



codewords

New Research by BRANZ Ltd Investigates Maximum Bracing Capacity

Bracing is an essential feature of any house to ensure it is built to stand up to the forces of nature.

A vital element of the overall house bracing system is bracing walls – walls that are specifically designed and built to resist the lateral forces that occur as a result of winds and earthquakes.

Over many years BRANZ Ltd has conducted a significant number of structural engineering research projects to find ways of making New Zealand homes safer. These research findings have helped with the development of documents such as New Zealand Standard NZS 3604 Timber Framed Buildings.

As part of this ongoing research programme, BRANZ has a project under way investigating the seismic

performance of 'whole' houses. This is a project that will determine how all the parts of a house contribute to overall bracing performance.

One objective of this project was to determine the maximum strength of individual bracing walls for a typical house that was designed and built using NZS 3604.

Analysis of the initial results indicates that the strength of typical suspended timber floors to which bracing walls are connected may be less than previously thought.

On this basis, BRANZ decided that further investigation was warranted and an application for Building Research Levy funding to undertake additional research was approved by Building Research.

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*New Research by BRANZ Ltd Investigates
Maximum Bracing Capacity Continued*

This new standalone project will thoroughly investigate maximum bracing capacity in homes.

The project started in July 2006 with thorough consultation with key industry stakeholders. The project as a whole is expected to be completed by the end of this year. The project results may lead to some recommendations for changes to bracing detailing. The Department of Building and Housing and Standards New Zealand will be monitoring progress of the research project.

For further information in relation to this work please contact Greg Baker, BRANZ Ltd Manager of Fire and Structural Engineering.

IANZ appointed as the building consent authority accreditation body

The Department of Building and Housing has announced the appointment of International Accreditation New Zealand (IANZ) as the building consent authority accreditation body for the new building consent authority accreditation scheme. This appointment has been made under section 248(1)(a) of the Building Act 2004.

IANZ will be responsible for carrying out accreditation assessments of those organisations wanting to undertake building consent and inspection functions under the Building Act 2004. Such organisations are called building consent authorities (or BCAs). For the most part, they include territorial authorities that do the majority of this work. In future, they will also include regional authorities that will consent and inspect dams. The Act also allows private organisations to become BCAs.

IANZ is recognised internationally as a leader in accreditation and quality assurance services.

NOTE: The Department of Building and Housing is still designing the BCA accreditation regulatory scheme, including what the accreditation assessment fees will be. The Department should still be first point of contact about the BCA scheme and the appointment of IANZ to this role.

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Further information about IANZ
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www.ianz.govt.nz

Building consent applications to be sent to New Zealand Fire Service

INTRODUCTION

Territorial authorities are required as part of the building consent process to send certain building consent applications to the New Zealand Fire Service Design Review Unit for comment. This article clarifies which building types must be forwarded to the Design Review Unit, as it appears that building consents are not always being sent when they should be. Everyone involved in submitting building consent applications should be aware of which buildings fall under this requirement.

THE DESIGN REVIEW UNIT

The Design Review Unit was formed by the New Zealand Fire Service Commission to undertake its role under Section 46 of the Building Act 2004. It is based in Auckland and is processing approximately 60 building consent applications per month from all over the country. It has been operating since April 2005 and initial feedback is positive. The process has strengthened the building control process. Good feedback on the design of means of escape and facilities for firefighters is being provided to building consent authorities for their processing of building consent applications.

Which building consent applications need forwarding?

Gazette Notice No 56/2005 specifies which building consent applications need to be sent to the Design Review Unit. An explanation of how the Design Review Unit operates and this *Gazette* notice were provided in *Building Controls Update* No. 9.

The following building consent applications are to be sent to the New Zealand Fire Service Commission's Design Review Unit.

- Building work designed as an alternative solution. This means that the design does not fully follow the requirements of the Compliance Document C/AS1. (Often designs largely follow the Acceptable Solution, but include minor deviations such as extending the allowable travel distances or modifying fixed fire systems. Such designs also need to be forwarded for comment to the Design Review Unit.)
- Building work that requires a waiver or modification of Clauses C1-4, D1, F6 or F8 of the Building Code. For example, a waiver for unit-titled car parks in buildings.
- Building work that affects fire safety systems, including any building work involving a specified system, involving:
 - an alteration, for example, a complete building refurbishment

- a change in use, for example, from offices to residential use,
- a subdivision unless the effect is minor. An example of minor effects on the fire safety systems could be the alteration of the tone or type of sounding or visual alert for an alarm. Minor work does not mean work such as moving sprinkler heads in a sprinkler system.

The types of building consent applications that do not need to be sent to the Design Review Unit are:

- single household units
- terraced or townhouses
- sheds or other outbuildings
- any buildings designed to fully comply with the Acceptable Solutions for Fire Safety, Emergency Lighting and Signs.

If there is any doubt as to whether designs are alternative solutions (ie, the design deviates from the Compliance Document to only a minor extent), it is recommended that territorial authorities send them to the Design Review Unit.

The Design Review Unit can then conduct their initial assessment and return those about which they have no comment immediately. A conservative approach is recommended.

Further information

Further information can be obtained by calling the Department of Building and Housing on 0800 242 243.

Request for comment

The Department of Building and Housing is consulting and requesting your comment on proposed changes to eleven of its Compliance Documents.

PROPOSALS

The proposed amendments to these documents have been packaged together into one consultation document rather than releasing the eleven documents individually. Comments can be submitted on individual Compliance Documents. The proposals the Department is consulting on are as follows.

- **E2 External Moisture**
A new Acceptable Solution E2/AS2 for earth buildings by referencing NZS 4299: 1998 Earth Building not Requiring Specific Design.
- **F3 Hazardous Substances and Processes**
Revoking the Acceptable Solution F3/AS1 dealing with storage buildings for hazardous substances and replacing it with a new Acceptable Solution that is compatible with the new Hazardous Substances and New Organisms Act and regulations, administered by the Environmental Risk Management Authority.
- **F4 Safety from Falling**
Revoking the current Compliance Document and proposing timing for introduction of the new version. (The new version has already undergone public consultation and has been approved by the Building Industry Authority.)
- **G1 Personal Hygiene**
Updating definitions, and minor amendments to the Acceptable Solution G1/AS1 for the provision of toilet numbers and line of sight.
- **G4 Ventilation**
Updating publications referenced and making amendments to the Acceptable Solution G4/AS1 in the provision for natural and mechanical ventilation.
- **G9 Electricity**
Updating the publications referenced by deleting New Zealand Electrical Codes of Practice and replacing them with AS/NZS 3000: 2000 Wiring Rules and updating definitions.
- **G10 Piped Services**
Updating the publications referenced, particularly NZS 5261: 2003 Gas Installation.
- **G11 Gas as an Energy Source**
Updating the publications referenced, particularly NZS 5261: 2003 Gas Installation.
- **G12 Water Supplies**
Updating the publications referenced, particularly AS/NZS 3500.1: 2003 Water Services, including the materials section for pipes and fittings for use with hot and cold potable water.
- **G13 Foul Water**
Updating the publications referenced, particularly AS/NZS 3500.2: 2003 Sanitary Plumbing and Drainage.
- **H1 Energy Efficiency**
Updating the publications referenced, particularly by referencing AS/NZS 4859.1: 2002 Materials for the Thermal Insulation of Building, BRANZ *House Insulation Guide*, second edition, 2005 and deleting the modifications to paragraph 5.0 of H1/AS1 relating to NZS 4305: 1996 Energy Efficiency – Domestic Type Hot Water Systems.

EFFECTIVE DATE AND TRANSITIONAL ARRANGEMENTS

The Department is also seeking comment on the effective dates and the transitional arrangements for the amendments to the Compliance Documents detailed above.

It is proposed that the amendments to the Compliance Documents will be published and become effective on the dates given in the table below.

The amended Compliance Documents will apply to all building work for which a building consent is issued on or after the effective date. The time between the publication date and the effective date is the introductory period. During this time a building consent authority can accept the published amended Compliance Documents as alternative solutions.

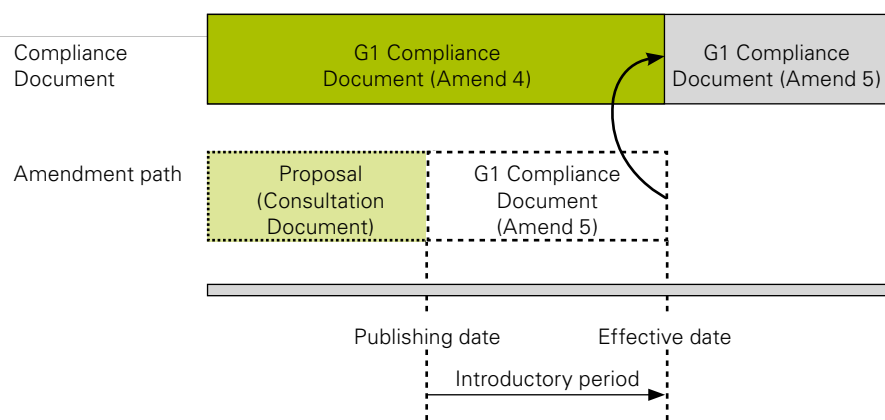
The introductory period is 3 months, except for the F3 Compliance Document, which has no introductory period, and the F4 Compliance Document, which has a 6-month introductory period.

PUBLICATION DATES FOR COMPLIANCE DOCUMENTS

Compliance Document	Publication date	Effective date
E2 External Moisture	27 November 2006	2 March 2007
F3 Hazardous Substances and Processes	27 November 2006	27 November 2006
F4 Safety from Falling	27 November 2006	28 May 2007
G1 Personal Hygiene	27 November 2006	2 March 2007
G4 Ventilation	27 November 2006	2 March 2007
G9 Electricity	27 November 2006	2 March 2007
G10 Piped Services	27 November 2006	2 March 2007
G11 Gas as an Energy Source	27 November 2006	2 March 2007
G12 Water Supplies	27 November 2006	2 March 2007
G13 Foul Water	27 November 2006	2 March 2007
H1 Energy Efficiency	27 November 2006	2 March 2007

TRANSITIONAL REQUIREMENTS FOR COMPLIANCE DOCUMENTS

(USING G1 AS AN EXAMPLE)



The current G1 Compliance Document is the Second edition, including amendments 1,2,3 and 4, and is described above as **G1 Compliance Document (Amend 4)**

The proposed G1 Compliance Document is the Second edition, including amendments 1,2,3 and 4, and the proposed changes included in this document.

An amended and published G1 Compliance Document will include any changes to this proposal resulting from the consultation any is described above as **G1 Compliance Document (Amend 5)**.

In a separate consultation document, *Building for the 21st Century – Review of the Building Code*, a new scope and content for the Building Code is discussed. It is open for public consultation until 31 August 2006. Copies can be viewed at www.dbh.govt.nz

HOW TO COMMENT

Please submit comments in writing, preferably by email or by clear handwriting to the Department at the addresses below.

Please **post** or **courier** comments to:

Consultation feedback – Compliance Document amendments,
Department of Building and Housing,
Building Controls,
Level 6,
86 Customhouse Quay
PO Box 10-729, Wellington

Or **email** comments to comments@dbh.govt.nz with 'Consultation feedback – Compliance Document amendments' in the subject line.

Or **fax** to 'Consultation feedback – Compliance Document amendments' on (04) 494 0290.

Additional copies of the document can be downloaded as a PDF from the Department's website: www.building.dbh.govt.nz/e/publish/consulting-on.shtml or can be obtained by calling the Department on 0800 242 243.

The closing date for submitting comments on the proposed changes is **6 October 2006**.

This document *Consulting on proposed changes to Compliance Documents* contains technical amendments to the Compliance

Documents, which are a means of compliance with the current Building Code. It does not form part of the wider review of the Building Code.

Building Act requirements for lifts

A recent fatality associated with a hydraulic water lift in a commercial building has highlighted the importance of all parties involved in installing lifts in buildings adhering to the terms of the Building Act.

The Building Act regulates building work to ensure that people who use buildings can do so safely without endangering their health.

The Department of Building and Housing had discussions with the Department of Labour who are investigating the incident, and undertook to take steps to publicise the importance of meeting the Building Act's requirements when a lift is being installed in a building.

The lift that caused the fatality had no building consent. It should have had a building consent before being installed, and it should have had a code compliance certificate issued on completion of the work. The terms of the Act also require that a lift is subject to an ongoing maintenance regime. These requirements are specifically designed to protect and reassure users.

BUILDING CONSENT

To obtain a building consent, the proposal for the lift must meet the relevant performance requirements of the Building Code and, in particular, Clause D2 Mechanical Installations for Access. Compliance with the Building Code can be achieved by following the Department's D2 Compliance Document or by an alternative solution.

The D2 Compliance Document provides 'deemed-to-comply' solutions which must be accepted as establishing compliance with the Building Code. An alternative solution is a lift proposal put forward by the owner that differs from the D2 Compliance Document and has been assessed and approved by the building consent authority.

COMPLIANCE SCHEDULE

The building's compliance schedule will list the lift's ongoing maintenance and inspection requirements to be performed by independently qualified persons (IQPs) to ensure the lift stays in good working order.

OBLIGATIONS

The building owner, building consent authority (BCA) and territorial authority (TA) all have obligations under the Building Act for the construction of a lift in a building. A summary of the main points is as follows (applicable Building Act sections are also given below).

The building owner must:

- apply for a building consent for the construction of a lift (section 44)
- submit plans and specifications that detail the proposed lift installation and, in the case of an alternative solution proposal, substantiates why the owner believes compliance with the Building Code will be achieved. Plans and specifications, in addition to providing the physical details of the proposed lift, should also include:
 - the details of the owner's intended inspections throughout construction
 - except in the case of a lift in a single household unit, the owner's proposals for maintenance and inspection for compliance schedule purposes, in other words what the owner considers is necessary to keep the completed lift in good working order (sections 7 and 45).
- carry out the building work, including performing inspections throughout construction, in accordance with the building consent
- apply for a code compliance certificate on completion of the work (section 92) and obtain the compliance schedule (section 101)
- meet the requirements of the compliance schedule, including hiring IQPs to perform the necessary maintenance, inspection and reporting procedures (section 105)

- keep all reports for a period of 2 years (section 110)
- in the first 12 months, display a statement from the territorial authority advising of the compliance schedule and where it is held, and the specified systems covered by the compliance schedule (section 105)
- annually issue and display the updated building warrant of fitness confirming that the necessary inspection, maintenance and reporting requirements of the compliance schedule have been met (section 108).

The BCA must:

- at the building consent stage, consider the proposals and decide whether it is satisfied on reasonable grounds that the lift, if built in accordance with the plans and specifications, will comply with the performance requirements of the Building Code. If so, the BCA must grant the building consent (section 49); if not, it must reject the application, advising its reasons (section 50).
- throughout the construction phase, perform whatever inspections it considers necessary to ensure the lift is built in accordance with the building consent (section 90). The inspections the BCA elects to perform will be influenced by the owner's inspections, as advised in the plans and specifications and approved by the BCA at building consent stage.

- when construction of the lift is completed, decide if it is satisfied on reasonable grounds that the lift complies with the building consent. If so, it can issue the code compliance certificate (CCC); if not, it must issue a notice to fix (sections 94 and 164).
- with the CCC, and based on the information submitted in the plans and specifications, issue the compliance schedule requirements for the lift, nominating the ongoing maintenance, inspection and reporting requirements necessary to ensure the lift continues to perform as consented (s 100-103)
- provide a copy of the compliance schedule to the TA (section 104).

The TA:

- vets, approves and registers lift IQPs
- must issue the statement advising of the compliance schedule and where it is held (section 105)
- may amend the compliance schedule where it considers this is necessary to ensure the lift continues to perform as consented (section 107)
- can inspect the lift and the records of maintenance and inspection at any time during normal working hours to check that the building warrant of fitness has been correctly issued (section 111).

This is a brief summary only of the main relevant provisions in the Building Act and is not to be taken as a complete list. Other provisions exist giving the BCA and TA powers where the Building Act's requirements have been contravened and which allow for heavy penalties. The Building Act also has provisions regarding dangerous buildings that could be invoked for a lift in a building.

The Building Act recognises the importance of lifts to the built environment and the potential hazard they pose to life safety. Because of this, checks are required at design stage, during construction and on completion. The Building Act requires ongoing checks and maintenance to ensure the lift remains at the standard to which it was consented.

Notifications of dangerous and insanitary buildings

One of the Department's key roles under the Building Act 2004 is to monitor and review the performance of territorial authorities in relation to their building control functions. This includes how they deal with dangerous and insanitary buildings.

One means of monitoring performance is through formal technical reviews of individual territorial authorities. Another means is through being notified of possible dangerous or insanitary buildings.

Once a notification is received, the Department undertakes a five-step process.

1. Consideration and assessment to determine an appropriate course of action.
2. Follow-up with stakeholders (eg, the responsible territorial authority, New Zealand Fire Service or the notifier).
3. Recommending possible action to the territorial authority, if needed.
4. Monitoring and tracking the territorial authority's response.
5. Undertaking any further action required (eg, ensuring intelligence gathered is incorporated into other departmental regulatory activity).

The Department has also produced guidance information in this area for territorial authorities. These guidance documents are available on the Department's website at www.dbh.govt.nz

Since December 2005, the Department has received 39 formal notifications. Twenty-six of these have come from the New Zealand Fire Service. The remaining 13 have come from the public, the Weathertight Homes Resolution Service, territorial authorities and practitioners.

The most common reason for the notification is an expired or no building warrant of fitness (14 out of 39 notifications). Three other common reasons relate to:

- accessibility compliance (eg, escape routes being blocked or built over)
- fire compliance (eg, restricted means of escape, and having glazing and covering on surfaces that would aid the spread of fire)
- structural instability as a result of rot and decay.

The Department expects territorial authorities to follow up on notifications received, given their statutory obligations in this area.

Find the info more easily

On 10 August the Department of Building and Housing launched its new website.

The new website is designed to help you find information about renting, building, renovating and maintaining a property faster and more easily.

The website includes:

- legislation
- building and housing sector news
- information
- education opportunities
- consultation documents
- tools and resources.

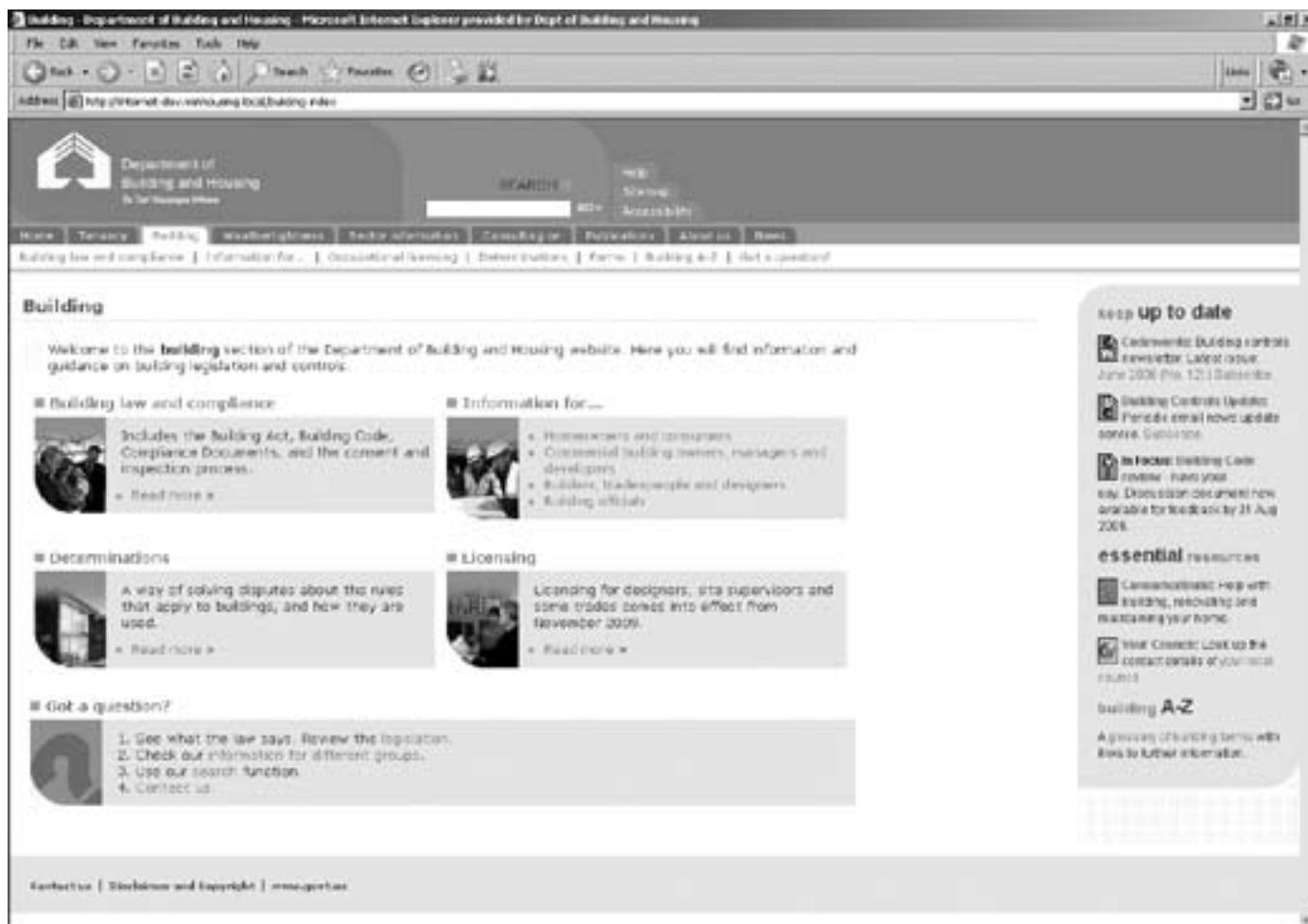
The site has been developed in line with government accessibility guidelines to be accessible for a wide range of users, including people with disabilities, people with limited bandwidth, and people accessing the site using a cellphone or PDA.

CHECK OUT EVEN MORE INFORMATION THAN BEFORE

The new website includes all the information and resources you use now, along with new information, including the following.

- **Building A to Z**
The new section provides a glossary of building terms with links to other information, including everything from accreditation to weathertightness.

Information you need faster and at www.dbh.govt.nz



- **Tenancy frequently asked questions**
Find the answers to the tenancy questions we get asked most frequently through our Contact Centre including:
 - who is responsible for maintaining the grounds?
 - what happens if I don't turn up to a Tenancy Tribunal hearing?
 - can I transfer a bond?

- **Tenancy A to Z**
Do you have questions about rights and responsibilities under the Residential Tenancies Act? Find the answers in this new section that covers everything from assigning tenancies to vacant possession.

COMPLETE TRANSACTIONS ONLINE

Later in August landlords and tenants will be able to make a Tenancy Tribunal application online and pay with their credit card.

MAKE THE LINKS

The new website has more links to other websites that provide information about building and housing. So, if we can't help you, we'll help you find the agency that can. **Check out www.dbh.govt.nz today!**

International connections – IRCC

The Department of Building and Housing invests considerable time and resources in ensuring it is well informed and well connected so it can develop appropriate responses to issues within the building and housing sector.

The Department maintains close connections with local and central government agencies, industry, building professionals, sector bodies, research and educational establishments, and the public through a variety of mechanisms.

Our international connections are very important sources of information, advice and help to the Department. Participation in the IRCC (Inter-jurisdictional Regulatory Collaboration Committee – too much of a mouthful so it is now simply referred to as the IRCC) is an important international connection.

The IRCC is a forum of 10 countries that promotes collaboration on performance-based building regulatory systems. Its focus is to identify public policies, regulatory infrastructure, education and technology issues for implementing and managing these systems. It provides an effective avenue for the exchange of information.

Specific goals of the IRCC include:

- providing a forum for promoting a common understanding of, and a framework for, performance-based building regulatory system development
- fostering the exchange of ideas and the development of 'best current practice' documents and approaches
- providing guidance and support for members who develop, implement and support performance-based building regulatory systems
- pooling international resources to aid research and development of commonly-needed components of a performance-based building regulatory system
- providing guidance and support materials to countries embarking on performance-based building regulation, thus minimising potential duplication
- encouraging investment in construction-related technology and innovation.

Members include representatives from Australia, United States, England and Wales, Scotland, New Zealand, Austria, Spain, Japan, Canada and Norway. Meetings are normally held 6-monthly. There is significant email traffic in between meetings testing ideas and seeking information on how different countries address particular issues.

Mike Stannard travelled to Tromsø, Norway – the land of the midnight sun – to participate in the most recent meeting. Each country's representative provided an update on regulatory developments in their respective countries. Some of the issues traversed, from which New Zealand can learn, included:

- the current building scandal and consequent regulation amendments in Japan, the result of an architect fraudulently submitting seismic design calculations for approximately 100 high-rise buildings
- the effects of Cyclone Larry on residential construction in Queensland;
- IT developments for building consent applications in Norway
- cold-climate engineering in the north of Norway
- fire safety issues in Sweden
- the approved certifier regime in Scotland;
- sustainability for existing buildings in England and Wales
- World Trade Centre research findings
- release of the objective-based building code in Canada
- the harmonisation of regulation in Austria.

Determinations issued

Continued

Discussion

For safety barriers in places likely to be frequented by young children, including houses, the F4/AS1 Acceptable Solution is a barrier 1000 mm high with no openings that will permit the passage of a 100 mm sphere and no toeholds between the heights of 150 mm and 760 mm above floor level. That Acceptable Solution restricts the passage of children under 6 and is high enough to prevent adults falling over it.

The barrier did comply with the F4/AS1 Acceptable Solution for a low but wide barrier in front of fixed seating (as in a theatre), but the Chief Executive considered the solution could not be applied to a house deck.

The barrier also complied with the US standard NBS IR 76 1131, which had been accepted as an alternative solution in Determination 2002/4. However, that determination related to the risk of people falling over a barrier not to children climbing it, so the Chief Executive considered it was not relevant.

Using the 1000 mm high 'restricted openings and toe-holds' Acceptable Solution as a guideline or benchmark, factors to be taken into account as possibly compensating for the lesser height of the barrier were the internal overhang of the top of the barrier together with its rounded edge.

Tests¹ had established that the Acceptable Solution is 100 percent effective for children under 3, but the barrier could be climbed by many 3-year-olds and by most 4-year-olds. It was legitimate

to conclude that the Acceptable Solution would prevent children under 3 from climbing over it and would restrict but not prevent older children from climbing over it.

In this case, it was accepted that the barrier would prevent children under 3 from climbing over it. However, the question was whether it would be at least as difficult for children aged 4 and 5 to climb the barrier as it was for them to climb the corresponding F4/AS1 barrier.

The Chief Executive concluded that the barrier would not be as difficult to climb as a barrier built to the Acceptable Solution. In coming to that conclusion, the Chief Executive recognised that, with the barrier being 760 mm wide with open vision areas of 50 mm, children could see how high above the ground this was. If they were to climb on top, they would be on 760 mm wide planking and might realise they had made a mistake. However, the Chief Executive was not convinced that children in the 3 to 6 age group, when faced with the challenge of climbing the barrier, could be relied on to make such rational judgements.

Decision

The Chief Executive determined that the barrier would not be as difficult for a child to climb as a barrier built to the corresponding Acceptable Solution, and therefore it did not comply with Clause F4 of the Building Code.

Accordingly, the Chief Executive confirmed the territorial authority's decision to refuse to issue the code compliance certificate.

DETERMINATION 2006/55

Refusal to approve the installation of aluminium-faced panel cladding

The matter for determination

The application arose from a dispute about whether the installation of aluminium cladding for a partly constructed house complied with Clauses B2 Durability and E2 External Moisture of the Building Code.

The territorial authority declined approval of the cladding installation because it was not satisfied that the design complied with Clauses B2 and E2. During the construction of the house, the territorial authority informed the applicant that amended plans and junction details must be provided for the aluminium-faced panel cladding, as the aluminium panels needed to be fixed over a 20 mm drained and vented cavity.

The owner, acting through an agent, applied for the determination.

The building and cladding

The building is a two-storey detached house that is partially complete. The wall cladding, which is applied to three elevations of the building, is an 'Alpolic' system comprising 416 mm high aluminium-faced composite panels. The fixing system provides a continuous drained cavity that is about 25mm at the body of the panel and about 5 mm at the edge joins. Drainage holes are provided at the horizontal return at the bottom of the cladding.

¹ See the article 'Climbing great heights' in BIA News No. 108, November 2000.

The initial submission

The applicant submitted that the cladding has a fixing system that provides a 20 mm cavity and battens were not therefore required.

The draft determination

The Chief Executive sent the parties a draft determination, which was accepted by the applicant.

The territorial authority responded to a draft, noting that there were a number of areas where the panel system as installed on the house differed from the manufacturer's installation details.

The Department commissioned an independent expert ('the expert') to inspect the panelling to clarify the general dimensions of the system. The expert inspected the system and submitted a report, which the Department considered. The draft determination was subsequently amended.

The final determination

The final determination discussed the evaluation framework within which the compliance of the cladding system was to be assessed, as well as the weather-tightness risks and performance associated with such a system.

The Chief Executive was of the opinion that, while the proposed cladding system must be considered to be an alternative solution, it was useful to make some comparisons with the Acceptable Solution E2/AS1.

It was noted that E2/AS1 makes clear that 'there are circumstances where the combination of risk factors applying to a particular building, or part of a building, on a particular site, may mean that the building will perform satisfactorily, and therefore be code compliant, without a drained and ventilated wall cavity'.

The Chief Executive did not accept that the drainage and drying provided by the cladding is equivalent to that provided by a 20 mm drained cavity as specified in E2/AS1. However, as the panel edges of the cladding at joint positions are limited to the thickness of the panel material, the relevant characteristics of this cladding could be compared to those of vertical profiled metal cladding specified in E2/AS1.

Comparing the features of the E2/AS1 cladding with that of the cladding in question, it was considered that the weathertightness performance of the latter is likely to be at least equivalent to that of the former.

If the proposed aluminium-faced panel cladding system is installed as designed, the cladding system can reasonably be expected to be compliant with Clause E2, and, if properly maintained, Clause B2.

The Chief Executive noted certain compensating factors relating to the building and its cladding that may help the performance of the cladding and help compensate for the lack of constant depth in the drained cavity.

It was also noted that further compensating factors should be provided to help the performance of the proposed cladding in this particular case. These being:

- 'thorough documentation, to be submitted to the territorial authority for approval, which shows how the junctions and penetrations for the proposed cladding are to be constructed'
- 'thorough inspections during the installation of the wall cladding to ensure that junctions and penetrations are constructed in accordance with those approved details'.

The decision

The Chief Executive determined that there were reasonable grounds to suppose that the proposed cladding system, if carefully completed in accordance with the manufacturer's instructions, and if subject to careful maintenance, will comply with the requirements of Clauses B2 and E2 of the Building Code.

To read all the Determinations in summary or in full, go to:

www.dbh.govt.nz/e-publish/determinations_issued.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 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/NZS 4859.1 for insulation materials.

Clause E2, External Moisture

Clause G1, Personal Hygiene

Clause G4, Ventilation

Clause G9, Electricity

Clause G10, Piped Services

Clause G11, Gas as an Energy Source

Clause G12, Water Supplies

Clause G13, Foul Water

Stage: prepare for public consultation

Amendments to the above list of Compliance Documents to update publications referenced and amend G1/AS1 for toilet numbers and line of sight provisions.

Learning curve



Wellington Institute of Technology
Te Whare Wānanga o te Awakairangi

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
29 August	Dunedin

Cost \$281.25 including GST

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

Learning curve *continued*

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	Oamaru	7-8 September
2 days	Hastings /Gisborne	9-10 October
2 days	North Shore	9-10 November

Costs include copy of Barrier Free New Zealand 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
New Zealand 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.

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Codewords August 2006 Issue 014

Published by the Department of Building and Housing

Print run: 9000