electrically live". He says homeowners should have the work carried out by professional installers. "Back to square one" says Electrolink.

Source: Electrolink, September-October 2007, p. 12.



An affordable way to obtain acoustic and thermal insulation in villas with double hung windows is to use hush glass as an alternative to double glazing. Noise from passing traffic has been significantly reduced and the period character of the home has not been compromised.

AP Roover
SU Inspection



text goes here

Photographs courtesy of Kester Bradwell, Building Processing Officer, North Shore City Council

Update on Training Academy Developments

WOW what a year it's been. There have been over 61 training events this year for 1300+ participants. So, well done everyone and thank you for your support.

In 2008 we are introducing changes in the training we provide. The major change is that the Academy has developed some new courses in Building Controls and Plumbing Inspection to help lead members into the new National Diplomas in Building Surveying (Small Buildings and Medium – Large Buildings).

These courses will be called "Getting Started" and they fall under the Fundamental category that the Academy already has in place. The "Getting Started" series replace the CITE Building Controls and Plumbing Inspection.

Why you ask? Firstly our license to deliver the BRANZ CITE courses finished this December.

Secondly, with the introduction of the new national qualifications, the Institute deemed it more appropriate to develop training material for its members to ensure they are equipped to perform their roles at an acceptable level recognised that some members can't wait until they start their formal qualification.

Other considerations included cost of courses and the length of courses. The Getting Started series

can be mixed and matched to suit individual needs. More shorter courses means we can endeavour to deliver to other regions not just the main centres!

The Training Academy is in the process developing an implementation plan for training. This may take up to three years to build and the ultimate goal is to deliver training in the most appropriate technical areas and to get the training to you – not where we are. Included is the development of a leadership programme which will be kicked off with two senior building official/manager forums. These forums will help develop a pathway forward for our senior building officials and managers. More information will be provided once it is to hand.

Below is a quick run down how the "Getting Started" series is made up:

Getting Started in Building Controls

- Getting Started in Building Controls – 3 days
- Getting Started in Plan Processing – 2 days
- Getting Started in Building Inspection – 2 days

Getting Started in Plumbing Inspection

- Getting Started in Water Supply – 3 days
- Getting Started in Sanitary Plumbing – 3 days

- Getting Started in Underslab and Drainage – 2 days

More information on course content will be made available on request.

Other courses to look out for are: Pool Compliance (updated to reflect amendments), E2, NZS3604, Plan Vetting, Assessing Alternative Solutions, Building Consent Vetting, Communication Skills, Conflict Resolution and Mediation, Surviving Change.

The Academy will be working with other training providers to develop update/special topic seminar series which will be run as and when required. So if you are looking after training budgets, please make sure there is enough left to send your people to these important events too!

DON'T forget – we can bring the training to you if you have the required minimum numbers.

Also, please remember to check the website to ensure the courses offered have moved in terms of dates and locations as courses may be subject to change. We will try to keep this to a minimum.

If you require further information please contact:

Fiona Street, Training Academy Manager on: training@boinz.org.nz or call 04 473 6003.

EVENT CALENDAR - 2008

FEBRUARY 2008

18 February	Communication Skills, Auckland
19 February	Conflict and Resolution and Mediation, Auckland

MARCH 2008

3-5 March	Getting Started in Plumbing Inspection – Water Supply, Wellington
6-7 March	Getting Started in Plumbing Inspection – Underslab & Drainage, Wellington
10-12 March	Getting Started in Building Controls – Building Controls, Dunedin
13-14 March	Getting Started in Building Controls – Site Inspection, Dunedin
17 March	Surviving Change in the Workplace, Hamilton
18 March	Building Consent Vetting, Alexandra
31 March – 2 April	Getting Started in Building Controls – Building Controls, Hamilton

APRIL 2008

3-4 April	Getting Started in Building Controls – Plan Processing, Hamilton
7 April	Plan Vetting, Christchurch
8 April	E2 Weathertightness, Christchurch
10 April	Communication Skills, Palmerston North

11 April	Conflict Resolution & Mediation, Palmerston North
14-16 April	Getting Started in Plumbing Inspection – Sanitary Plumbing, Auckland
17 April	NZS3604, New Plymouth
18 April	Alternative Solutions, New Plymouth
20-23 April	Annual Conference and Expo, Auckland

MAY 2008

5-7 May	Getting Started in Building Controls – Building Controls, Wellington
8-9 May	Getting Started in Building Controls – Site Inspection, Wellington
5 May	Communication Skills, Christchurch
6 May	Conflict Resolution & Mediation Skills, Christchurch
12 May	Surviving Change in the Workplace, Christchurch
13 May	Building Consent Vetting, New Plymouth
14 May	Alternative Solutions, Auckland
15 May	NZS3604, Auckland
19-21 May	Getting Started in Plumbing Inspection – Water Supply, Christchurch
22-23 May	Getting Started in Plumbing Inspection – Underslab and Drainage, 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

Money back guarantee

In a first for the vocational training industry, the Institute's Training Academy will offer a money back guarantee on its training courses, starting next year.

We have worked very hard to develop 'best in class' courses, and we have always stood by their content. Now it's time to be completely accountable to you.

As with all guarantees, conditions do apply and we are developing these now – watch the website (www.boinz.org.nz) for details.

If you have any questions, call Fiona Street, Training Academy Manager on 04 473 6003 or email me at training@boinz.org.nz

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