


# straight up

THE MAGAZINE OF THE BUILDING OFFICIALS' INSTITUTE OF NEW ZEALAND

JUNE 2007



## 2007 Rotorua Conference



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# straight up

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## NEWS FROM LEN

The past three months have been very busy for us here at the Institutes National Office. We have a number of projects and initiatives on the go and it is a matter of managing all these 'balls in the air'.

I thought I would give you an update of what has occurred recently, what is on the go and things that are on the horizon.



### Recent events

The Institutes 40th Annual Conference and Expo was held in Rotorua from 1-4 April at the newly completed Energy Events Centre. The office has had a steady stream of positive feedback from delegates over the past few weeks regarding the quality of the conference. This year's conference featured a three stream technical programme over three days along with an expo containing 46 stands. There were speakers from around the

country who gave presentations of current issues in the industry along with a number of international speakers and delegates. For more information and photos regarding the conference, keep reading this edition of Straight Up.

The National Qualifications for Building Officials project is now in its second stage. The industry has had opportunity to provide feedback on the framework of the qualifications, and I would like to take this opportunity to thank those who did respond. There are a number of meetings coming up whereby subject matter experts will consider the feedback received in relation to the structure of the qualifications and work on the unit standard development, following this development stage there will be another round of consultation for you all to view and make comment please take the time to view and make comments, both good and bad. All material will be available on the web site and we will keep you informed of the proceedings and processes for you to be involved.

The BCA Accreditation process is now well underway and many local authorities are working their way through the methodology of becoming accredited. As a member of the BCA Accreditation Steering Group, I am attending regular meetings with delegates from the Department of Building and Housing, Local Government New Zealand, Society of Local Government Managers and other relevant parties to ensure that the process is as smooth as possible.

### Coming Up

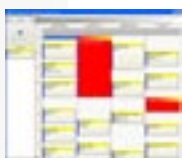
The Training Academy has launched the 2007 programme and there are a number of events for this year scheduled. Please refer to the Institutes website for more information [www.boinz.org.nz](http://www.boinz.org.nz)



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## MEMBER PROFILE

### Kerry Walsh - BOINZ Member and Canterbury-Westland Branch Chairman

I started out working for the Waimakariri District Council (North of Christchurch) as a 17-year-old, drawing drainage pick ups as an after school job then, following school, I began architectural draughting studies at the Christchurch Polytechnic. Two years into my studies I began working full time as a Customer Services Officer for the WDC and changed my training over to a New Zealand Certificate in Building Inspection. With my studies complete, I did a 2-year stint at the Queenstown Lakes District Council carrying out consent processing and inspections then moved back north to a building inspection job with the Christchurch City Council. Fifteen months ago, after 9 years in Christchurch, I moved back over the bridge as building inspector for Prime Building Compliance. Prime is a Waimakariri District Council-owned contractor which carries out all of the building consent processing and inspections duties for the council. They are a specialist company dedicated to excellence in Building Code compliance and invest heavily in training of staff to achieve a high standard of compliance. In addition to processing and inspections we also carry out pre-purchase house checks, and act as Code consultant for any new building construction in the Canterbury region for private clients.

Over my 12 years inspecting, I have looked at everything from high rise to hay barns. The inspector role has considerably changed in the past few years. We are now there to mainly ensure compliance with the plans and specifications rather than compliance with the Code as such, as was the case in the past. The plans now contain a great deal more information than before, where in the past inspectors and builders had to often work out all those tricky details on site. Another challenge of the inspector role is the one of customer service and delivery of service to clients or trades people. We do meet a lot of new people each day and often get into a few curly situations which need to be rationalised in a way that is both professional and knowledgeable (and in a non-confrontational manner). One way Prime is trying to achieve better compliance in our district is by holding regular training seminars for designers and builders. We provide information on Code issues and common problems we are encountering and it is also an opportunity for attendees to give feed back on our performance and offer ways for us to improve our service.

One of the more high profile challenges heading our way, is the largest single residential development in New Zealand, the billion-dollar town of Pegasus covering a square area of 340 ha with a proposed population of around 5000 people. The town will be developed over the next 5 years in several stages and will include a wide range of housing and commercial projects. Work has started with initial titles due at the end of this year. This is a challenge Prime is looking forward to which will keep our 23 staff members busy no doubt.

### BRANCH NEWS

In 2007 I was elected chairperson for the Canterbury-Westland branch of BOINZ. The area is large geographically, encompassing East Coast towns from Kaikoura in the north, to Ashburton in the south and on the west of the island from Haast to Karamea. The big challenge for the branch is to involve members from all parts of the district. The majority of our meetings are in Canterbury, so when I recently saw the membership list it was no surprise to me that over half the people mentioned I have



Kerry Walsh

never seen at a branch board meeting in the 12 years that I have been a member. This year we have eight meetings planned, and will have guest speakers at each meeting. Some of the topics will be FPIS, solar panels, central heating and septic tanks. In addition to the guest speakers, we like the meetings to have open discussion time which allows members to seek advice on any situations they may have encountered in the past.

Over my time as an inspector the most challenging thing has been keeping up to date with changes in the Building Code and applying them on site. With the changes in the Act and the new direction the building control industry is heading in (including BOINZ) the end result should achieve a higher standard of building that actually does meet the minimum requirements of the New Zealand Building Code.

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# Building Officials Institute of New Zealand Ambassadors Programme

This initiative was launched at the 40th Annual Conference and Expo as part of the commemorative celebrations that took place over the three day conference.

## INTRODUCTION

Loyalty takes many forms. Length of service to an organisation like ours means that a member has paid fees for that period of time. Those fees support the general activities and wellbeing of the Institute regardless of whether the member is active or not. There are existing members within the ranks that have been in the organisation for in excess of 20 years. There are also retired members who retain an interest in proceedings who have made a significant contribution over the years.

Therefore, at the launch of the programme, it was recognised that rewarding members is a tangible way of saying thanks to those who contribute more than the average member. Such rewards can be varied. The concept of an annual award for members within the respective branches is a good way of saying "thank you for your efforts" and allows maximum flexibility when assessing the level of contribution they have made. For a more meaningful recognition Life Memberships are awarded.

The Ambassador Programme was launched as another way of encouraging continued support from the floor and provides recognition of a particular member's contribution before the membership as a whole.

The Institute acknowledged at the celebrations, the contribution of a group of these members who have, both now and in the past made a

significant contribution to the development and expansion of the Institute. These members and individuals have demonstrated their loyalty to the ongoing wellbeing of the Institute. This has been highlighted over the past 40 years where these individuals have often used their own time and resources to advance the aims of the Institute. The inaugural group of Ambassadors are individuals who continue to prove their commitment to the sector and are stable figures in the ever changing building controls sector in New Zealand.

Therefore, the programme is a way of saying thank you to those people for their loyalty and length of service and is a token in recognition of their length of service.

The concept behind the Ambassadors' programme is to reward individuals for their **commitment to excellence** by way of their Contribution to the industry which includes their **Academic Achievement, Social Acceptability, Time Served** and most important shown and proven **Leadership Qualities**.

It is not intended to reward special efforts expended by any member or group for



meritorious acts in support of the Institute's guiding principles but instead would represent excellence. And this would be represented by the wearing of a lapel badge.

## FUTURE MANAGEMENT OF THE AMBASSADOR PROGRAMME

An Ambassadors Group will be established. The Group will administer nomination, confirmation and acknowledgement of Ambassadors.

Each year thereafter, additional Ambassadorship recipients would be acknowledged at a ceremony at the Annual Conference and Expo.

The Building Officials Institute of New Zealand will provide memorabilia for the Ambassadors Group to present to recipients. This will be in the form of a lapel pin and a plaque.

## 2007 AMBASSADORS

The following people were awarded Ambassadorship at the Annual General Meeting of the Building Officials Institute of New Zealand on 2 May 2007.

W.R.Irvine	617
K Diffey	862
R. Toner	1446
P.R. Lawrence	681
George. Skimming	705
Robert De Leur	1121
George.W.Little	1517
K Healy	1541
D.N. Barnes	743
D.G Staines	1537
Errol Thompson	593
Neil Eade	4029
Simon Tonkin	1383

## THE CRITERIA BY WHICH THESE INDIVIDUALS WERE APPOINTED AMBASSADORS IS AS FOLLOWS:

**Contribution** – may include service on the National or Branch executive or other ongoing contribution to the wellbeing of the Institute through attendance at meetings or similar.

**Academic Achievement** – may hold Advanced Trade Certificate or other relevant qualification that enhances their ability to carry out their duties. Such qualification should be in excess of the minimum necessary to the current demands of the job and take into consideration Building control qualifications as they come into existence.

**Social Acceptability** – conduct themselves in a professional manner and with decorum when representing the Institute.

**Time Served** – the recipient has demonstrated ongoing loyalty and contributed to the wellbeing of the Institute over an extended period of time.

**Leadership Qualities** – the recipient has demonstrated some form of leadership as a team player within the membership yet individual enough to stand alone for their convictions when a concept is under consideration at an Institute forum.

As Life, Fellow and Honorary members have already been recognised by their peers and hold the recognition within the Institute, they also receive the added recognition of "ambassador in the industry".

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# The Minister of Building and Housing delivers speech at BOINZ Conference



The Minister's speech at the BOINZ Conference in April has provided a convenient scorecard by which to monitor his department's and the Government's policies for the remainder of his term of office until the next General Election.

In his speech, Hon. Clayton Cosgrove reminded the conference that November 2007 is a critical date on the calendar for the building industry, namely that:

- the deadline for accreditation and registration as a BCA is 30 November, and
- the "full review of the Building Code is due to be reported back to me in November".

Describing 2007 as "a very important year for building and construction in New Zealand", the Minister stated that "many of the systems set up by legislation will come online in the very near future" such as:

- registration for the first 13 building sector occupational licensing classes will occur progressively (and voluntarily to enable testing) from November starting with the design, site lead and carpentry classes
- a product certification scheme will be in place to give better information about the products certified under the scheme and the Minister commended the Institute for its work in this area
- new legislation affecting the housing rental market, multi-unit complexes and changes to dispute resolution models
- the promise of a faster resolution of claims with new provisions coming into force in April this year under the Weathertight Homes Resolution Services Act 2006
- a pilot financial assistance scheme involving market rate loans and loan guarantees is now in place to help claimants in difficult circumstances get their homes fixed first and argue liability second
- home warranty insurance options are being investigated by the Government as another step in protecting homeowners and future-proofing the industry

Specifically, the Minister told the conference that to help TAs meet the requirements for accreditation by 30 November a \$3 million assistance package was announced in October 2006 which provides:

- needs assessments to help councils understand the scope of work they need to do to meet accreditation standards
- supporting councils' applications for funding support
- helping councils access information resources
- ongoing advice as councils prepare for accreditation
- case advisors with project management, building sector, local government and/or quality systems backgrounds have been allocated a group of councils to help with the above
- 10 2-day workshops are intended to be held around the country to explain accreditation processes and requirements, 2 have been held, in Auckland and Hamilton

The Minister acknowledged the work by at least 10 cluster groups of councils that have formed to deal with the accreditation process and described these as "a clever way to go in terms of pooling resources and expertise, especially among the smaller territorial authorities".

You are urged to make use of these initiatives as the Minister indicated that "in the end, it is the responsibility of TAs to get accredited and registered by 30 November this year, or if they are not, then they will lose the right to issue building consents, and an adjacent local authority who has the accreditation standard will take over that function".

You may be daunted by the regulations, face a shortage of qualified and capable people in the building controls area and the timing may not be perfect but never will be, according to the Minister, but he noted, "the Department has provided TAs with substantial amounts of guidance material over the past 2 years, and a self-assessment guide which includes examples of how TAs can meet the standards

and criteria for accreditation...and they have been gazetted for 4 months now".

But you'll get there — the Minister described building controls officials as "referees in the game of rugby...there are few roles more important...to a huge extent they dictate the quality of a match, and so it is with your role in the building and construction sector. You have to deliver certainty; administer the rules rigorously, consistently, and fairly to ensure the "game" flows".

And you will need these skills to manage your customer relations because the Minister also stated that BCAs can fully recover these accreditation costs through the fees charged to building consent applicants, although why this is necessary is unclear as the \$3 million package was set up to cover these costs.

Some resistance to these costs being passed on could be forthcoming because a stronger focus on affordability is one of the key issues that consultation over the Building Code review has revealed. The Minister said that other expectations of the review are "the need for leadership and lifting the game for building performance requirements; a desire for greater sustainability and energy efficiency; an awareness of the differing needs of groups within the sector; and the need to improve the interface between building legislation and the resource management Act, which is the main legislation setting out how we can sustainably manage our environment.

In terms of energy efficiency of buildings, some initiatives are planned to be implemented later this year such as:

- higher thermal insulation performance requirements for new homes
- making it easier to install solar water heating systems
- improving lighting in commercial buildings
- improving heating, ventilation and air systems in commercial buildings

and *Straight Up* has reported on some of these in earlier issues.



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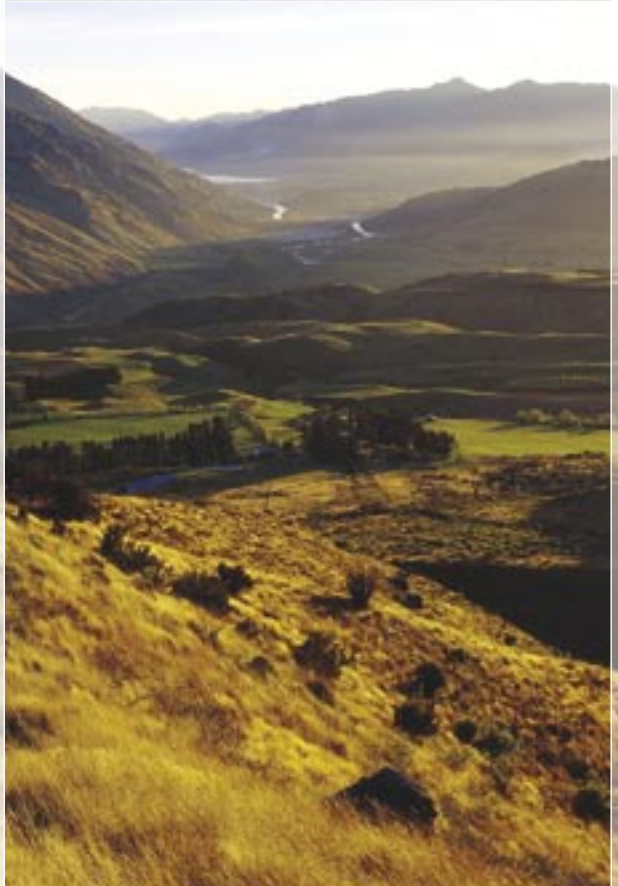
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# Introducing...Tyrone Hansford and Kazunao Kato

Learning truly is a lifelong experience. Two cadets show just what it is like starting out in the building and compliance industry today. Can you think how their lot compares with the job 10, 20 or 30 years more ago? We'd like to hear from you too! For example, what is different now about putting in a window compared with how this was done 10, 20 or 30 years ago?

## FAR NORTH DC BUILDING CONTROLS OFFICER TRAINEESHIP

**by Tyrone Hansford, Building Controls Officer, Far North District Council**

Think 8000 hours, multiple cite courses, office practice, professional ethics, statutes, regulations, bylaws, acceptable solutions, alternative solutions, verification methods, standards, reference documents, building code clauses, RC conditions, appraisals, producer statements, inspections, processing, building, plumbing, drainage, bracing, weather tightness, fire designs, just to name a few.

What was I thinking when I signed up for an 8000-hour traineeship to become a Building Control Officer? Surely anyone taking on so much work, study, responsibility, and liability is going to be worth more than a doctor by the time they are finished? Aren't they?

I remember the day that the Building Control Officer traineeship became available. I found that I had no competition to step up and take on the task. Come to think of it now, everyone else just stood back and watched me jump in with both feet.

Patrick Schofield, my manager, had the vision that there would be a lack of Building Control Officers in the future with the majority of Building Inspectors due to retire within the next 10 to 15 years, and many of them preferring not to have to go back to the books to become accredited under the new 2004 Act. I have been with Far North District Council for the last 10 years predominantly working with enforcement and monitoring as well as gaining experience working with different statutes and regulations over the years, with the last 4 years working on Compliance Schedules and Building Warrant of Fitnesses. Patrick gave me the opportunity in starting a new career in building controls. I was lucky enough to have the experience with everything that goes on, around and inside buildings over the years, for example: RC monitoring, WOFS, pool fencing, fire designs, dangerous goods (which is now HSNO) liquor licensing, and more recently CPUs, however, getting my head into the construction side was a very new experience and challenge.

Like any new trainee I fell to the bottom of the heap and was only given the very basic inspections to start off with, garages, decks, etc. For 3 years now I have attended courses for CITE and the Building Surveying Diploma at Weltec.

At this point in time and with only 2000 hours to complete, I spend 2 days a week inspecting, 2 days processing and 1 day inspecting with

my mentor, Dave Currie.

It has really helped having a great mentor to bounce questions off and clarify situations - it allows me to get a few hours sleep at night.

Processing would have to be the most challenging part of the traineeship. There is so much to learn and know. Not only do you have to have the skills of checking that the plans and specifications meet the code, but you must also have the skills of a designer to understand and calculate solutions like structures, fire designs, bracing, claddings, risk matrix's, plumbing, drainage, TP58's, etc. I am always telling people that the Building Act is performance based, and that you can construct a building any way you like as long as it meets the minimum standard of the code. It's easy; either use an acceptable solution or alternative solution, but when it comes down to processing, it can really be a mine field making sure that everything is code compliant, that all bases are covered and liability is minimised. It just shows me how much a Building Control Officer must know.

Inspections are very challenging for a person with "trainee" written into their title. Walking onto a building site and telling a builder with 30 plus years experience that there are defects to certain elements of his building work or certain elements missed, does take a bit of diplomacy. However, I found that if you treat the builder and his workers with the respect they deserve, we usually depart with a win/win situation (did I say usually, I meant sometimes). I have some mates who are builders and I know they have nick names for all the building inspectors, they reckon they don't have one for me yet? I am sure it will come out sooner or later.

With the changes and new requirements under the Act, regs, code and standards, which involve more detailed plans and specifications, I believe everyone is on a new learning curve, so I just try to blend in with everyone else. I make sure I have the information available for the builders who want to learn and a field advice notice book for those who don't.

When I look back at when I first started to where I am now, I know I have come ahead in leaps and bounds. A lot of it is thanks to a good network of management and support. I can see a fulfilling and rewarding career in building controls, which will be full of variety, on-going education and opportunities.



**Tyrone Hansford**

## AUCKLAND CITY COUNCIL CADETSHIP TRAINING PROGRAMME

In the current climate with a lack of qualified staff and an ageing workforce, and where poaching of quality staff is rife, Auckland City Council decided to initiate a cadetship programme to encourage recruitment of building control officers. The cadetship programme has been in place for 2 years, and is an 8000-hour programme designed to take the cadet through all aspects of building control regulatory processes. A cadet trains to become a key member of the building control regulatory team by achieving sufficient knowledge to achieve registration as a building control officer and to obtain a diploma in Building Surveying through the Wellington Institute of Technology (WelTec).

The programme aims to advance participants technical knowledge as well as help candidates obtain skills in document interpretation, including interpretation of legislation. The programme is further reinforced with two 6-week blocks of practical on-site experience in both the commercial and residential construction.

The Council currently has one cadet employed in the programme. The cadet, Kazunao Kato has been in the programme for the last 18 months and has been involved in many aspects of building controls. The training that Kato received provided an overview of the building regulatory process and will help form an overall basis for future development into other disciplines.

When Kato started his cadetship, he was issued with a logbook where he recorded his learning and could follow his training progress. He was also assigned a "buddy", who is a senior member of the building control team capable of providing a mentoring relationship. Bob de Leur, Auckland City Council's principle Building Officer, managed this overall training process. Part of Bob's role ensures that Kato's training log is maintained and that the relevant units are reviewed and signed off when he has reached the required standard of competency. This record of learning will also serve as Kato's CV for future reference.

Recently Kato has returned from 6 weeks of on-site practical experience in residential construction with Fyfe Homes. Patrick Donoghue, construction manager for Fyfe Homes says he has all the skills and attitude to make a great building inspector. Patrick

commented on the high level of regulatory knowledge that Kato already possesses. He commented that he would gladly continue to support the council in its development of the cadetship scheme and would happily offer future cadets on-site experience.

During Kato's 6 weeks on site, he was involved in many aspects of residential construction and worked on houses that were at different stages of construction from framing through to finishing. This helped him to understand the building process and reinforce the theory aspects he has learnt within Auckland City.

From Kato's experience on site, he believes there is a problem with builders understanding the requirements of the new building code. This in turn leads to problems between Council and the builder. With the knowledge Kato now has, he feels more able to explain the reasons behind Council's inspection requirements to on-site builders.

he cadetship programme (including all associated training costs) is currently paid for by Council – a cost which is not insignificant. Whilst there is few tangible benefits to Council for the initial 18 months of the cadetship, council believes the long-term gains make the entire project well worth the investment. This is because the end result of the programme is a quality, qualified individual that has been trained specifically for Council in building and quality control processes. Council believes however, that in addition to retaining the programme, it is now imperative that there is a national qualification with national recognition and industry buy in, this will ensure Council's long-term interests are best served.

Building controls is a specialist area that requires a very broad and defined expertise.



**Kato Kazunao and builder Tangi Henry (contractor to Fyfe Homes).**

The days where building officials can rely on only their knowledge from the building industry are gone. Individuals that choose building controls as a career need to undergo intensive training on legislation, building codes and a myriad of processes. Having good building industry knowledge is a good start.

The cadet programme will result in all Councils using a standardised system for training, with the same beneficial outcomes

for building quality control. Ultimately, a "pool" of quality trainees for Councils across New Zealand to choose from. Auckland City Council wants to encourage other Councils to adopt similar cadetship schemes and we are certainly happy to share our knowledge and assist with establishing cadetships across New Zealand.

*For further information, contact Mark Ulrich at ACC.*



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# New developments for raintank installation in North Shore City

The installation of raintanks for new or redevelopment has been a requirement in some areas of North Shore City since 2002 under the Stormwater Disposal Policy. In 2004, the area requiring raintanks was increased under the Approved Stormwater Outfall Policy to include those areas draining to sensitive streams. Both of these policies were implemented under Clause E1 of the Building Code which requires stormwater to be disposed of to an appropriate outfall in a manner which is acceptable to the network utility operator.

In April 2007 North Shore City Council notified changes to its District Plan to include on-site stormwater management requirements which is likely to see even more raintanks being installed as new areas are developed or older areas redeveloped. The reason for this change is to make people aware of the requirements earlier in the development process so that they can be properly designed into the development rather than tagged on as an afterthought when the requirement is triggered at building consent stage.

One of the main problems faced by North Shore City Council is a poor understanding within the building industry of the reason for installing raintanks and their plumbing requirements. So what are these raintanks, what do they do and why do we require them?

Raintanks can be used for a number of reasons:

- as the primary water supply source;
- as a secondary water source to reduce demand on the primary supply;
- to reduce the peak stormwater flows from larger storm events; or
- to reduce the amount of stormwater runoff from smaller every day rainfall events.

A raintank may have a number of different



configurations depending on its purpose. In most parts of the city there is access to a potable water supply so raintanks are generally not required as a primary water source.

In North Shore City we refer to the following types of raintanks:

- Detention tanks - which are tanks that are used to reduce peak stormwater flows by temporarily storing and releasing the water into the stormwater system through a small orifice near the bottom of the tank;
- Single purpose raintanks - which store water for non-potable uses within the building; and
- Dual purpose raintanks - which are a combination of the above two types of tank. These tanks generally use the bottom third for non-potable water supply, and the top two thirds for stormwater detention.

The primary reason for requiring raintanks in North

Shore City is for on-site stormwater management, especially the management of runoff from the frequent smaller rainfall events. This requires single purpose or dual purpose raintanks that are plumbed into the building for toilet and laundry supply. They provide an added benefit of reduced demand on the potable water supply.

The effects of development on increased stormwater runoff are most noticeable during small frequent rainfall events. The runoff during a 3-month rainfall event from a developed site can be as much as 20 times higher than its undeveloped equivalent. Rainfall falling on an undeveloped site results in very little runoff as most of the rainfall is intercepted by vegetation and small depressions or soaks into the ground. In contrast, when rain falls on a developed site it falls onto roof or concrete driveways and flows uninterrupted into gutters or catchpits, then into stormwater pipes and straight down to the streams. It is these smaller everyday events which have the greatest effect on the environment.

Raintanks are here to stay. They form an integral part of a building's water supply system and/or stormwater drainage system. The building industry needs to understand their purpose and take responsibility for ensuring that they are installed and plumbed correctly so that they continue to operate as designed. The new building codes need to provide proper guidance to the building industry to ensure that this can be achieved.

*Examples of raintanks in North Shore City, courtesy of Peter Nagels.*



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# Highlights from the Building Officials Institute of New Zealand Annual Conference and Expo

1-4 April 2007, Rotorua Energy Events Centre

**The Institutes Annual Conference and Expo were held this year in Rotorua at the newly completed Energy Events Centre. With over 480 people in attendance and a record number of registrations coupled with 46 stands at the expo, the conference was a memorable event in the Institutes event calendar.**

Meetings and an alternative networking programme started at 12 noon on Sunday at the Energy Events Centre. Following various activities and meetings, the President, Tim Weight officially opened the Expo early in the evening which was followed by viewing of the exhibition and the re-acquainting of old friends and colleagues.



The commencement and opening of the conference on Monday morning included thought provoking addresses by His Worship, The Mayor of Rotorua, Kevin Winters and the Honorable Clayton Cosgrove, Minister for Building and Construction. Both speakers spoke highly of the work being undertaken in the building controls sector and several challenges were laid out for delegates to consider. The Ministers speech is available on the Institutes website for anyone wishing to download it.

Following the opening of the conference, delegates were offered three streams of technical sessions with many topical issues covered, including:

- BCA accreditation process
- Eco design
- Recruitment and retention of staff
- National Qualifications for Building Officials
- Training Academy
- An Aussie Update
- Licensing of Building Practitioners
- Roofing fixings
- Moisture movements
- Waterproofing

Should anyone wish to purchase the papers, they are available by contacting the Institutes office on phone (04) 473 6002 or email [office@boinz.org.nz](mailto:office@boinz.org.nz)

A good number of former presidents of the Building Inspectors Institute, Plumbing and Drainage Institute and Clerk of Works attended the conference to be part of the programme and to recall old memories from their time as leaders of the respective organisations.

A specific programme was organized for them and included speeches and attendance at the technical sessions.

Former Presidents in attendance were:

Bob Clarke	John Hodgson
Nils Person	William Coleman
Robert Magnusson	Ken McDermott
Stuart Fieldes	Richard Toner
Maurice Hinton	Noel Riley
Neil Eade	Lester Paisley



The Annual General Meeting of the Institute was held on Monday afternoon in the Main Plenary with over 150 members in attendance.

The AGM commenced with cutting of the 40th Anniversary cake by current President, Mr Tim Weight, and the longest serving President in attendance, Ken McDermott.



Members present at the AGM ratified the new board members for 2007, who are as follows:

- Canterbury (President)** Tim Weight
- Auckland** Ewan Higham
- Waikato/Bay of Plenty** Norm Barton
- Central** Jeff Jamieson
- East Coast** Michael Skelton
- Wellington** Derek Staines
- Nelson/Marlborough** Keith Langham
- Canterbury/Westland** Kelvin Newman
- Southern** Stewart Geddes

A highlight of the conference was the attendance of Wally Bailey who provided the keynote address on Tuesday. Wally is the President of the International Code Council, USA. Wally is also the Director of Development and Construction for the city of Fort Smith, Arkansas. Wally supervises activities of a multi-disciplined department that includes code administration, inspections, plan review, property maintenance, historic preservation and land development codes.



Wally gave delegates a background of the development of codes and guidelines used in the United States to date and provided examples and anecdotes of his experiences over the years. He cited many similarities between the work of building officials in New Zealand and their counterparts in the United States, including the changes and challenges of recent years.



The annual conference dinner was held on Tuesday night at the Energy Events Centre was one of the highlights of the event, according to delegates. As has been the tradition in recent years the dinner is a tie-and-jacket affair and this years dinner featured an off Broadway show.

A noteworthy presentation on the final day of the conference, Wednesday, included a presentation from Helen Rice, Partner at Heaney and Co who provided an update on Weathertight Homes Resolution Service Claims and the new WHRS Act.

Other highlights from Wednesday included site visits to the Red Stag Timber Mill, a practical exercise looking at accessibility procedures for persons with disabilities and a 'mock' check of the premises.

For more information about the conference, feel free to visit the Institutes website [www.boinz.org.nz](http://www.boinz.org.nz)

***The 2008 Annual Conference and Expo will be held in Auckland. Watch this space for more details!***

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Mark Rayner, Marketing Manager



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# National Small Water Conference, Wellington, October 2006

By Philip McFarlane, WaterMax Ltd

If water comes out of a tap, we normally consider that it is safe to drink. But how safe is that water? Well the reality is that most drinking-water supplies to communities with fewer than 500 people do not meet the Drinking Water Standards.

Ministry of Health figures show only 15% of rural schools meet the Drinking Water Standards. Only 1% of marae comply. Studies by Massey University found that 30% of the roof collected rainwater tanks that they surveyed had evidence of heavy faecal contamination. Is this water safe to drink?

The inaugural National Small Water Conference "Inside the Boundary" held at the Duxton Hotel in Wellington on 2 and 3 October 2006 considered this issue at length.

People with an interest in small water supplies with backgrounds ranging from central and local government, plumbers, system operators, designers, farmers, rural developers and equipment suppliers, attended.

Presentations covered:

- Legislation - the Resource Management Act, the Building Act, the Drinking-water Standards
- Water quality data
- Protection of small drinking-water supplies
- The microbiological quality of roof-collected rainwater
- Case studies on the assessment and improvement of small water supplies
- The Ministry of Health assistance programme for small water supplies
- Backflow prevention

Group discussion on these issues was facilitated by Dr Marion Savill of ESR Ltd, who from a relaxed position on her sofa at the front of the stage was able to encourage lively debate.

The conference was compered by Jim Hopkins, who entertained us with his unique brand of wit and sense of reality. One of the highlights of the conference was a mock consent application exercise, where Jim tried to obtain a building consent from Derek Staines, a Building Consent Officer from Wellington City Council. Whilst very humorous it gave the audience a clear perspective of the public's issues with the building consent process.

The exhibit hall contained displays of equipment and services for small water supplies. There were twelve exhibitors, including: ATD Components Ltd, Maccaferri NZ Ltd, WaterMax Ltd and Department of Building & Housing.

The cocktail hour, which was sponsored by WaterMax Ltd, was a great opportunity for attendees and exhibitors to socialise and unwind after a hard day of learning and discussion.

WaterMax Ltd, as presenters, exhibitors and sponsors of the conference, found it to be an invaluable way to discuss the issues facing the small water sector and to communicate to the attendees the services that we offer. These services include the provision of advice, training, assessment and design to the small water sector.



We are looking forward to attending the next National Small Water Conference, which is to be held in Taupo from 2-4 September 2007. This conference will cover wastewater, stormwater and irrigation issues that pertain to small supplies, as well as building on the discussions on drinking-water that were covered at the inaugural conference.

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## Research on air quality and mould in New Zealand homes

Last year Christchurch scientist Caroline Shorter won the 2006 Zonta/Building Research Award. The biennial award (worth \$75,000), which was established in 2004, encourages women to pursue a career in science and provides positive acknowledgment of the valuable contribution they make. This award has allowed Caroline to embark on a PhD study with the Wellington Asthma Research group at Otago

University. Caroline works at AgResearch in Lincoln as a Research Scientist in the Built Environments and Public Health Group and her study involves investigating the levels of fungi found in New Zealand homes, and how they influence indoor air quality.



*Caroline Shorter*

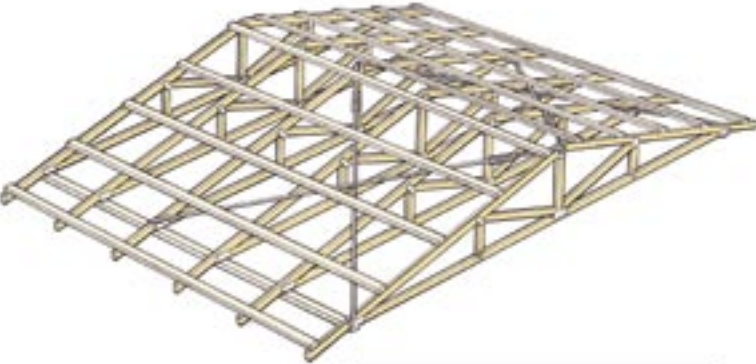


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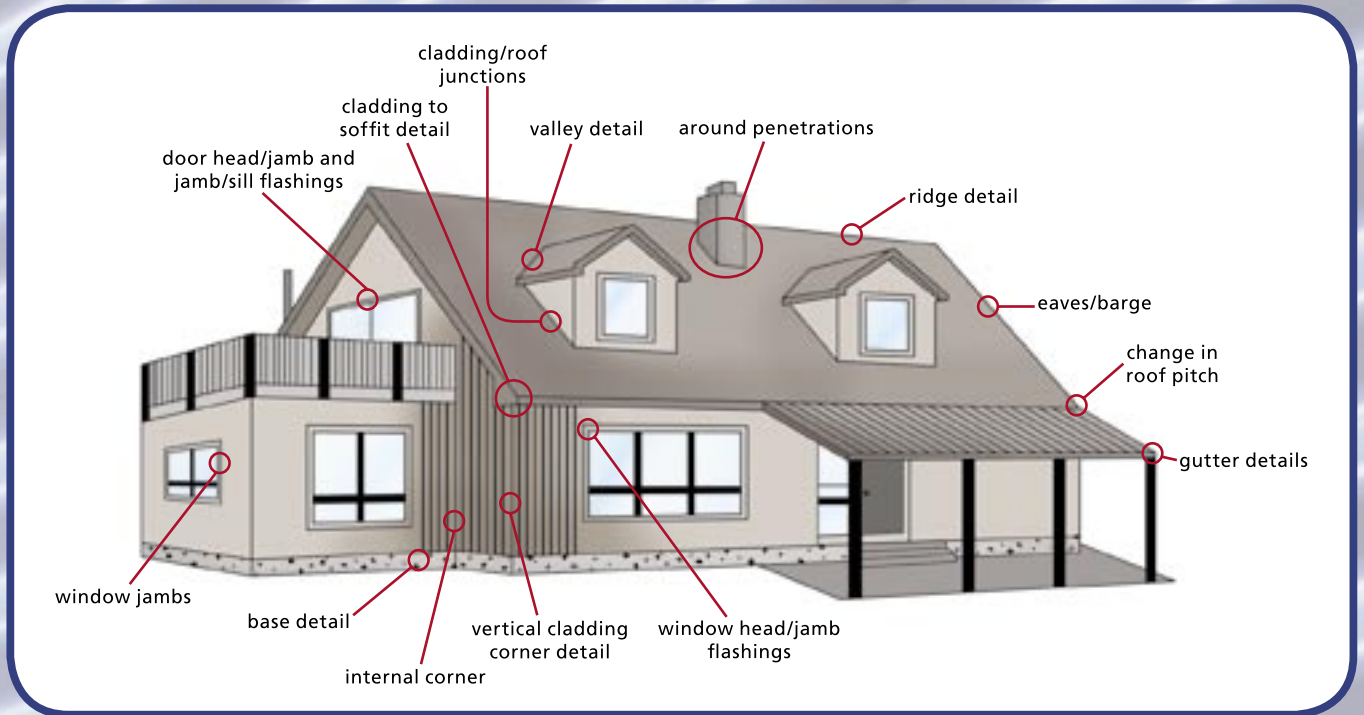
Caroline is now a year into her research and has just completed a pilot study of 20 homes in Christchurch, looking at different methods of measuring fungi, the types of fungi present, if fungi differ between locations within the indoor environment and, whether levels and types change with season. While analysis of data from the study remains to be completed, early indications are that fungal levels indoors are largely reflective of outdoor levels, and that one or two specific fungal types are found in large quantities year round.

The next stage will be to secure additional funding so that Caroline can conduct a clinical trial to determine whether there is a link between respiratory illness and fungal exposure in homes, as has been suggested in several European studies. Rates of respiratory illnesses such as asthma are increasing, with an estimated one in 20 people worldwide now affected by the condition. The New Zealand statistics are even more alarming, with an estimated one in six adults affected, and one in three preschoolers.

One of the judges of the award, Dr John Duncan of Building Research, says "This research will help us to understand the contribution of fungi to these statistics, and give us reliable means of assessing levels of fungal spores in household environments. It relates directly to Building Research's purpose to invest in research which delivers a built environment that is highly valued by New Zealanders and results in a better quality of life."

Building Research is now investing some \$200,000 a year in scholarships and study awards to meet the needs of the building and construction sector.

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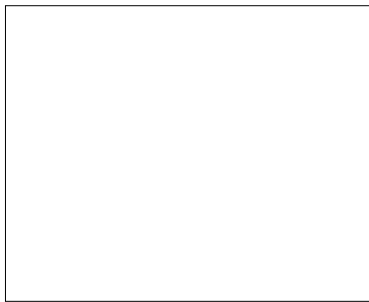


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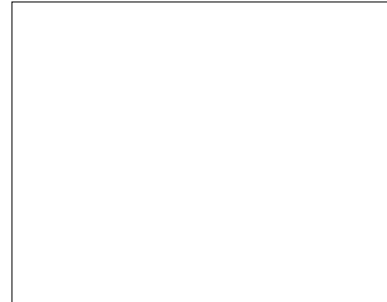
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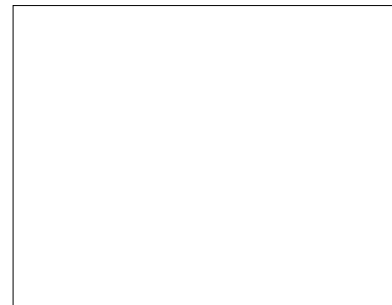
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## New modular wall casting system

Reids Construction Systems has recently launched a new system for producing cast concrete panels. The system comprises of large steel mobile casting beds, a modular formwork system and seismic reinforcing mesh. Reids modular wall production system now offers many unique and innovative features that have been developed over several years.

Two casting beds and formwork to suit were purchased by New Zealand Crane Hire. The beds are 12 m long and 3.2 m wide. These beds were then hired to Marra Construction in Tauranga. The beds have been used to

produce the concrete panels in the new FIL process store in Mt Maunganui.

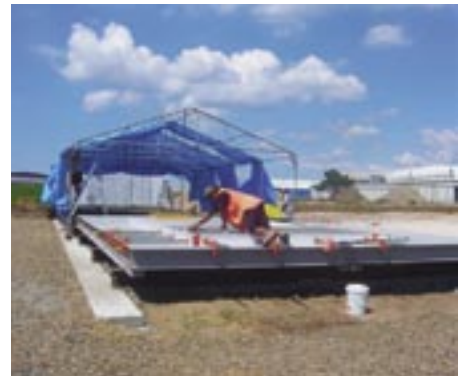
In total ninety-four panels have been cast for this particular job. Each panel is on average 7 m high and 4 m wide and weighs 11 tonnes. The panels were a mixture of 140 mm and 175 mm thick. Firth supplied 40 MPA concrete and also undertook crush and Schmit Hammer tests.

The formwork system used was supplied by Reids. This comprised of LVL ripped to the correct dimension on site. The LVL formwork was capped with Reids extruded capping and



fillet. The form release used on the beds was PINZ and the surface finish achieved was F5+

The new system has proven to give a large increase in efficiency. Panels were produced to a high standard with a 17 hour turn around, with lower labour and formwork costs.



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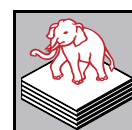
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STRENGTH WITH STYLE

In his speech, Hon. Clayton Cosgrove said that better quality construction “involves social, economic and technological development that must have innovation, smart problem solving and cooperation across the sector if it is to succeed”.

He said that “making the new system happen relies on teamwork”...and that...“a significant element of that is the Licensed Building Practitioners scheme which will raise quality levels among our builders, tradespeople, architects and designers”.

But how can this be achieved? The Minister acknowledged that “accreditation as a BCA, the Building Code and product certification can not do the job standing alone”. Nor can the new regulations governing the work of architects. So how will we know whether the sum of these parts will equal

the whole? The key to the success of the reforms, I believe, is to create opportunities for these stakeholder groups to regularly interact – not just within their own professions but between professions. Multi-sector information sharing would create a springboard for social, economic and technological development by bringing together people knowledgeable about problem solving in their sector and foster innovation through cooperation.

For example, Conservation House in Wellington has been in the news this month as a state of the art green building example. One of its features includes sound proofing from recycled bottle tops. Would this be classed as an acceptable or an alternative solution – and how would

product certification classify the use of this as a building product? Another example where industry has looked for an innovative solution has been trialled in the rural sector using steel. Nitrate leaching from farms is a real concern and processed steel slag encased in cloth and placed on the streambed as a “P sock” is used to mop up potassium from streamflow.

In other words, innovation comes from sharing and communicating ideas and knowledge about products. As the saying goes, “Use what talents you have. The woods would be very silent if no birds sang except those that sang best”, Henry van Dyke.

**A P Roover**  
**SU Inspection**

## OUT AND ABOUT



Two stories in this issue about water runoff and mould fungi in homes coincided with a report on SkyNews in April this year about harmful mould spores causing hitherto unexplained sickness in one family until the fault was uncovered at the source – the mould was growing on foundations soaked by rain water runoff from a guttering downpipe. In this photo water from a downpipe from this circa 1900 inner city building has stained the concrete path below it and flows off this path into the neighbouring property. What is the acceptable solution for this for buildings constructed circa 2007?

**Darrell Spout**  
**SU Plumbing**

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# A History of the New Zealand Institute of Building Inspectors 1967-1992

By Neil Eade

During late 1950 and early 1960 a number of Building Inspectors around Christchurch were concerned that the rights of Building Inspectors, their status, irregularities in remuneration, and the sharing of knowledge was lacking. It was decided that an organisation similar to that of the Metropolitan Engineers should be investigated.

An approach to the Institute of Engineers was rejected due to the difference in qualifications. A similar rejection was received from the New Zealand Institute of Health Inspectors. Resulting from these responses it was considered that there was enough interest and enthusiasm to investigate further the forming of an independent Institute.

During 1966 the Engineers and Chief Building Inspectors of the Christchurch Metropolitan Area formed a committee under the name of "The Christchurch Metropolitan Local Body Engineers Committee". This committee met on a regular basis for the purpose of discussing technical matters relating to Building Control. Through this medium building inspectors were able to air their views and concerns of their staff.

A further extension of this Committee under the Chairmanship of Mr R Barnes (Christchurch City Council), the "inaugural" meeting of Building Inspectors was held at the office of the Waimari County Council on 19 October 1966. Resulting from this meeting unanimous support was given to the forming of the New Zealand Institute of Building Inspectors.

An Interim Committee consisting of:  
(Chairman) R Barnes  
(Secretary) R Robertson  
(Committee) P Grigsby, T Bridges and N Brown  
This Committee was charged with duty to investigate the possibility of forming a "National" possibly incorporated body. Sterling work in this regard was done by Mr Rex Robinson (Secretary).

The first General Meeting of the New Zealand Institute of Building Inspectors was held on 31 May 1967 on a cold wet night at the Paparua County Council offices, Christchurch. It is pleasing to be able to acknowledge that one of our members who was involved in that meeting is present tonight (1992). That is Archie McDonald from Invercargill. I believe that from my estimation Archie is one of if

not the longest serving active member of the New Zealand Institute of Building Inspectors. There were 21 Building Inspectors present from Invercargill, Dunedin, Timaru, Oamaru, Clyde and Christchurch areas. It was reported that there were 72 members enrolled and the membership was expected to double within the first twelve months. The interim committee was dissolved and the officers for the first year appointed.

From November/December 1967 the eight Branches were formed to what we have today, this being Auckland, Waikato/Bay of Plenty, East Coast, Central, Wellington, Marlborough/Nelson, Canterbury/Westland, Southern.

President: Mr R R Barnes (Roll No. 1) (now 87 years)

Vice President: Mr C Morgan

Secretary/Treasurer: Mr R R Robinson

Executive: Mr T Bridges, Mr N Brown, Mr P Grigsby, Mr L Rasmussen

It was interesting to note that at the First General Meeting of the New Zealand Institute of Building Inspectors on 31 May 1967 a motion from Mr Laurie seconded Mr Grigsby was – "That membership be open and all qualified persons be accepted for the next 12 months and the annual subscription be 2 pound 10 shillings reducible to 2 pound if paid by the due date to the National Body".

From there the numbers grew steadily and at the first Annual General Meeting in Wellington it was reported the roll was 224. The total number on the roll is presently 459.

In June 1970 the first publication of the Journal was produced. Copies of that are on the display stand in the foyer. It is very pleasing to observe the style that was adopted in 1970 and compare that with the present publication in 1992. Congratulations to the editors Kel and Mazine Diffey and the publishers.

During the periods following much work was put into obtaining recognition of the Institute. The qualifying examination was introduced during 1982-83 and this was under the auspices of New Zealand Technical Correspondence School and latterly the Open Polytechnic of New Zealand, Auckland. Much of the ground work for this was done by Nick McKinstry and Ken McDermott.

The 1983-86 term saw Mr C R Smith holding the office of National President where again the theme was for further recognition of the

New Zealand Institute of Building Inspectors. This was achieved with several meetings with Hon. Minister Freidlander at the Beehive, and managers of the New Zealand Fire Service, SANZ, Ministry of Works, BRANZ, and Municipal and Counties Association. In June 1985 the National President attended the Inaugural International Building Officials Conference in Saskatoon, Canada which saw the formation of the World Organisation of Building Officials Conference to which NZIBI was a signatory to charter and a founding member.

The 1986 conference saw the first International seminar held in Nelson where foreign delegates from Canada, England, United States of America, Australia, India and WOBO President Omaka North Channon of Calgary were in attendance. WOBO also recognized NZIBI by appointing National President C R Smith as National Director.

Mr R Roberts was appointed National President for the term 1988-90. During this time saw the introduction of the Presidents Message and members Profile pages in the journal. Secretarial costs were becoming a concern to the executive and members during this period when the long time secretary Peter Morpeth decided to form his own company. This had the desired effect and considerably reduced costs to the Institute.

The period from 1990-92 Mr Nick McKinstry took the reins of National President. During this period the final papers for the correspondence course were completed and the Building Act was introduced.

With the introduction of the Building Act in July of this year the question has been posed by many Building Officials throughout New Zealand as to their future. This also will affect the future of the Institute. As we embark on the second 25 years serious thought must be given to how we are to conduct our affairs for the 21st century.

One final matter that must be recognized is that we have one member who has attended every conference that has been held. That is Murray Taylor of Auckland.

*The following people are acknowledged for their contributions to this article. Mr E Hughes, Mr K McDermott, Mr R Smith, Mr R Roberts, Mr N McKinstry.*

*Signed – N A Eade, Canterbury/Westland Branch*

## EVENT CALENDAR - 2007

### MAY 2007

<b>Friday 11th</b>	Wall Wrap Seminar, Whangarei
<b>Thursday 24th</b>	Structural Skeleton, Whangarei
<b>Thursday 31st</b>	Powers of Building Inspector, Auckland

### JUNE 2007

<b>Friday 1st</b>	Conflict and Aggression, Auckland
<b>Thursday 7th</b>	Structural Skeleton, West Coast
<b>Monday 11th</b>	Wall Wrap Seminar, North Shore Wall Wrap Seminar, Auckland
<b>Tuesday 12th</b>	Plumbing Update Workshop, Whangarei
<b>Tuesday 19th</b>	Plumbing Update Workshop, Auckland Structural Skeleton, Auckland
<b>Wednesday 20th</b>	Plumbing Update Workshop, Hamilton
<b>Tuesday 26th</b>	Plumbing Update Workshop, Palmerston Nth
<b>Thursday 28th</b>	Structural Skeleton, Christchurch

### JULY 2007

<b>Thursday 5th</b>	Structural Skeleton, Invercargill
<b>Wednesday 11th</b>	Wall Wrap Seminar, Hamilton
<b>Thursday 19th</b>	Structural Skeleton, Hamilton

### AUGUST 2007

<b>Wednesday 1st</b>	Wall Wrap Seminar, Rotorua Conducting the Inspection, Auckland
<b>Thursday 2nd</b>	Wall Wrap Seminar, Tauranga Conducting the Inspection, Hamilton
<b>Friday 3rd</b>	Wall Wrap Seminar, South Auckland
<b>Thursday 9th</b>	BOINZ Senior BCO Forum, Wellington
<b>Friday 10th</b>	BOINZ Senior BCO Forum, Wellington
<b>Monday 13th - Friday 17th</b>	Building Controls Training, Wellington
<b>Tuesday 21st</b>	Wall Wrap Seminar, Wellington
<b>Wednesday 22nd</b>	Wall Wrap Seminar, Palmerston North
<b>Thursday 23rd</b>	Wall Wrap Seminar, Napier
<b>Monday 27th</b>	Taking Effective Notes, Auckland
<b>Tuesday 28th</b>	Conflict and Aggression, Whangarei
<b>Wednesday 29th</b>	Negotiation Skills, Whangarei
<b>Thursday 30th</b>	Powers of the Building Inspector, Whangarei
<b>Friday 31st</b>	Conducting the Inspection, Whangarei

### SEPTEMBER 2007

<b>Monday 3rd</b>	Conflict and Aggression, Wellington
<b>Tuesday 4th</b>	Wall Wrap Seminar, New Plymouth Conflict and Aggression, New Plymouth

<b>Wednesday 5th</b>	Wall Wrap Seminar, Wanganui Negotiation Skills, New Plymouth
<b>Thursday 6th</b>	Wall Wrap Seminar, Taupo Powers of the Building Inspector, Wellington
<b>Friday 7th</b>	Photographing the Inspection, Wellington

<b>Monday 10th - Friday 14th</b>	Building Controls Training, Wellington
<b>Monday 17th</b>	Conflict and Aggression, Christchurch
<b>Tuesday 18th</b>	Powers of the Building Inspector, Christchurch
<b>Wednesday 19th</b>	Photographing the Inspection, Christchurch
<b>Thursday 20th</b>	Structural Skeleton, Palmerston North Conflict and Aggression, Dunedin
<b>Friday 21st</b>	Negotiation Skills, Dunedin
<b>Tuesday 25th</b>	Negotiation Skills, Queenstown
<b>Wednesday 26th</b>	Negotiation Skills, Christchurch

### OCTOBER 2007

<b>Thursday 4th</b>	Structural Skeleton, Nelson/Blenheim
<b>Monday 8th - Friday 12th</b>	Building Controls Training, Auckland
<b>Monday 15th - Wednesday 17th</b>	Investigations 3 day course, Christchurch
<b>Thursday 18th</b>	Notices and Forms, Christchurch
<b>Friday 19th</b>	Effective Notetaking, Christchurch

### NOVEMBER 2007

<b>Monday 5th - Friday 9th</b>	Building Controls Training, Auckland
<b>Monday 5th</b>	Wall Wrap Seminar, Christchurch
<b>Tuesday 6th</b>	Wall Wrap Seminar, Timaru
<b>Wednesday 7th</b>	Wall Wrap Seminar, Dunedin
<b>Thursday 8th</b>	Wall Wrap Seminar, Invercargill
<b>Friday 9th</b>	Wall Wrap Seminar, Queenstown
<b>Monday 12th</b>	Negotiation Skills, Auckland
<b>Tuesday 13th - Thursday 15th</b>	Investigations 3 day course, Auckland
<b>Friday 16th</b>	Photographing the Inspection, Auckland
<b>Tuesday 20th</b>	Wall Wrap Seminar, Greymouth
<b>Wednesday 21st</b>	Wall Wrap Seminar, Nelson
<b>Thursday 22nd</b>	Structural Skeleton, Auckland Wall Wrap Seminar, Blenheim
<b>Monday 26th</b>	Effective Notetaking, Wellington
<b>Tuesday 27th</b>	Negotiation Skills, Wellington
<b>Wednesday 28th</b>	Conflict and Aggression, Hamilton
<b>Thursday 29th</b>	Negotiation Skills, Hamilton
<b>Friday 30th</b>	Conducting the Inspection, Wellington



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