

straight up

THE NEWSLETTER OF THE BUILDING OFFICIALS' INSTITUTE OF NEW ZEALAND

SEPTEMBER 2005



**T1.2 – acceptable
solution or not?**

ill in News

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Tulsa's Bell Accident Heard 'Round the World

RESMAN

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eorized that if part ystalized that it was the same thing hap- Capt. Collins said.

ll the bells made by examined bell after

bell and found many in which crystal- lization had taken place," he added.

As a result of the Tulsa bell incident, the bureau of ships has conducted experiments and research into various bells and gong systems that would take less energy to ring, be lighter in weight and after.

Capt. Collins said it could be that the old Tulsa bell has rung a death knell for bells, as the navy has known them.

HE RECALLED THAT THE Tulsa, which had a normal speed of 7.4 knots and a top speed of 10.4 knots, was one of the last ships in the navy to be equipped with sails.

"We carried the sails in the hold but we had no booms. At one point when we considered returning from Australia to the west coast we thought of using the sails."

Instead of returning, however, the Tulsa, the last of the Asiatic Fleet remained in the Pacific throughout the war, and for her size and armament had an out- standing career.

Lt Cmdr Tom D. Laing, USN, also from the Chicago research office, accompanied Capt. Collins here. They met with members of Naval Reserve Division 8-8, Merryville, Wednesday night.

Also while in the state they will confer with several scientists and mathe- maticians engaged in naval research problems.

Capt. Collins has another tie to the state. Mrs. Collins is the former Margeruite Yates of Sapulpa.

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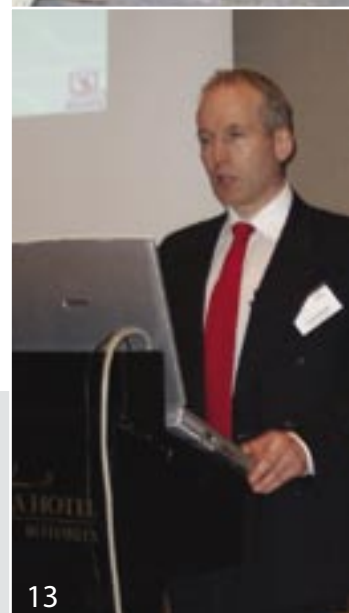
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NEWS FROM LEN



Another couple of months have gone by and, in that time, we have been frantically busy with new initiatives and programmes to meet the needs of all our members.

Firstly, isn't it great to see the new look of our 'Straight Up' journal? This certainly is another step forward for the Institute and will develop and grow as we get more support from the industry. While we are on the topic of Straight Up, this is your written forum to enlighten members on new things that may be happening in your area and in your organisation. We welcome letters to the editor and other articles you believe the readers would find of interest.

The 2006 BOINZ Annual Conference and Expo planning is all go. We have had a meeting with the Southern organising committee whose suggestions and recommendations are going to make a fantastic event. So please put the dates in your diaries now - 2-5 April 2006. You will be all aware that we have had to move to a larger venue due to the size restrictions and the level of interest in conference. Accordingly it will now be held at the Christchurch Convention Centre.

The call for papers has been on the website and notice distributed to members. This is due to close at the beginning of September. If you have a paper or case study that you would like to share, this is your opportunity to present this work to your peers and fellow delegates and these will also be published in proceedings.

We are excited at having the Australian Institute of Building Surveyors (AIBS) join us as partners at conference and are working with our Australian counterparts to arrange for presenters and delegates to take part from Australia (the West Island).

Just an update on the creation of a new set of guidelines, a two day workshop was held with the purpose of developing a comprehensive brief for them. The brief was submitted to the Department of Building and Housing and we are still working through the process of gaining support both morally and financially.

The BOINZ Training Academy is well underway and in the process of finalising a critical training pathway. The creation of the Academy is a significant step forward; a move reinforced by our members' wishes to have training and continued professional development in the future.

Expressions of interest have been sought from possible training providers and we have had an outstanding response and support from the industry, training providers and members. Meetings with possible training providers will be held in September and, in October, the whole framework, possible investment in training and all other details will be completed for an official roll out to members by 1 January 2006. There is a huge amount of effort and dialogue going on around New Zealand and Australia to make sure that we get this critical training pathway right. If you have any suggestions or recommendations, we would welcome your thoughts.

President Richard Toner and I have completed visits to all the branches. These meetings were extremely positive and it was great to meet with members from throughout New Zealand. We have been able to gain more understanding and a mandate for continuing on into the future through strategic plans that were outlined to members. I would like to take this opportunity to thank all the branch committees and their people for their hospitality during our visits. At our last board meeting on 19 August, the board proposed that this pilgrimage to branches should be placed on the year's calendar.

BOINZ Special Interest Groups forums have taken place around the country and have been well received with good attendance. These are a great opportunity for members to come together and share a common interest and exchange information. Further networking opportunities will be available over the next two or three months and I urge all those who have a particular interest to come along and be part of these special interest groups.

Last, but not least, the Institute has seen a definite increase in membership over the last few months which is an extremely pleasing show of support. At the end of February 2005 the Institute had 721 financial members. As at 23 August 2005 we have 918 (an increase of 26.7 %). To all those people who have recently joined we extend a warm welcome. You have our commitment to retain you as members and we look forward to working with you in the future

Lennard Clapham

CHIEF EXECUTIVE
BUILDING OFFICIALS INSTITUTE OF NEW ZEALAND

BOARD MEMBER PROFILE



Ewan Higham

Ewan Higham is a member of the BOINZ executive representing the Auckland Branch.

Ewan is the Building Team Leader at the Franklin District Council. In this role he manages all the building control functions of Council and has a staff of 18. He has been with this Council (and a former amalgamating Council) for 34 years, and has been a member of BOINZ for almost as long. Ewan is currently Chair of an Auckland regional group of Building Control officers who meet monthly to approve IQPs and discuss matters of common building control interest.

Prior to entering local government work, Ewan served a carpentry apprenticeship with a Papakura builder and had a short stint as an Inspector of Health with the Department of Health.

Besides having a wealth of territorial authority experience, Ewan holds a Bachelor of Applied Science degree, two Diplomas in Public Health, an Advanced Trade Certificate in Carpentry, a Certificate of Competency in Resource Management Law from Auckland University, and a Certificate of Competency in Fire Safety Design from Victoria University. Ewan is married to Jocelyn, a school teacher, and they live in Pukekohe. They have a son, a daughter, and five lovely grandchildren.

Ewan sees BOINZ to be at a crucial stage of development. The present spotlight on the building industry offers an opportunity for BOINZ to continue to raise its' profile beyond what has been achieved in the past, and be a vital part of an exciting period of change in the building industry by promoting the interests of its members.

Under the guidance of a permanent CEO and the energy and experience that Len Clapham brings to the organisation; and with the recent establishment of a Training Academy to endorse suitable training for members, the Institute is making its way forward in the new legislative environment.

Ewan believes that the efforts of the Institute to promote itself and be part of the action is already paying off. Today we are being asked to be represented on more and more industry groups which indicates that BOINZ is well respected and our voice and participation is welcome.

May it continue to be so.



Bruce Smith with 'the team'

Bruce Smith, Building and Plumbing Inspector, Gisborne District Council

I was born in Auckland in 1948 in a leaky maternity building I suspect (one drip at a time) and later was apprenticed with W E Hanlén Whakatane building houses and schools.

Married in 1974, I went to Whakatane Board Mills maintenance depot (a great job), moving to Gisborne the year after Bola with family of four by then where I worked in joinery factory building coffins! The solvents in the spray finish started getting to me, and I could see my name going on one of them soon (dead end job) so moved on to the council maintenance department. When this was "dissolved" I ended up in the inspectors' office!

In 1999 came cross training in plumbing and drainage. I am now the "old boy" in the office (and worry that I should have kept one of those boxes).

I have always seen my job as helping the

industry comply rather than carrying the book around and waving a big stick. I know (from experience!) that at times this leaves you in it and, as Len Clapham stated in his "notice", the industry can let you down, but to work through the issues and use a lawyer as a last resort seems to work around here.

Our team has started the Diploma in Building Surveying with WELTEC, this is going OK. We all know there is a mountain of change happening out there and, yes, we have to get it right every time! Yeah right!

Why so long joining BOINZ? Pass! The 2005 conference was my first and I was impressed.

Don't stress too much out there, Brash is going to rewrite the Building Act and we can start again!

By the way family is now 5 more! (grandkids)

"I have always seen my job as helping the industry comply rather than carrying the book around and waving a big stick"

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Standards New Zealand (SNZ), the National Standards body, has provided an update on the progress of recent building-related Standards.

JUST PUBLISHED:

NZS 4503 Hand operated fire-fighting equipment

Minimise risk to life and property by ensuring you are up to date with the latest information on portable, handheld fire fighting equipment, which is often the first line of defence from the effects of a fire. Small fires can be extinguished with hand operated fire-fighting equipment, to prevent the fire from spreading, thus protecting lives and property.

NZS 4503 was last revised in 1993 and since then both operating environments and technology have changed. This revision updates the selection, installation, distribution and maintenance of hand operated fire-fighting equipment suitable for use by one person.

This Standard includes fire hose reels (portable and wheeled), portable extinguishers and fire blankets. Guidance is also given for use on board watercraft and vehicles that are not covered by other regulations.

It is intended that this Standard will supersede the 1993 version for compliance purposes and be referenced in the Approved Documents for the New Zealand Building Code Fire Safety Clauses and New Zealand Building Code Handbook in July 2006. It is also referenced in the Fire Safety and Evacuation of Buildings Regulations and the Maritime Rules.

UNDER DEVELOPMENT:

Current projects underway in the building sector include:

NZS 5270 Cable cars for private residences

SNZ has been working with the Department of Building and Housing (DBH) on a new Standard for residential cable cars. The Standard will establish criteria for performance as required by the new Building Act. It will provide better regulation of the design, construction and maintenance of



cable cars. Territorial Authorities (TA) with a framework to assess and give consent for new cable car installations, plus potentially require compliance with an inspection regime. Along with industry, the TA's will also have clearly stated performance measures. Home-owners will have the reassurance of knowing that their cable car meets the required safety Standard.

The Standard is now available for public comment, and is expected to be published in November or December.

NZS 4541 Automatic fire sprinkler systems

In October, Standards New Zealand together with the DBH will be calling for public comment on the Standard, which has undergone a substantial review.

The Standard covers the design, installation and maintenance of fire-control sprinkler systems. Changes to the Standard are wide-ranging and will ensure world-class protection from automatic fire sprinklers.

The real driving force behind this review is that recent research into large warehouse fire protection has all been carried out in the United States. The committee has been working to ensure our Standard is up to date with the American research.

Benefits of the revised Standard include increased overall safety, improvements in the flexibility of protection systems, and reduced installation costs

For a copy of the draft Standard and the response template in October go to: www.standards.co.nz

NZS 3101 Concrete structures

A substantial revision of the concrete structures Standard has been ongoing for several years. This Standard is expected to be published late this year.

NZS 4214 Methods of determining total thermal resistance of parts of buildings

This Standard, which covers methods for determining the total thermal resistance of parts of buildings in steady-state environmental conditions, is being reviewed to change it from an interim to a full standard. It is expected to be published in November 05.

NZS 3604 Timber framed buildings

A technical amendment to 3604 is underway to incorporate changes in the structural properties of timber, which are set out in the recently revised NZS 3603. It was due to go out for public comment in August but has been delayed due to the need for further technical work.

NZS 3640 Chemical preservation of round and sawn timber

A minor amendment of this Standard is currently underway. The public comment period is complete and the publication date is November 2005.

AS/NZS 3500:2003 Plumbing and Drainage Set

Australia holds the secretariat for this set, which is currently being amended.

Political Party Policy on the building industry

In the lead-up to the general election later this month, Straight Up sought a policy statement on the building industry from each of the political parties. At the time of going to press only four had replied and their views follow. Unfortunately, therefore, the party policy for Act, Labour, Maori and United Future were not able to be published.



What is the Greens party policy with regard to the building industry in NZ if elected in the light of the leaky building syndrome and what does the party see as the most important issues other than the leaky building one facing building regulation in NZ that need to be addressed?

The building industry has a huge impact on the consumption of resources, energy, production, and disposal of waste (including air and water pollution). A building's design locks into place the energy and water use requirements for the building. The materials used have implications for energy use and pollution in their extraction, processing and transporting. They can also potentially create

unhealthy conditions for both workers and inhabitants. The Green Party believes that buildings must be sustainable on the planet and safe and healthy for those who build them and those who live in them.

The Green Party recognises that 'leaky buildings' arose, in part, due to problems around product certification, and we hope that the new Building Act will provide for an improved certification procedure, including taking health effects into account. We are also hopeful that the Architects Act will deal to problems that existed around design. We hope that the expansion of modern apprenticeships and the licensing provisions of the Building Act will help with some of the problems around skill levels in the industry that were revealed by the leaky houses problem.

However, the Green Party is still concerned that despite sustainable cities being one of the four main areas targeted in the Government's recent Action Plan for Sustainable Development, little is said either about housing or about sustainable building and design. More practical and concerted action is needed. The Green Party believes it is vital for the Government to play a role in

setting standards, developing educational information for both industry and the general public, and promoting sustainable building through establishing incentives to encourage sustainable building in both planning and housing matters.

The Green Party will:

- Develop a sustainable building strategy, drawing on the wealth of overseas examples, which sets standards for use of building materials. This will include looking at energy use, pollution and waste products.
- Expand and strengthen the Action Plan for Sustainable Development and ensure that all new buildings conform to sustainable building principles by 2008.
- Require, as part of a National Policy Statement on Sustainable Energy, that all district plans provide for solar access on roofs and north walls to facilitate the use of solar energy.
- Update the Building Code for new houses to include energy performance standards that truly reflect likely future costs of energy, and regional climate differences; and encourage solar design by including

continued on page 14

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	007/709/774 Double Check Valve DN15 - DN250	MEDIUM	Two independent check valves Also available with metered Bypass Line (For Fire Services)
	No.7 Dual Check Valve DN15 - DN40	LOW	Two independent check valves
	7F Aus Fireline Detector Check Valve DN80 - DN250	LOW	Single check valve for Fireline applications
	9D Dual Check Valve with Atmospheric Port DN15, DN20	LOW	Two independent check valves with atmospheric port
	NLF9 Lab Faucet Vacuum Breaker DN10	HIGH	Two independent check valves with intermediate vacuum breaker and relief valve
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Housing initiatives being investigated by Government agencies

Building officials should follow with interest the development of the following initiatives in their sector post-General Election and be prepared to get involved when the time comes for consultation.

DEVELOPMENT OF A DATABASE RECORDING THE INCIDENCE OF SUBSTANDARD HOUSING

The Department of Building and Housing is leading this initiative and it is included in the department's work plan for 2005/06. A spokesperson for the department has indicated that building officials will be consulted and asked to assist in developing the database.

NATIONAL SURVEY OF HOUSING

The Department of Statistics is the lead and responsible agency for this initiative. The DBH is very interested in the project and in its outcomes and expects that Statistics will consult with building officials during the project.

Development of a house energy rating system to provide information to prospective buyers on the energy efficiency of a property

The Energy Efficiency and Conservation Authority is investigating the concept of a national house energy rating scheme. Houses would be assessed and attributed stars on the basis of their energy efficiency. Schemes of this nature have operated in Australia and other countries for a number of years.

EECA has begun the review of the National Energy Efficiency and Conservation Strategy (NEECS), with the possibility that a new strategy could be released in late 2006. The current strategy, released in September 2001, aims to progressively upgrade the energy performance of the existing building stock with the following 15 year targets:

- All pre-1977 houses retrofitted with a suite of cost-effective energy efficiency measures, and
- Existing commercial buildings to achieve a mean energy performance of less than 150kWh/m².

For new residential and commercial buildings, the Strategy aims to achieve best practice energy performance so that:

- New homes are able to maintain an internal temperature of not less than 18oC and not

more than 25oC at reasonable cost and without resorting to significant external use of heating or cooling energy, and

- New commercial buildings achieve a mean energy performance of less than 100 kWh/m².

Current actions for buildings are captured in the NEECS's Buildings and Appliances Action Plan, available from the EECA website www.eeca.govt.nz.

NATIONAL QUALIFICATION IN RESIDENTIAL PROPERTY MAINTENANCE

This initiative, developed by the Housing Corporation and the Construction Industry Training Organisation is awaiting New Zealand Qualifications Authority approval.

AN ANALYSIS OF LEAKY HOME STIGMA IMPACTS ON RESIDENTIAL PROPERTY VALUES

This research project was funded by the Centre for Housing Research Aotearoa New Zealand through its programme of New Researcher Development Grants. It was written by a student to fulfill degree requirements.

RESEARCH INTO HEALTHY HOUSING

Documentation that will be used in a pilot study by the Wellington School of Medicine and Health Sciences, University of Otago, to assess the healthiness of housing in a Wellington suburb has the hallmarks of a building official's site check list.

The Healthy Housing Index study has identified 100 houses in the Hutt Valley from a range of geographical areas, stratified by age and rating on the Energy Deprivation Index. A house condition survey called The Five Fingers of the Healthy House Hand has been designed

to assess the list of things in a home that need to be measured to ascertain their importance in making homes healthier and safer. The five categories are: structural soundness, adequate services and facilities, warmth and dryness, safety, and protection from environmental hazards. Each category is broken down into further headings and under each of those there is a check list of items that highlight what to look for in a home as regards insulation, mould, sewerage, heating, absence of flooding, fire protection, temperature of water, ventilation, safety on balconies and stairs (interior/exterior). This inspection survey was drawn up by BRANZ experts based on the questionnaire used in their 5-yearly house condition survey in consultation with health experts at the Housing and Health Research Programme.

The purpose of the study is to provide a practical tool for understanding the link between housing and health and is intended for use by ACC, local government, district health boards, primary care providers and other agencies involved in the housing and/or health and safety sector. It is hoped that ongoing application of the HHI will allow the identification of high need homes, families, and communities and provide a basis on which to target resources to reduce inequalities in health.

The study is a collaborative project between the Housing and Health Research Programme and BRANZ. Hutt Valley District Health Board, ACC, and Hutt City Council have provided support for the study.

They had planned to train lay people to do the surveys of house condition but have now worked with building officials as they have found that a strong building knowledge is required to be able to safely and effectively carry out these inspections, even though the

FROM THE EDITOR

Dodgy neighbours – a parable for building inspectors

A nannocynical but wise old inspector was once heard to say that when dealing with neighbours who complain vociferously or even abusively at you during site inspections always look on their side of the fence for anything that looks dodgy (such as an unfenced spa pool) and ask them to rectify it.

Postscript: while in this case it did not have the desired effect of making the inspector's life any easier it did give him some job satisfaction and had usually worked for him in past dealings with difficult people.

survey proposed by the researchers is a more simplified version of the BRANZ inspection survey.

The researchers expect to have the basics of the index working within 3 months but to get it fully functional and validated against hospitalisation and ACC data could take another year.

To check it out go to www.wnmeds.ac.nz/academic/dph/research/housing/hhindex.html

Meanwhile, EECA aims to assist households to improve the energy efficiency of their homes by:

Providing advice to all householders on how to make energy improvements to their homes www.energywise.org.nz

Providing financial assistance to low-income households to improve insulation in their pre-1977 homes through EnergyWise home grants.

The Authority is running a pilot project for Christchurch residents – the Warm Home Energy Check. Accredited assessors make a thorough energy efficiency inspection, using a scientifically-based checklist developed for EECA by the Building Research Association of New Zealand (BRANZ). The inspection covers ceiling insulation, under-floor and wall insulation, location of draughts, window heat loss, hot water system efficiency and how good a home is at capturing the sun's free heat. Householders receive a comprehensive Home-owner's Report that includes an official Star Rating from 0 to 6 stars, and an Action Plan which shows how to improve a home's warmth and energy efficiency and which steps should be tackled first.



Through working with professionals such as BOINZ, we want to create an environment where open communication is encouraged.'

John Kay

The Department of Building and Housing has welcomed John Kay as the new General Manager Building Controls. John was formerly General Manager, Operations for Land Transport NZ, with responsibility for over 400 staff. He has a good understanding of public sector management frameworks and the requirements of a regulatory role, as well as experience in working with industry and sector groups to translate policy into practical results on the ground.

'We're continuing to grow capability and integrate our services,' John says. 'Having brought the Department together, we now need to manage both the legislation and the people who will make it work. To do this, we need good information and strong networks, and both of these are key initiatives for the Department.'

'We are committed to better contacts with industry, local government, training organisations and consumer groups. Through working with professionals such as BOINZ, we want to create an environment where open communication is encouraged.'

John sees the challenges faced by the new Department as being the same as those faced by the industry in general.

'Implementing the new Building Act has significant implications for all. The role of building officials is central to many aspects of the reforms, which require us to look forward and collectively build our capacity and capability.'

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T1.2 – acceptable solution or not?

Thousands of builders and homeowners are still awaiting an answer from the Minister of Housing about accreditation of the surface treated T1.2 timber following concerns raised in July 2005. In the opinion of the Hon. Dr Nick Smith, National's Building and Construction spokesperson, the Minister and his department are to blame for approving a sub-standard product, and should withdraw approval.

Auckland City Council has made the decision to reject building consents for construction using T1.2 spray-treated timber despite being told by the Department of Building and Housing that it has no right to do so. This decision has been backed up by the Certified Builders Association which says that T1.2 does not meet the same performance standards as boron-soaked H1.2 which is dyed pink. They have concerns that the spray used on T1.2 is liable to wash off if the timber gets wet.

The T1.2 timber sprayed with boron and an orange dye was approved for use by the former Building Industry Authority (now Department of Building and Housing) as an alternative solution to H1.1 and H1.2 timber. John Kay, building controls general manager at the Department has said the Auckland City Council could not reject the consents because the timber was approved in the Building Code. He further added that the Department was investigating T1.2 and had not yet seen anything specific to indicate there were problems with it.

Principal building officer for Auckland City Council, Bob de Leur, said that staff visiting existing construction sites would check whether boron treatment on T1.2 timber was still effective and would request that the timber be retreated if necessary.

Meanwhile the manufacturers of T1.2 have stated that surface treatment of the timber was a durable solution for house framing.

An alternative to Auckland City's stand was announced by Manukau City Council which has reminded builders, developers and homeowners that special care must be exercised when using and storing T1.2 timber but have not yet taken steps to reject building consents for construction using this material. Their Building Consent Authority has decided to take a pro-active stance when dealing with consents where T1.2 is used. These are now issued with an advice note attached to construction plans which then becomes part of the specifications for the project. This

advice note is required to be kept on site at all times and is referenced in the consent, while information within the note includes conditions of use of the treated timber.

Director of City Services for Manukau City Council, Wayne Goodley, said that their building officials will be doing everything in their power to ensure builders comply with the manufacturer's specifications. Staff would draw builders' attention to the advice note, take moisture readings at pre-line inspection, would verify the treatment of timber used in the building and check that cut ends of timber had been treated.

He added that, in the interests of consumer confidence, if there was any doubt about the suitability of timber being used in construction, work would be stopped until satisfactory verification of compliance could be obtained.

In the meantime Minister Chris Carter has launched an enquiry into T1.2 and whether its approval for use was justified. This has now resulted in a preliminary report being prepared by the Department of Building and Housing following an investigation by them. The investigation included a series of interviews with industry stakeholders; field investigations for any evidence of in situ failure of timber treated with TimberSaver and, if so, to identify the causes of that failure; and identification of individuals who could peer review technical aspects of the appraisal and accreditation process, if necessary. BRANZ Ltd has subsequently been engaged to complete this search.

Additionally a review examining whether the Building Industry Authority followed its established procedures is underway with PriceWaterhouseCoopers being engaged to undertake this work.

To date, however, the Department states that their investigation has not provided evidence to demonstrate that timber treated with TimberSaver boron does not perform. On this basis, they believe there is insufficient evidence to warrant consideration of withdrawing the accreditation of TimberSaver boron as an envelope treatment solution that meets the requirements of the NZ Building Code. However, because issues have been raised about the robustness of the product testing and accreditation process they felt it prudent to look further into these matters.

Their investigation has provided some



evidence to suggest that concerns expressed about the availability of information on how to handle and use timber treated with TimberSaver boron have substance. Included in this are concerns about the time period where the timber is exposed to weathering and how this can be effectively determined.

According to the timber processors, problems with leaky buildings came to the fore following a decision made to stop fully submersing timber in boron. At a recent BOINZ senior building consent officials forum, Steve Roberts of Red Stag Timber told delegates that, because trees were sometimes 10 years younger than those previously processed by them, the timber was wet when processed and later drying out on the building site. This meant that builders were facing the time-consuming and difficult task of having to straighten framing prior to closing in the building. This led timber processors to opt for kiln drying the timber to prevent buckling but this resulted in substantial loss of boron from it in the kiln-drying process. The timber emerged both dried and treated but vast quantities of boron were being released into the environment.

This "environmentally unfriendly" option led to a decision to kiln dry the timber only meaning that untreated but pre-dried timber then became the vogue. All may have been well had an unprecedented building boom resulting in exponential growth, multiplex housing developments and differing styles of building including texture coatings and no eaves not occurred over the next few years. And we have all seen the consequential results from untreated timber being exposed to the elements.

So it was back to the drawing-board for processors to investigate other forms of treating the timber to avoid this type of problem in the future. LSP treated framing often makes people ill and can cause dermatitis in those handling the product. It is also a major cause of nausea for those who work in treatment plants. As an alternative to this, the processors once again looked at boron which had proved its effectiveness in the past.

Again an option was to soak the timber with boron (but not kiln dry) which led to substantial straightening of the raw timber by builders before closing in, or to treat the

timber with a surface coating of boron after it had been kiln dried which resulted in T1.2.

It is generally felt by timber processors that there is no issue with using T1.2, unless it sits in a downpour for a length of time.

And in fact the length of time the timber is exposed to the elements is the real issue and one that has building inspectors scratching their heads. How do they know how long it has been sitting unprotected from the weather? The two-month clause is unworkable unless inspectors are clairvoyant (not generally part of their job description) as the processed timber does not have a date stamp issued when it is treated. This makes it impossible for them to know how long it has been exposed to the elements.

In order to protect themselves, if the timber doesn't carry a timber preservation council mark or similar, or a date stamp showing when it was treated, inspectors should not be hesitant about asking for proof that the timber is correct for use. They should also make sure the builder understands he has the right/wrong product on site and, if it is wrong, the builder will soon put pressure back on their supplier for the right materials.

Overall it appears that lack of knowledge and understanding of conditions of use have been major challenges in this latest concern over timber treatment and whether T1.2 is fit for purpose. Perhaps it is time the timber processors, timber merchants, builders, Department of Building and Housing, regulators and others updated their processes to ensure that more and better information will be supplied in the future?

N.B. The draft preliminary report on "Investigation into TimberSaver Boron Treated Framing Timber" from the Department of Housing and Building is available on their website www.dbh.govt.nz.



Tim Weight

Education Training Advisory Group Update

The ETAG met in Wellington on 9 August 2005. The topic for this meeting was "Recognition of Current Competency". RCC is the evidence of applied knowledge in relation to a qualification achieved. It is also the moderation of people currently in the industry, and future employees, to receive recognition of ongoing learning over their working life. The evaluation is carried out by accredited assessors working within a defined moderation process. The accredited assessor will require skills and abilities greater than the applicant.

The group is currently working to develop the protocols of the RCC. What this may look like is currently under development and being discussed by the ETAG committee. Initial thoughts being developed are as follows.

The first step to the recognition process is an evaluation of your current qualifications, relevant work experience, and measurement against a skills matrix of the code clauses. This work could be undertaken by senior building officials, an external contractor or a mixture of both.

The skills matrix table is marked for each code clause with the assessed competence level of the person undergoing the evaluation. When this evaluation has been completed the training program for the following 12 months can be mapped out.

After the completion of this initial evaluation process the next step is a moderated RCC assessment to align with the National Qualification.

Building Officials with an existing qualification may be cross credited, with a more rigorous assessment required if no qualification has been achieved by the applicant.

Two levels of RCC will be required, the basic national qualification and the advanced streams catering for the specialist areas, fire, multi storey building and plumbing & drainage etc.

Some Building Officials will elect to stay at the level of their primary assessment and this will need to be catered for as part of the process to enable the industry to continue operating.

The balance will undertake the RCC process with the possible completion of some of the NZQA units to achieve the national qualification.

The delivery model will define the method of undertaking the assessment of RCC in conjunction with one or more Industry Training Organisations. The inhouse shared model versus the external provider. The inhouse model has superior benefits through staff buy in and a positive feedback process.

The trigger for the commencement of the formal part of this process will be the completion of the BCA accreditation model and the registering of the national qualification on the NZQA framework.

Tim Weight

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Our experience in the industry has shown that there are many issues that must be considered. These considerations start with sales when completing a proposal for a prospective client. Unfortunately some jobs do not fit within our standard criteria (i.e. attaching to decks as they are generally not designed for uplift prevention, soffit attachment when the existing overhang exceeds 600mm) these jobs require



specification engineering. We also have issues related to being in a Severe Marine environment, and the various Wind Zones.

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We have gone out of way to make certain that our engineering has been peer reviewed by Councils and has an Independent durability statement, issued by a noted Corrosion expert. We are presently in the process of assessing both our specifications and durability, as we have found both of these issues to be an on-going process.

We will continue to endeavor in meeting all of the requirements of the Building Act and look forward to any information that can be provided by the Territorial Authorities in ensuring the on-going development of our product.

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Plumbing & Drainage Special Interest Group Forum

Under the direction of inaugural chairman, Derek Staines, the Plumbing and Drainage Special Interest Group held two meetings, in Wellington in July and Dunedin in August. As part of the formation of this new special interest group, names will be called for members of a management committee and it is hoped to form a management committee from volunteers who will steer the special interest group for the first 12 months. After the initial committee has been formed the SIG will then hold elections for future committee members and chair on or about the anniversary of the first meeting held by the group.

A number of initiatives on training were put forward by the meetings including:

- One person from each TA could be trained on a certain method/specific topic and they go back to their colleagues and train them accordingly
- Video training – where a formal training session is videoed and the video distributed to members
- Employ a full time trainer (or trainers) for BOINZ who can train in both plumbing and building NZ-wide to small groups i.e. town to town
- Since the Building Act inspectors can inspect both plumbing and training, and building and many small councils need multi or cross skilled people who can inspect both disciplines – perhaps some smaller councils need to share resources/ staff to cover their needs
- Qualifications for a Plumbing and Drainage Inspector could be:
 - different levels (domestic, commercial, industrial etc.)
 - to a higher standard i.e. NZ Certificate of Building type qualification
 - only employ qualified plumbers and drainlayers
- develop a new course including workbook with practical experience (Polytech or University)
- perhaps pull blocks of existing training together from existing providers to make one significant qualification for the industry
- Target trained plumbing and drainage tradespeople who don't want to keep up their trade for whatever reason (provided level of remuneration is improved in order to attract them)

Another issue of concern to the group was when there would be standardisation of rules for all P & D inspectors or a set of best practices which could be sent to all members for their information. One example put was that of a waste tray for a hot water cylinder and the direction/type of overflow valves. This was debated by those at the Wellington meeting and four different interpretations were put forward from the meeting, showing that a consistent "best practice" method would be useful for everyone.

The Institute is grateful to Peter Downey who provided both meetings with some excellent examples of confusion and challenge. For those who missed attending either of the forums a number of issues were discussed and notes are available if you wish to review them. Please contact the BOINZ office and these will be sent to you.

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Local Government and Coastal Zone Management in Australia

WHY IS COASTAL ZONE MANAGEMENT AN ISSUE IN AUSTRALIA?

The pressure on Australia's coastal zone has increased dramatically in recent years due to a combination of rising population and tourism. While this brings obvious benefits to coastal communities, there are significant issues associated with the preservation of the coastal environment and management of the coastal natural resource base, the provision of adequate infrastructure, planning and social issues to consider.

Around 85 per cent of all Australians live within 50kms of the coastline and one quarter of all Australians live within 3kms of the coast. This population is heavily concentrated in particular areas, with vast tracts remaining relatively untouched. In the eastern mainland states, the Great Dividing Range provides a natural barrier to expansion and much of the coastal development occurs in a thin strip.

In addition, many Australian and overseas tourists flock to Australia's coastal towns each year. This places significant pressure on the infrastructure and resources of these towns. Generally, it is up to the local residents to pay for the infrastructure used by tourists.

The rate of expansion of both resident (either permanent or absentee landlords) and tourist numbers has been dramatic. In some cases it is the pace of development which has caused problems, more so than the extent of development. The rate of development has limited the planning and infrastructure activities undertaken by council, resulting in less than ideal developments and significant planning pressures on council.

LOCAL GOVERNMENT RESPONSIBILITIES

Councils play a significant role in coastal zone management in Australia. They are a major land manager of reserves, parkland and picnic areas. Some councils participate in land 'buyback' arrangements, where they purchase ecologically significant areas to ensure they are protected. In many areas, councils are responsible for the management of the water cycle – council manages the provision of potable water, sewerage and stormwater services. Likewise, councils are often responsible for the management of estuaries. This can place a significant burden on councils who have vast areas of estuaries to manage.

Councils can also take responsibility for vegetation management and biodiversity conservation. They may be responsible for implementing state legislation or they may have their own council bi-laws to manage vegetation and biodiversity, such as tree preservation orders.

Councils are also a large provider of infrastructure which can have a significant impact on the quality of the natural resource

base, social issues in the area, and traffic congestion. Councils have responsibility for planning controls and associated regulatory responsibilities.

PRIMARY CONCERNS OF COUNCILS

ALGA recently undertook a survey of coastal councils to gain a greater understanding of their primary concerns in relation to coastal zone management, how councils have responded to these issues, and how effective councils believe the new regional arrangements for undertaking natural resource management are.

The survey showed that 67 per cent of coastal councils have experienced increased pressure from tourism over the last five years. For instance, on average, coastal shires in Victoria must plan for their population to increase two and a half fold during peak tourism periods.

The biggest environmental issue coastal councils are dealing with is adequate water supply. Large increases in population over a relatively short period of time have greatly increased demand for resources which has highlighted the inadequacy of water infrastructure development and capacity.

Councils are responding to a range of environmental pressures by developing new planning policies and environmental plans. In addition, many are providing incentives, such as extension services, to help conserve resources. However the main barriers to improving the management of their natural resource base is the lack of adequate funding, trained staff and planners.

Councils were critical of the ad hoc nature of environment grants with few programs providing recurring funding. As such, council staff must continually prepare submissions for funding, a task requiring the use of scarce council resources.

Councils expressed significant demand for training, ranging from basic environmental skills to training in biodiversity conservation mapping. In New South Wales and Queensland, councils were concerned they were unable to keep up to date with changes in state legislation such as native vegetation and environmental protection legislation.

Australia has recently moved towards the provision of natural resource management (NRM) in regional areas. The majority of state and federal NRM funding must go through these new groups. However, there is concern that local governments are not adequately engaged in the regional process. The survey found that around 90 per cent of councils currently work with other councils in the area. Ninety five per cent of councils knew which regional NRM group they are in and the majority of those councils actively participated in regional activities. This provides an opportunity to learn from the

knowledge and experience of others.

Around 43 per cent of councils believe their regional plan and strategies adequately address the coastal zone management issues the region faces. However, councils expressed concern that NRM groups do not seem to be aware of the extent of the development pressures councils are facing and how this impacts on their natural resources, or appreciate councils need for assistance. This lack of understanding of the problems results in coastal management issues not being given a high enough priority to receive adequate funding through the regional NHT processes. Councils believe the plans focus too highly on inland issues and sometimes plans are too broad to achieve NRM outcomes locally.

KEY FACTS FROM THE SURVEY

- Coastal councils are facing significant pressures on their natural resource bases from rising populations and tourism.
- Water supply and quality issues are the primary environmental problems facing coastal councils. Improved infrastructure is needed.
- Councils are undertaking a range of coastal zone management activities, but they require more funding to maintain programs.
- Councils are in urgent need of training for staff working in planning and environmental management areas.
- Most councils are participating in their regional NRM groups, however most do not believe their regional plan adequately addresses their local coastal zone management issues. Hence adequate funding is not being provided.

DISCUSSION PAPER

ALGA is now using the information gathered in the survey to develop a discussion paper *Increasing Coastal Councils Capacity to Manage the Natural Resource Base*. The paper aims to generate discussion within and between councils on what they can do to improve their management of the natural resource base. ALGA also hope councils provide written responses to the questions asked in the paper. These responses will be used to develop local and national action plans aimed at achieving real, on ground actions and outcomes.

The discussion paper will be released in mid August, and responses will be due by 9 September 2005. The paper is very much biased towards the environmental aspects of coastal zone management, as it is being written with the financial assistance of the Australian Department of Environment and Heritage. Issues surrounding infrastructure and human services are also canvassed. It is not supposed to cover all issues, but to focus on those identified by councils as being a priority.

Annual Event Held on 18 August 2005

At the Senior Building Consent Officials Special Interest Group forum at the Grand Tiara Hotel, Rotorua, over 70 registrants heard how the Institute should strive to retain its knowledge base (in light of many officials nearing retirement age), by encouraging retirees to consider mentoring of those with less experience and knowledge.

Wayne Sharman of BRANZ Ltd discussed what can be expected in the next year and what officials should be prepared for besides the transitional requirements of the Building Act.

With the topic of "Change Management", consultant Frances Hague asked a series of questions of those present, including how they felt about themselves and their industry, and what level of confidence they had. She also offered advice on coping with the change process and how to manage their team through this.

Helen Rice of Heaney & Co gave delegates an insight into a number of recent decisions by both the court and mediators into leaky buildings,

and provided some startling numbers on how many claims have been (and have yet to be) resolved since the WHRS commenced almost three years ago.

With questions raised recently over the suitability of T1.2 timber for framing, Steve Roberts of Red Stag Timber delved into the real story behind the timber treatment issue, and was followed by representatives of the Department of Building and Housing discussing determinations and other issues.

However, stealing the show at the end of the day, Chris Sedcole of Onstream Systems introduced everyone to Trapeze On-line - a web based document handling solution which has been implemented by a number of councils in New Zealand including Hastings District Council. The speed of this database system and level of information it can hold on individual properties was extremely impressive.

Next year's forum will be held in Wellington on Thursday 17 and Friday 18 August - venue to be advised. Those interested in being part of this forum should contact the BOINZ office to ensure they receive further information on this special interest group.

LEFT - FROM TOP TO BOTTOM

Chris Sedcole, Onstream Systems; Frances Hague, Capability Consulting; the forum on the move responding to Frances' questions; networking over the lunch break; Pat Lawrence takes a bow after being accepted as the BOINZ representative on the Building Practitioners Board of DBH.



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Political Party Policy regarding the building industry (continued from page 5)

performance measures that are more easily met if the principles of passive solar design are used; and ensure it allows for the installation of high-efficiency wood stoves within air quality standards.

- Ensure that the review of the Building Code incorporates the sustainability elements developed by the sustainable building strategy.
- Provide education, training and promotion for the sustainability requirements that encourage passive solar design in the new Building Act, including training for architects and builders, and information targeted at people buying new homes.
- Ensure all new Housing New Zealand Corporation stock should be built to sustainable building and design principles.
- Develop partnerships with mortgage providers to establish a facility for 'solar mortgages' for new houses, which increase the amount that can be borrowed for solar water heater or solar design features.
- Develop and promote educational resources about sustainable building for use within the building industry.
- Support and expand programmes to make existing homes more energy and water efficient including:
 - i) Developing an energy-demand labelling system for houses and require houses to carry such labels if they are put up for sale.
 - ii) Establishing locally based advisory service to provide free or low cost audits of homes and advise on measures to improve their energy efficiency and incorporate renewable energy options.
 - iii) Setting targets and timetables and increased funding in order to significantly accelerate the rate of domestic energy efficiency retrofits (including insulation and damp proofing

of homes) and expand training schemes for auditors and installers.

The Green Party is concerned that 'leaky buildings' also arose due to workforce related problems and we are concerned that there has been a general decline in building standards, with quality being sacrificed to quantity and speed. Houses need to be designed and constructed to last at least 100 years.

The Green Party will:

- Put in place measures to increase the number and quality of trained builders and craftspeople in the building industry.
- Develop on the job apprenticeships and training programmes within the Housing New Zealand Corporation's major building strategy and other public building projects.
- Develop a cross-sector approach to encourage and support the development and use of innovative materials and techniques, with particular emphasis on revising the building consent process to enable the obtaining of building consents for innovative building technique.
- Support the registration system for 'licensed building practitioners' aimed at improving the skill and professionalism of the building industry.
- Review Building Act regulations to reduce their impact on DIYers and owner builders.
- Link the expansion of Housing New Zealand Corporation's building and acquisition programme to local employment and apprenticeship schemes.
- Support an addition to the formal role of the Architects' Board so that it is able to directly advise the Minister on matters relating to architecture and the built environment, including the continued development of environmentally sustainable building practices.

Does the party support all of the provisions of

the Building Act 2004, and if not, why not?

The Green Party is generally pleased with the new Building Act. The introduction of 'sustainability' into the purpose of the Act is a good step. This is followed up in a later section of the Act that outlines the factors that need to be taken into account when drawing up the Building Code. These include:

- the need to facilitate the efficient use of energy and energy conservation and the use of renewable sources of energy in buildings
- the need to facilitate the efficient use of water and water conservation in buildings
- the importance of ensuring that each building is durable for its intended use

We are also pleased that where the old Building Act made no reference to health in its purposes clause that as a result of the Green Party's work in Parliament the new Building Act includes: "ensure that ... people who use buildings can do so safely and without endangering their health."

We think these are good aspects of the Act and if the Greens are in Government we would be interested in examining the review of the Building Code currently underway to ensure the principles of sustainability and human health are enshrined in the code.

The Act could give greater leeway to owner-builders so as to allow people who are building their own home in which they intend to reside more time to get their building up to the Building Code standard. It is a great New Zealand tradition to build your own home and it would be a tremendous shame if this new Bill squashed it. The Green Party is interested in how the new rules are affected owner-builders and how we might be able to amend the act to ameliorate any negative outcomes.



National recognises the building industry as a key sector in the New Zealand economy and the important role that building officials play in having a disciplined and efficient sector.

The building industry desperately needs new leadership. The building portfolio has been passed around the Labour Cabinet like a hot potato with six different ministers in just five years.

The Government was far too slow in responding to the leaky homes crisis, and the Weathertight Homes Resolution Service is an expensive joke. It was promised as a speedy and quick solution but only 13% of cases have been resolved after three years. The new Building Act is riddled with problems and has already had to be extensively amended.

National's first priority will be developing a

better system to identify and fix substandard homes. We want less money spent on the disputes process and more on the actual building work to bring the leaky houses up to standard. Homeowners deserve a timely solution.

National believes the forgotten issue in leaky building failures is that of commercial accountability. Shelf companies are being grossly abused in the building sector, with some developers using a different company for every project. National will overhaul the insolvency laws and strengthen company director accountabilities. Labour has been promising to do this since 2001 but has not delivered.

We will also strengthen the commercial disciplines on building quality by requiring all residential homes and units to be backed up by guarantees or bonds. This is to ensure that where there is substandard building practice

there is a credible and bankable entity to protect the consumer. Bonding companies and institutions providing guarantees will put a check on those entering the residential building market because they will carry the can if they fail.

National does not support the micro-regulation of the building industry by the new Department of Building and Housing. It is overkill. We will provide statutory recognition of registered builders through accredited organisations like Master Builders and Certified Builders, but we will not proceed with the complex and bureaucratic regime of licensed building practitioners.

The accreditation process for Councils is a farce and ignores the issue of what will occur when a Council is not accredited. The key is competent building officials or surveyors. National's approach will be about providing recognition of appropriately qualified building

officials, not the Councils.

The other issue that must be addressed is industry skills. Labour has blown \$2.2 billion on nonsense courses including twilight golf, sing-along classes, pet homeopathy and colour therapy, while key building skills have been ignored. National will shift this money

into apprenticeships and the skills needed to design, construct and inspect quality buildings.

The current Building Act will not work. The ballooning bureaucracy it has created is already causing huge costs and delays. National's approach of investing

in skill, backing the key professions and strengthening commercial accountabilities is the best way forward.

Hon Dr Nick Smith

National Party Building and Construction Spokesman



1. Building Industry and Leaky Homes:

New Zealand First will provide the Department of Housing and Building with the regulatory powers and resources to address the issues raised in the 'leaky homes' crisis, including the provision of sufficient adequately trained and experienced assessors

to facilitate the process. We will amend the Weathertight Homes Resolution Service Act 2002 to ensure claimants can recover legal costs and immediately review the Weathertight Homes Resolution Service to a) improve its use of resources, reduce red tape, and speed up the claims process b) amend its assessment processes and clarify the treatment of 'potential' damage, and of liability and c) consider access to short-term finance facilities to allow urgent remedial work on leaky homes and the fast tracking of straight forward claims.

New Zealand First believes priority should be given to policies which will encourage the improvement of energy efficiencies in all new dwellings, and as refurbishment is required, in the existing housing stock.

2. Building Act 2004.

New Zealand First supported the passage of the Building Act 2004. One matter that New Zealand First would have liked to have seen included in this bill, which was not, was a provision to prevent phoenix companies from popping up just to develop a particular project and then disappearing again, taking the assets with them.

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The Progressive Party and its predecessors deplored the deregulation of the building industry in the nineties as opening the door substandard housing and as an abandonment of the fundamental ambition of New Zealanders to own their own home at a high standard of quality as a secure basis for their retirement.

Progressive leader Jim Anderton, as Minister for Economic and Regional Development played a significant instrumental, role in dealing with the problems that inevitably arose from that de-regulation. We fully endorse initiatives to restore regulation to the industry. As a partner in the current coalition government the Progressives supported and voted for the Building Act 2004.

The most important issue facing the building industry besides the 'leaky building' phenomenon is the consequences of the abandonment of apprenticeships also by a previous government.

This has had a serious negative effect on the supply of qualified professional builders to meet the demand for housing.

Jim Anderton has also been centrally instrumental in the introduction of the modern apprenticeships scheme that has seen 7,000 new apprenticeships taken up in the last three years, including significant numbers in the building industry. The Progressives are pledged to double these numbers over the next three years.

www.progressiveparty.org.nz

EVENT CALENDAR

SEPTEMBER 2005

Fire Safety Special Interest Group Forum	Brentwood Hotel, Wellington - 9 September 2005
BOINZ Plumbing One-Day Training Series	Commodore Airport Hotel, Christchurch - 15 September 2005
Barrier Free Training Seminar	15/16 September 2005 <i>Information on courses phone 04 915 5848</i>
BOINZ Plumbing One-Day Training Series	Dunedin, 16 September 2005

NOVEMBER 2005

BOINZ Frontline Lodgement Staff Training Series	Invercargill, 21 November 2005
BOINZ Frontline Lodgement Staff Training Series	Dunedin, 22 November 2005
BOINZ Frontline Lodgement Staff Training Series	Christchurch, 23 November 2005
Barrier Free Training Seminar	10/11 November 2005 <i>Information on courses phone 04 915 5848</i>
BOINZ Local Govt Managers Special Interest Group Forum	Wellington, 11 November 2005

DECEMBER 2005

BOINZ Frontline Lodgement Staff Training Series	Wellington, 5 December 2005
BOINZ Frontline Lodgement Staff Training Series	Palmerston North, 6 December 2005
BOINZ Frontline Lodgement Staff Training Series	New Plymouth, 7 December 2005

JANUARY 2006

BOINZ Frontline Lodgement Staff Training Series	Greymouth, 31 January 2006
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FEBRUARY 2006

BOINZ Frontline Lodgement Staff Training Series	Nelson, 1 February 2006
BOINZ Frontline Lodgement Staff Training Series	Blenheim, 2 February 2006
BOINZ Frontline Lodgement Staff Training Series	Masterton, 15 February 2006
BOINZ Frontline Lodgement Staff Training Series	Napier, 16 February 2006
BOINZ Frontline Lodgement Staff Training Series	Tauranga, 17 February 2006

MARCH 2006

BOINZ Frontline Lodgement Staff Training Series	Hamilton, 1 March 2006
BOINZ Frontline Lodgement Staff Training Series	Auckland, 2 March 2006
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SUPERTUB[®]

SETTING THE STANDARD: G12

The ST5000 Supertub is currently the only laundry tub on the market with a retractable hose that complies with G12.

Building code clause G12 water supplies specifies backflow prevention for protection of potable water from contamination. The ST5000 Supertub complies to G12 with the Inclusion of Dual Check Valves and by Maintaining the Air Gap.



Inclusion of Dual Check Valves

The valves ensure backflow prevention for both hot and cold water supplies.



Maintaining the Air Gap

Lead weights are fitted onto the retractable hose so it always retracts automatically. This is to ensure that an air gap is maintained and the nozzle returns to the tap housing when not in use.

In production from August 2005.
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