



codewords

Building for the 21st Century – new scope and content proposed for the Building Code

Your feedback is sought at an important stage in the review of the New Zealand Building Code.

Minister for Building Issues, Hon Clayton Cosgrove has launched a discussion document *Building for the 21st Century, Review of the Building Code*. It is open for submissions until 31 August 2006.

The discussion document proposes a new scope and content for the Building Code. It forms part of a review that represents a significant leap forward in what the Building Code can do for the country. It is a major review, the first since 1991 when the Code was introduced,

and goes far further than the technical amendments that occur from time to time. While there is still much work to do, it is already clear that once the review is completed, the Building Code will have different performance standards for buildings.

In this edition of *Codewords*, we highlight the discussion document and look briefly at the proposals:

- addressing new directions for the performance of buildings
- presenting a new structure for the Code
- creating clear performance standards and making the Code easier to use.

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The review was introduced by the Building Act 2004. The Department has until 30 November 2007 to undertake the review and to present a report with its recommendations to the Minister for Building Issues. The majority of changes for the building sector are likely to be implemented after this time.

THE REVIEW SO FAR

The Department began the process of reviewing the Building Code in 2004 with a period of research. It engaged a wide range of industry, government and consumer representatives in a series of workshops in 2004 and 2005 to find out what people want from the Building Code.

Some of the things people told us are as follows.

- We need better quality buildings, fit for their purpose.
- The Code should be visionary, taking into account future needs.
- The Code needs to take measurable steps forward.
- The Code should be flexible and encourage innovation.
- The Code should be simple enough for people to be able to understand how to achieve their minimum standards.
- Information about standards should be accessible, with plenty of guidance documents and multimedia presentation.
- The Code should be linked to a comprehensive training programme.



The Department has also been working with other government departments since 2004 and will be aligned with related policy and strategies, including:

- New Zealand Housing Strategy
- work on sustainable cities and the Urban Design Protocol, which is part of the Sustainable Development for New Zealand Programme of Action
- National Energy Efficiency and Conservation Strategy
- New Zealand Waste Strategy
- New Zealand Disability Strategy
- Positive Aging Strategy
- Healthy Housing Programme.

ADDRESSING NEW PURPOSE AND PRINCIPLES

In implementing the review of the Building Code, and also the wider changes introduced by the Building Act, the Department has a very clear objective: the people of New Zealand have access to quality homes and buildings that meet their needs and reflect our New Zealand environment.

In its purpose statement, the Building Act restates some existing, and introduces some new, requirements in regard to sustainable development, and for buildings to have attributes that promote health, safety and wellbeing. The discussion document focuses on the new directions for the Building Code.

SECTION 3 OF THE BUILDING ACT 2004

Purpose

The purpose of this Act is to provide for the regulation of building work, the establishment of a licensing regime for building practitioners, and the setting of performance standards for buildings, to ensure that—

- (a) people who use buildings can do so safely and without endangering their health; and
- (b) buildings have attributes that contribute appropriately to the health, physical independence, and well-being of the people who use them; and
- (c) people who use a building can escape from the building if it is on fire; and
- (d) buildings are designed, constructed, and able to be used in ways that promote sustainable development.

BUILDING FOR A CHANGING WORLD

In the 15 years since the Building Code was introduced, our needs have changed dramatically. So too have building systems and technology.

For example, one issue is the recent major trend towards inner city and apartment living, particularly in Auckland. Many other cities and towns are also experiencing increases in intensive housing development. The Building Code needs to take account of people living in intensified environments in terms of noise levels, space requirements, ventilation, and other features of buildings affecting wellbeing.

Other population and dwelling trends include a projected rise in the number of households with occupants aged 65 and over, changes in house and apartment sizes, a movement towards all buildings being accessible to all people, rates of homeownership and affordability.

Environmental drivers need consideration in the review as the construction and use of buildings take significant resources, energy, water and materials.

The review will also consider whether buildings need to be designed for a greater range of weather conditions brought about by climate change.

Materials and technologies used in construction are evolving quickly. Building systems and products, and building standards and design are increasingly international. Commercial and industrial expansion also has implications for buildings.

Many of the questions posed to the sector in the discussion document are based around these issues.

SCOPE AND CONTENT OF THE BUILDING CODE

The proposals for the scope and content of the Building Code have been set out in four main themes based on the Purpose section of the Building Act. These are:

- Safety
- Health
- Wellbeing
- Sustainable Development.

The discussion document focuses on the new things being proposed, as the current Building Code already addresses many performance requirements for buildings. However, comments about the current provisions of the Building Code are also welcomed.

The quality and performance of a building depends on interactions between a large number of building features. The performance criteria for each feature need to be a careful balance of a large number of factors, so the review will consider quality and affordability, and regional considerations.

PREVIEW OF SAFETY, HEALTH, WELLBEING AND SUSTAINABLE DEVELOPMENT

This article provides only the briefest overview of the scope and content proposed by the review of the Building Code.

You are encouraged to view the discussion document itself. You can obtain a copy by ringing the Department on 0800 242 243 to order a copy, or it can be viewed online at www.dbh.govt.nz

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SAFETY IN THE BUILDING CODE

Proposed objective for safety

SO SAFETY	AN OBJECTIVE OF THIS BUILDING CODE IS TO LIMIT THE PROBABILITY THAT, AS A RESULT OF THE DESIGN, CONSTRUCTION, USE OR DEMOLITION OF THE BUILDING, A PERSON IN OR ADJACENT TO THE BUILDING WILL BE EXPOSED TO AN UNACCEPTABLE RISK OF INJURY
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The Building Act (section 3) has a requirement that people who use buildings can do so safely. Safety is not a new requirement of building regulation, but has been reconsidered in light of the new Act. The proposals divide safety into three parts from the perspective

of building features: structural safety; fire and emergency safety; and safety in use. They consider how the Building Code could address attributes to make buildings more resilient to hazards, such as tsunami, coastal erosion or landslide.

HEALTH IN THE BUILDING CODE

Proposed objective for health

HO HEALTH	AN OBJECTIVE OF THIS BUILDING CODE IS TO LIMIT THE PROBABILITY THAT, AS A RESULT OF THE DESIGN OR CONSTRUCTION OF THE BUILDING, A PERSON IN OR ADJACENT TO THE BUILDING WILL BE EXPOSED TO AN UNACCEPTABLE RISK OF ILLNESS
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The Building Act requires that people who use buildings can do so without endangering their health, and that buildings have attributes that contribute appropriately to the health of the people who use them.

Like safety, health is not a new requirement of building regulation, but we do need to be certain that the health requirements of the

new Building Code meet society's expectations and take into account environmental factors.

Health is influenced by space, hygiene (personal and food preparation), water quality, hazardous materials and substances, noise, air quality, temperature and heating systems, and dangerous emissions.

WELLBEING IN THE BUILDING CODE

Proposed objective for wellbeing

WO WELLBEING

AN OBJECTIVE OF THIS BUILDING CODE IS TO LIMIT THE PROBABILITY THAT, AS A RESULT OF THE DESIGN OR CONSTRUCTION OF THE BUILDING, A PERSON IN OR ADJACENT TO THE BUILDING WILL BE EXPOSED TO AN UNACCEPTABLE LOSS OF AMENITY

A greater emphasis has been placed on the needs of consumers (occupiers of housing and other dwellings).

Identifying the wellbeing aspects of buildings is complicated as the effects derived, such as comfort and convenience, are subjective. Wellbeing in the built environment is influenced by noise, space, air quality, air temperature, lighting, water quality, visual awareness of the external environment, access

to outdoor spaces, privacy, outlook, sense of security, common spaces (particularly in apartment blocks), proximity to adjacent buildings, access to facilities, provision of natural light, and whether the building meets the cultural requirements of the intended occupants. To date, there is a higher level of regulation (though not necessarily building regulation) for

commercial buildings rather than domestic buildings. For example, noise levels at property boundaries and proximity to neighbourhood buildings, are the responsibility of local authorities under the Resource Management Act 1991, rather than the Building Code.

The review questions whether more can be achieved through the Building Code.

SUSTAINABLE DEVELOPMENT IN THE BUILDING CODE

Proposed objective for sustainable development

SDO SUSTAINABLE DEVELOPMENT

AN OBJECTIVE OF THIS BUILDING CODE IS TO LIMIT THE PROBABILITY THAT THE DESIGN, CONSTRUCTION OR USE OF THE BUILDING WILL NOT PROMOTE SUSTAINABLE DEVELOPMENT

Sustainable development can be defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.' Successful sustainable development is measured in terms of social, economic and environmental benefits. Sustainable building will reduce the adverse human impacts on the natural environment, while improving quality of life and economic wellbeing. To achieve sustainable buildings

we need to apply principles of resource and energy efficiency, healthy buildings and materials, and ecologically and socially sensitive land use to the Building Code. Sustainable building requires a 'whole-building' systems approach that considers the building's entire life cycle from planning, design and construction to operation and maintenance, renovation, and demolition or building reuse. This is an area that is difficult

to regulate through performance-based standards. However, the proposals in the discussion document consider sustainable development around durability, energy efficiency and the use of renewable sources of energy in buildings, water efficiency and water conservation, the efficient use of materials and material conservation, protection of other property, and buildings with a cultural, historical or heritage value.

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PROPOSED STRUCTURE OF THE NEW BUILDING CODE

One of the purposes of reviewing the Building Code is to improve the usability of the Code through providing more clarity about the standards buildings must meet and guidance on how those standards can be met.

The discussion document proposes a new structure for the Building Code, organising its various parts into a hierarchy of objectives and performance criteria that combine to ensure the purposes of the Building Code and the Building Act are being met.

New Zealand has had a performance-based Code since 1992. We intend to continue with the development of a 'second-generation' performance-based Code with improvements to the way in which the performance criteria are stated.

We propose adopting an extension of the Nordic model to provide greater clarity in the description of the performance criteria. Discussion in detail about performance criteria is not part of this discussion document, but the framework presented in the document illustrates how the performance criteria are linked to the objectives.

The proposed hierarchy aligns with a model proposed by the Inter-Jurisdictional Regulatory Collaboration Committee (IRCC) and with the model that Canada (currently) and Australia (intends to) use. It provides a framework for the rigorous analysis and description of performance standards.

The discussion document also includes a section on documents that support the Building Code. The full building compliance system relies on other documents to interpret or apply in a practical way the performance criteria set in the Code. (These are Tiers VII and VIII in the IRCC model.)

For each performance criterion in the Building Code we propose a method by which that performance may be designed and verified – that is a Verification Method. However, we propose that Acceptable Solutions be segmented according to types of building. More information on this, together with examples, can be found in the discussion document.

MAKING A SUBMISSION

We now have an opportunity to shape the future of our buildings and ensure they deliver the right social, economic and environmental outcomes for us as building users and as a nation. The review represents a significant leap forward in what a Building Code can do for the country. Once the review is completed, there will be different performance standards for buildings. We therefore encourage everyone in the building sector to view the discussion document.

You are welcome to make a submission on all or part of the proposals. Submissions can either be made by returning the submission form at the back of the document itself, or online through an interactive submission form on the Department's website.

To obtain a copy, call us on 0800 242 243 or visit www.dbh.govt.nz

Dam safety regulations proposed

On 2 June Building Issues Minister Clayton Cosgrove released a consultation document on proposed dam safety regulations.

Legislation introduced with the Building Act 2004 covers construction and safety management for large dams. This will ensure that dams are well built, that large dams are regularly monitored, and the risk to people and property is minimised. Submissions can be made on the proposed regulations until 31 August 2006.

Many dams already have safety management programmes, and these are still relevant. Until now, there has been no formal system of dam monitoring, inspection and maintenance. The proposals recognise that risk factors for a dam can change over time due to factors such as site conditions, hazards such as flood events or earthquakes, and the effectiveness of maintenance.

The proposals set out clear responsibilities for dam owners. Under the Act, owners of large dams must classify and register any large dam on their property within 3 months of either the regulations starting or the dam being commissioned. Classifications – low, medium or high – refer to the potential impact to the surrounding area and people if the dam were to fail or break.

Once confirmed by a recognised engineer, a dam can be registered with the regional authority. Regional authorities will administer dam safety regulations, taking over responsibilities previously held by territorial authorities.

Additional certification and engineering advice is likely to be needed to prepare dam safety assurance programmes for large dams assessed as having a medium or high potential impact.

Regional authorities will compile and maintain a register of dams and will take action on any that are dangerous or unsafe, in a similar way that territorial authorities can act when encountering a dangerous building.

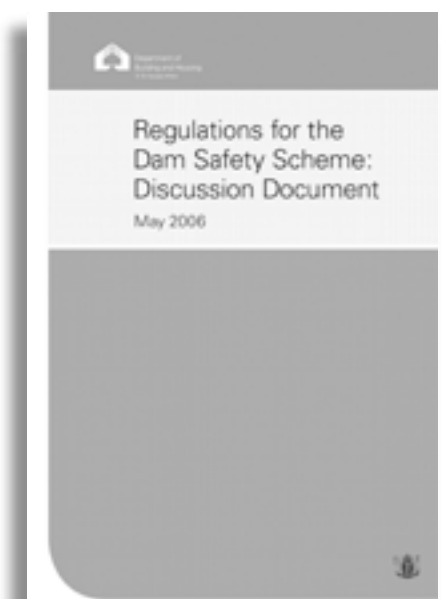
Smaller dams are not affected by the dam safety scheme. The regulations will apply to reservoirs of any fluid under constant pressure that has a depth of at least 3 metres and a volume of at least 20,000 cubic metres (about the capacity of 5 to 6 Olympic-sized swimming pools). This will include dams, flood control dams, significantly modified natural features and canals, but exclude stopbanks designed to control floodwaters. New dams being constructed, including smaller dams, are likely to require building consents.

SUBMISSIONS

The Department encourages dam owners and those with an interest in dam safety to provide feedback on the proposals, which can be viewed on the Department's website at www.dbh.govt.nz. To receive a hard copy, call 0800 242 243 or contact info@dbh.govt.nz stating 'Dam Safety Consultation' in the subject line.

Submissions close on **31 August 2006.**

John Kay, General Manager Building Controls, Department of Building and Housing will be speaking on dam safety at a symposium to be held by the New Zealand Society on Large Dams in Wellington on 10 August 2006. To find out more about the symposium, view www.ipenz.org.nz/nzsold/symposiums.htm



The importance of fire doors

Fire doors perform an important function and are an essential part of a building's fire separations. This article discusses their function and construction in some detail.

PASSIVE FIRE PROTECTION

Passive fire protection provides breaks and barriers to fire and the spread of combustion products within buildings, between buildings, and to the exterior environment. This includes, but is not limited to, walls, floors, doors and windows. New Zealand, like many countries, uses an array of active systems (for example, sprinklers and pressurisation systems) in building design, but the importance of passive fire protection systems should not be ignored. In a building, passive features are vitally important and in many cases could be the silent and unsung hero protecting people and our built environment.

THE REQUIREMENTS

Clause C3 Spread of Fire of the Building Code requires fire separations. These fire separations must perform as required in order for the building to provide adequate passive fire resistance, thereby allowing the building to function safely in a fire emergency. The fire resistance must be complete across the fire separation. All components that form part of that separation must be capable of achieving the minimum fire resistance required for the whole separation. Therefore, any door or window installed in the separation must have an appropriate fire resistance rating. Any breaches through the fire separation (including through the doors) must be fire-stopped to retain the required fire resistance rating of the separation.

FIRE DOORS

Fire doors form part of the separation of buildings into fire-cells. Most of the time they act just the same as any other door. However, when a fire occurs they perform a vital and specific task by burning at a specific rate and providing a barrier to hold back the fire from other areas.

A fire door must be carefully designed, engineered and tested to an appropriate standard to ensure that, when required, it performs as expected.

A fire door is an entire system of components that interact together to perform as a total unit. It is not just a door leaf in a hole with assorted bits of door furniture and glass added to it. The component parts include frames into which the door leaf fits, the door leaf, glass, intumescent seals, hinges, handles, and other ironmongery. Fire doors are tested as entire units, or assessed as entire units for the purposes of identifying its fire-resisting performance in relation to the appropriate fire test, as required.

People who are not intimately familiar with fire door complexities may not recognise when the wrong components have been fitted to a doorset (for example, wrong hinges or missing/incorrect seals). They therefore may incorrectly assume that the door will operate in an expected way and provide the required level of safety.

METHODS OF FIRE DOOR SUPPLY AND CONSTRUCTION

The following describes the possible methods of supply and construction along with their respective levels of risk.

a) Complete doorsets

The doorset, including the frame and hardware, is already made up by the manufacturer and supplied to site in that form. This is the optimal way of ensuring compatibility between components.

This minimises the risk of unexpected behaviour when the doorset is installed in the building.

b) Assemblies

This is a doorset made by a third party (not the door manufacturer) from a range of component parts. The door leaf is purchased from the door manufacturer and the correct component parts are sourced from a range of suppliers. The doorset is then constructed.

Although the door is fitted with appropriate components, the installation instructions from the doorset manufacturer may not be adhered to. This may result in a higher risk of door failure in the event of a fire.

c) Door leaves

The door leaves are supplied by the door manufacturer and then component parts are fitted to the leaves as required. This can be done on site.

There is a higher risk that the component parts fitted may be inappropriate for their intended use.

This method provides the highest risk of door failure in the event of a fire.

Door systems are manufactured with specialist knowledge. When a door system undergoes a fire test, the hardware fitted to that doorset is also tested (as part of the door assembly). It is wrong to assume that substituting different components will not affect the performance of the fire door.

INSTALLATION OF DOORSETS

The fire door must be correctly fitted into the opening in the fire separation. This includes ensuring:

- the door leaf has the correct fire rating
- the hinges and other hardware are correct for the particular door leaf
- the frame is of the correct size and material and is installed correctly
- the gaps between the frame and wall are correctly filled
- the correct intumescent seals are used
- any vision panel is correctly formed and glazed
- the correct closer is fitted.

Information on the doors is generally available from the door manufacturer and they should provide full instructions with every door leaf supplied.

MAINTAINING FIRE DOORS

Maintaining fire doors, and indeed all passive protection in buildings, is paramount during the life of the building to ensure the passive protection built into it remains effective for its entire life.

Information on the location and details of the passive fire protection, and the level of fire protection provided, must be included on the building plans and specifications approved for the building consent. Any alteration other than maintenance to the passive fire protection, including any doorset, requires a building consent. This needs to be obtained before the work occurs. This is important as alterations to, or penetrations through, passive fire protection features must be adequately fire-stopped to ensure that after the work has been completed the passive protection is returned to its design requirement.

Whether fire separations, including their fire doors, are included on the building's compliance schedule depends on whether other specified systems are present, as listed in the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005.

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The importance of fire doors

Continued

This matter will be determined as part of the normal building consent process. If the fire separations are on the compliance schedule, there is a legal duty placed on the owner to ensure the compliance schedule requirements are fulfilled.

RESPONSIBILITY

The requirements of the Building Act 2004 and the Building Code need to be met so that the safety of building users is assured. Everyone involved in a building from the designer through to the building consent authority and the end user has a responsibility.

- Designers need to design correctly, by correctly selecting passive fire protection.
- Plans and specifications detailing the passive fire protection, including the fire doors, along with the maintenance and compliance schedule requirements need to be submitted and approved as part of the normal building consent process.
- Builders and installers must follow the approved plans and specifications, which will generally entail following the instructions given by the door manufacturer. They also need to ensure all other passive fire protection is installed correctly.
- The building consent authority needs to ensure that the fire doors are supplied and fitted in accordance with the building consent.
- At the final inspection the building consent authority needs to take note of the passive fire protection and ensure it, along with all fire-stopping, is constructed correctly in accordance with the building consent.
- Owners need to ensure the maintenance and compliance schedule requirements, if any, are carried out to retain the passive fire protection at the level required for the building to perform as expected in the event of a fire.
- Occupants need to take care not to damage or remove any passive fire protection during the life of the building.
- Any alteration to the passive fire protection in a building must be done under a building consent.

'Constructing Cavities for Wall Claddings' release statement

The Department of Building and Housing is pleased to announce the release of a new guide *Constructing Cavities for Wall Claddings*. The guide will be available from mid-July 2006.

The practical and easy-to-follow guide explains drained and vented cavity construction for timber-framed buildings, as described in the Acceptable Solution for Building Code Clause E2 External Moisture, E2/AS1. It is designed to help those involved in design, construction and weathertightness compliance understand cavities to help ensure buildings are well built and healthy.

Drained and vented cavities are an important component of weathertight construction for higher-risk situations. Recent science and research has identified 'drainage' and 'drying' of water as critical features of cavities. The guide outlines why cavities are important, the essential features of cavity construction and the correct materials to use. It is essential reading for anyone involved in light timber-framed construction.

'External moisture – An introduction to weathertightness design principles'

The guide is published as guidance information in accordance with section 175 of the Building Act. It is in a handy A5 format and contains coloured illustrations to demonstrate the steps to follow. The *Constructing Cavities for Wall Claddings* guide can be downloaded for free from the Department's website at www.dbh.govt.nz Hard copies can be obtained from the Department by calling 0800 242 243.

The Department of Building and Housing has also released a new guidance document called *External moisture – An introduction to weathertightness design principles*. The guidance document will be available from the end of July 2006.

The guidance document outlines the present state of weathertightness principles for small- to medium-sized buildings in New Zealand and provides a background to construction requirements in the Acceptable Solution for Building Code Clause E2 External Moisture, E2/AS1. It is published as guidance information under section 175 of the Building Act.

It also gives designers and building officials a common reference for developing alternative solution proposals that comply with Clause E2 of the Building Code and provides a basis for education and development of future weathertightness research. Understanding the principles of weathertightness will help in establishing a wide range of solutions to effective cladding design, beyond the prescriptive solutions outlined in E2/AS1 published by the Department of Building and Housing.

In addition to designers and building officials, the guidance document may also be useful reading for building managers, developers, insurers, financial investors, town planners and product manufacturers.

The guidance document is published in an A4 format and contains coloured illustrations to demonstrate the principles.

The *External moisture – An introduction to weathertightness design principles* guidance document will be available for free from the Department's website at www.dbh.govt.nz Hard copies can be obtained from the Department by calling 0800 242 243.

The influence of technical reviews

Technical reviews are encouraging territorial authorities (TAs) and building consent authorities (BCAs) to improve the way in which they manage their building control responsibilities.

The technical reviews are part of the Department of Building and Housing's ongoing performance monitoring programme.

The Department aims to improve the implementation of local and national regulatory building controls under the Building Act 2004, leading to greater efficiency, improved performance, better compliance and ultimately enhanced consumer protection and confidence in the regulatory system. One of the most important mechanisms for achieving this is the technical review programme.

Technical reviews are carried out by the Department's Performance Monitoring and Review Team within the Regulatory Compliance Business Unit.

Reviewers carry out on-site assessments looking at specific procedures for determining Building Code and Act compliance, including critical issues such as weathertightness, fire and accessibility compliance, alternative solutions, producer statement acceptance, and the building warrant of fitness regime. Reviews also consider capability issues such as human resources, technical knowledge, the adequacy and accessibility of other resources such as technical literature, public records, and relationships with other TAs, BCAs and contractors.

IMPROVEMENTS RESULTING FROM PERFORMANCE MONITORING

As part of the technical review process, the Department provides TAs and BCAs with practical recommendations for improving their building control operations. Some of the initiatives taken in response to those recommendations include the following.

- **Structural realignment/organisational change**
Some TAs/BCAs have reorganised their building control operations to enable them to better meet their responsibilities under the Building Act.
- **Development of formal policies and procedures**
A common recommendation of technical reviews is the development of formal policies and procedures to underpin various aspects of building control work. These are intended to provide a basis for decision-making and ensure consistency of practice. They also provide an opportunity to challenge and improve existing practices, identify training needs, make a case for additional resources and improved systems, and can also be used as a training tool.

TAs/BCAs have implemented new and improved checklists for processing building consent applications and undertaking inspections. They have introduced peer review

processes and developed formal policies and procedures in other areas such as the use of consent conditions and notations on plans, the exercise of enforcement powers, assessment of alternatives, and acceptance and assessment processes for producer statements.

- **Identification of training needs and provision of training**
Technical reviews have proven useful in helping to identify some of the specific skill gaps in organisations. In many cases, TAs/BCAs also undertake their own exercises to identify training needs by mapping the skills and competence of their staff against the skills and knowledge required. Some TAs/BCAs have increased training budgets to enable staff to attend the necessary professional development and training, some have developed in-house courses tailored to their specific organisational needs. Some TAs/BCAs have also initiated cadetships using experienced and semi-retired staff to mentor new cadets.
- **Process efficiencies/smarter systems**
The need for TAs/BCAs to manage large volumes of building consent applications with limited resources means they often need to find smarter ways of doing things. Following technical reviews, some TAs/BCAs have undertaken initiatives such as rotating staff between consent-

processing and inspection duties so they have a better appreciation of both roles, and developing triplicate inspection checklists to enable records of inspections to be provided to owners and other staff with minimum delay.

- **Improved technical resources**

Technical reviews also look at the technical resources available to building control staff. Many TAs/BCAs have improved their resources by updating technical libraries, acquiring more vehicles and purchasing equipment such as digital cameras, moisture meters and ladders.

- **Increased profile and budget for building control**

Technical reviews have had the effect of focusing TAs' attention on the importance of their building control operations. In some cases this has increased the profile of the building control operations, as well as the professional status of its staff. Technical reviews have also helped initiate increased building control budgets.

INVOLVEMENT OF TAs/BCAs IN THE TECHNICAL REVIEW PROCESS

TAs and BCAs play a critical role in the technical review process from cooperating with the Review Team during the assessments through to input into the written reports. The Department appreciates this input, which is crucial to promoting continued performance improvements in the sector. The Department has received positive feedback from TAs/BCAs involved in the process, saying the recommendations made have provided clarity and a useful foundation to build upon, particularly during their preparations for accreditation as a building consent authority.

THE FUTURE OF TECHNICAL REVIEWS

Technical reviews are currently being used by many organisations as a tool to assess their readiness for BCA accreditation.

When the BCA scheme comes into force, the building consent accreditation body appointed by the Department will reinforce, complement and support the Department's monitoring through regular accreditation auditing of accredited building consent authorities.

The Department will continue to have a monitoring and review function as per its statutory functions under the Building Act 2004.

FURTHER INFORMATION

If you would like more information on the technical review programme or to read previously published technical review reports go to: www.building.dbh.govt.nz/e-publish/publications/tech-reviews.shtml

Operations group work in progress

THE PUBLICATION PROCESS FOR:

BUILDING CODE CLAUSES

1. Identify need for Clause change

2. Departmental analysis of options for change

3. Prepare proposal for public consultation

4. Public consultation

5. Consider comments received from consultation

6. Prepare Cabinet paper seeking approval of proposed change including consultation with other relevant government departments

7. Prepare drafting instructions for Parliamentary Counsel to draft regulations to make the change

8. Submit draft regulations to Cabinet for approval

9. Regulations made by Governor-General

COMPLIANCE DOCUMENTS

1. Identify need for change to Compliance Document

2. Appoint project manager and/or establish working group

3. Prepare information for public consultation

4. Public consultation

5. Consider comments received from consultation

6. Prepare draft for Chief Executive's approval

7. Publication

Clause B1, Structure, Concrete Standards

Stage: prepare information for public comment

Proposed citation of revised concrete Standard NZS 3101: 2006.

Stage: prepare for publication

Citation of Amendment 1 to NZS 3109.

Clause B1, Structure, Timber Standards

Stage: analyse public comment

Proposed citation of Amendment 2 to the timber framing Standard NZS 3604 and Amendment 4 to the timber structures Standard NZS 3603.

Clause B1, Structure, Loadings Standards

Stage: prepare information for public comment

Proposed citation of new loading Standards (AS/NZS 1170 Parts 0, 1, 2 and 3, and NZS 1170 Part 5).

Clause C, Fire Safety – single means of escape

Stage: prepare proposal

Concerning the design requirements for multi-storey buildings with single means of escape from fire.

Clause C, Fire Safety – Type 4 and 5 alarms

Stage: prepare proposal

Concerning the design requirements in relation to alarm systems for certain buildings.

Clause C, Fire Safety – Amendment to C/AS1

Stage: analyse public comment

Joint public consultation with Standards New Zealand to reference NZS 4541: 2006 Automatic Fire Sprinkler Systems.

Clause F3, Hazardous Substances and Processes

Stage: prepare information for public comment

Amendment to Compliance Document to comply with the new HSNO Act covering the storage of hazardous liquids and gases in buildings.

Clause F4, Safety from Falling

Stage: prepare for public comment on implementation date

Amendments to Acceptable Solution F4/AS1 for publication including barrier heights.

Clause F6, Lighting for Emergency

Stage: Prepare Cabinet paper

Amendments to the Code Clause and its Compliance Document.

Clause G6, Airborne and Impact Sound

Stage: analyse public comment in parallel with re-drafting the Code Clause and Compliance Document to align with the Building Code Review project 8 tiered hierarchy format

A complete review of the Code Clause and its Compliance Document. Proposals contain new methods for measuring sound and new criteria for protection from environmental sound.

Clause G6, Airborne and Impact Sound – classroom acoustics

Stage: awaiting Code review of main

Clause G6, on hold until above is resolved
Amendments to the Code Clause and its Compliance Document.

Clause G14, Industrial Liquid Waste

Stage: prepare Cabinet paper

Amendments to Code Clause and Compliance Document: G14/AS1 and G14/VM1 altered, and a new Verification Method G14/VM2 for Foul Water: On-site disposal.

Clause H1, Energy Efficiency

Stage: prepare for consultation on revised Compliance Document

Amendments include referencing AS/NZ 4859.1 for insulation materials.

Determinations booklet

The Department has published an updated guide for prospective determination applicants, taking into account the changes introduced by the Building Act 2004.

The guide, which is intended for those actually applying for determination, covers:

- what determinations are
- who can apply
- what matters can be determined
- the differences between Building Controls determinations and the Weathertight Homes Resolution Service
- how applications are processed
- how the appeals process works.

The guide includes the relevant forms and advice on how they are completed, and provides information on the availability of completed determinations.

To obtain a copy of the booklet, please contact the Department determinations team at determinations@dbh.govt.nz or download from our website: www.dbh.govt.nz

Learning curve



Wellington Institute of Technology
Te Whare Wānanga o te Awaikairangi

Endorsed as the preferred provider of national qualifications for building officials by the Department of Building and Housing

Building Controls Legislation module now available



WelTec is currently offering a short module titled 'Building Controls Legislation'. The module will be delivered in distance learning mode with a 1-day seminar being run in eight regions around New Zealand.

Suited to existing and new building officials, the module will cover the principles and provisions of the Building Act 2004, the legal system as it pertains to local government, health and safety in the workplace, and the powers of a compliance officer. In particular you will learn how to:

- interpret the Building Act and Regulations and apply them to given projects
- understand the components of the building controls framework and their hierarchical position
- determine the criteria that will ensure construction methods comply with the intent of the Building Code
- identify the factors that influence the safety and health of building occupants
- outline the aims of the Resource Management Act in relation to building and land use.

Post-course assessments successfully completed will give credits towards the WelTec Diploma in Building Surveying (2005) and the new National Diploma in Building Controls when it becomes available.

Fee:

\$731 including GST

Discount may apply to cohort enrolments

For further information contact

Weltec

0800 935 832



BRANZ CONSTRUCTION INDUSTRY TRAINING ENTERPRISE (CITE)

Study Skills

This 1-day course provides research, study and report-writing skills, learning and assessment techniques and an understanding of learning styles. It is suited to those who have not participated in formal learning since leaving school or tertiary study.

Date	Location
2 August	Hamilton
29 August	Dunedin

Cost \$281.25 including GST

Learning curve *continued*

Building Controls

This 10-day course will provide knowledge and understanding of the building controls regime, legislative background, duties and responsibilities and knowledge of processes involved. Particularly relevant for building officials, those with limited experience, and those wanting to enter the building controls profession.

Date	Location
Week 1: 2-6 October	
Week 2: 30 October – 3 November	Wellington

Costs \$3,937.50 including GST

Plumbing Inspection

This 10-day course will extend plumbing inspection skills and provide the skills necessary to carry out plumbing design checks and on-site inspections for compliance with the Building Code. It also provides skills related to using Clauses G1, G2, G3, G10, G12 and G13 of the New Zealand Building Code. It will suit building officials, clerks of works, building information officers, plumbers, builders, or those with a construction background who are already in, or wanting to enter, the building controls industry and need plumbing inspection skills.

Date	Location
Week 1: 21-25 August	
Week 2: 18-22 September	Christchurch

Cost \$2,812.50 including GST

Register for both the Building Controls and Plumbing Inspection courses for \$5,625 inc. GST, and save \$1,000.

Early-bird discounts are available on all courses. They may not be used in conjunction with other offers.

For more information about courses:

www.branz.co.nz (CITE Industry Training)

branzcite@branz.co.nz

Natasha Breen
(CITE Administration Officer)

(04) 237 1170

Marie Munro
(CITE Manager Student Resources)

(04) 237 1170 ext 714

BARRIER FREE NEW ZEALAND TRUST – 2006 TRAINING SEMINARS

Reasons to attend

These 2-day seminars are designed to raise people's awareness and understanding of the issues for people with disabilities. They provide up-to-date information about building legislation in New Zealand and the access requirements for people with disabilities.

The courses are aimed at building control officers, building certifiers, IQPs, Barrier Free Advisors, architects, designers, developers, building owners or property managers, and those seeking qualifications as a Barrier Free Advisor (BFA).

Duration	Location	Date 2006
2 days	Pahia/Kerikeri	31 July-1 August
1-day refresher course for Wellington accredited BFAs and participants of earlier seminars	Brentwood Hotel	18 August
2 days	Oamaru	7-8 September
2 days	Hastings /Gisborne	9-10 October
2 days	North Shore	9-10 November

Costs include copy of Barrier Free NZ Trust Resource Handbook for Barrier Free Environments

	Cost (excl) GST	Cost (incl) GST
2-day course	\$300.00	\$337.50
Specialist 1- or 2-day course	Rate negotiable with any interested organisation/company	
1-day refresher course	\$150.00	\$168.75

Enquiries to:

Administrator – Barrier Free NZ Trust
PO Box 25064, Panama Street, Wellington

(04) 915 5848 or (04) 499 0725

Fax: (04) 915 5849

seminar@barrierfreenz.org.nz

Important changes to BIA website

The content previously available on the Building Industry Authority website (www.bia.govt.nz) is now located within the Department of Building and Housing website:

www.dbh.govt.nz

Legality of Department of Building and Housing interpretations

Only the courts can issue binding interpretations of the Building Act 1991 and Building Act 2004 and Regulations. Indications and guidelines issued by the Department of Building and Housing, either in *Codewords* or other communications, are provided with the intention of helping people to understand the legislation. They are, however, offered on a 'no-liability' basis and, in any particular case, those concerned should consult their own legal advisers.

Editorial enquiries

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