



codewords

Matata – state of emergency

Approximately 230 millimetres of rain fell in the Bay of Plenty District on 18 May 2005 causing significant flooding and landslips in Tauranga City, Otumoetai, and Matata. A state of local emergency was declared for the Edgcumbe-Tarawera Ward of the Whakatane District. One hundred and six buildings in the affected areas were declared insanitary under the Building Act 2004. Two buildings were demolished in Tauranga City.

On 24 May, the Department of Building and Housing contacted the Whakatane District Council and Tauranga District Council to offer assistance with processing urgent building consents, assessing flood-damaged properties, and providing guidance on the procedures set out in the Building Act 2004 that can be used in an emergency situation.

The Whakatane District Council accepted the Department's offer to help its workforce during the state of local emergency. Peter Sparrow and Ian Butler, Advisors from the Department's Building Industry Performance Group travelled north to support the assessment of dangerous or insanitary buildings and urgent building consent and inspection processes.

The May 2005 flooding is the second significant flooding in the Bay of Plenty area in two years. "The amount of destruction and damage was extreme," Peter Sparrow said. "The northern end of Matata was like a moon landscape – there were boulders the size of cars strewn everywhere." Jeff Farrell from the Whakatane District Council said that although last year's floods were more widespread, this time the floods and landslides in Matata were more localised and concentrated, resulting in extreme destruction within a smaller area.

The Department's staff was involved in a range of activities including coordinating the clean-up of silt from affected buildings and properties in Matata with the New Zealand Fire Service and the Tauranga and Western Bay of Plenty Civil Defence and Emergency Management Office. They worked with Council staff to undertake the assessment of septic and stormwater systems and liaised with drainlayers to clean these out. Finally, Peter and Ian undertook the assessment of buildings to ensure that these buildings were safe and sanitary.

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Matata – state of emergency

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Whakatane District Council has engaged the services of a geotechnical engineering firm to provide a report on the stability of the catchment area, the likelihood of a return event and the potential threat to buildings close to the streams affected. Once the report has been furnished to the Council, a decision will be made on the future of existing and proposed buildings identified as being in the at-risk area.

Assisting the Whakatane District Council in the use of new provisions in the Building Act 2004 relating to the processing of building consents during emergencies was an excellent opportunity for shared learning between the Council's local government staff and Departmental staff.



General Manager, Building Controls appointment

Welcome to the fifth release of *Codewords*. This issue marks a return to a strong operational focus for the magazine: we intend *Codewords* to serve as the “publication of record” for Building Controls, a monthly collection of announcements, publishing updates, and work-in-progress notifications.

You will already have read of the Department staff sent to Matata in the aftermath of the recent floods. The area endured remarkable devastation, and has become the focus of a coordinated local and central government cleanup effort. My thanks to Ian Butler and Peter Sparrow for their assistance to the region.

Our series of brief Advisory Panel profiles finishes this month with the Building Envelope Advisory Panel, whose brief is to consider the strategic implications of building envelope issues and how they might relate to the Department and the Building Code. You can read more about this on page 5.

As required by the Building Act 2004, the Department continues to develop an accreditation and registration system for building control in New Zealand. An update on progress in the various workstreams for the project is on page 10.

I’d like to use this remaining space to introduce myself as the new General Manager, Building Controls. From a background in environmental research, I shifted across to the then Land Transport Safety Authority in 2000, taking on the role as General Manager, Operations for Land Transport Safety Authority (now Land Transport NZ) in 2002. I come to Building Controls with a particular interest in translating policy into practical results, and look forward to growing our capability while working towards further integration of the various functions of the Department.

As a final note, I would like to thank Warwick Tuck for the contribution he has made as Acting General Manager. He leaves a well-helmed ship, and I know that building controls staff welcomed his knowledge, expertise and assistance during the transition.



John Kay
General Manager
Building Controls

Accreditation of Building Officials Australasian Workshop

The Australian building control industry is facing many of the same issues as New Zealand. Australian state governments are addressing concerns by establishing similar accreditation regimes to New Zealand's building consent authority (BCA) accreditation and registration regime.

On 10 and 11 February 2005, the Department of Infrastructure, Planning and Natural Resources (New South Wales State Government) hosted a building control workshop for representatives from each Australian state government's central building regulator, and from New Zealand's Department of Building and Housing. Dr Murray Sim, Manager Building Industry Performance Group and Malcolm MacMillan, Manager Performance Monitoring and Review and Project Manager BCA Accreditation and Registration attended from the Department of Building and Housing.

The main points of discussion at the work-shop included:

- accreditation of building officials
- complaints and investigation processes
- professional indemnity insurance and private building certifiers
- auditing of building control functions
- managing conflicts of interest by private building certifiers.

The workshop provided some useful insights into the building control issues faced by Australia. Discussions about their building official accreditation, investigation and auditing processes provided useful information to the representatives of the Department of Building and Housing that will assist with the design of New Zealand's BCA accreditation and registration regime.

ACCREDITATION FOR BUILDING OFFICIALS

Following a parliamentary inquiry into the quality of buildings, the New South Wales state government is designing an accreditation regime for councils and private sector building officials. Part of the New South Wales accreditation regime involves the establishment of an independent statutory body called the Building Professionals Board (similar to New Zealand's Licensed Building Practitioners Board). It will also establish an independent accreditation body to run the accreditation regime.

PROFESSIONAL INDEMNITY INSURANCE

Like New Zealand, all states in Australia have worked through issues of consumer protection and professional indemnity insurance for private building certifiers. Some state governments have responded to the limitations on the available insurance cover for certifiers, by limiting scopes of approval for the certifiers.

Other states have found different mechanisms for dealing with consumer protection: the Queensland Building Services Authority requires full disclosure by the building certifier and relies on a user pays statutory warrantee system. This system is run by the state government across the wider building industry, and it covers many building professions.

NEW ZEALAND'S BUILDING CONSENT AUTHORITY ACCREDITATION AND REGISTRATION REGIME

The Department of Building and Housing representatives discussed the development of the BCA accreditation and registration regime, and found discussions with their Australian counterparts to be extremely useful.

As New Zealand's accreditation and registration regime develops, further input and feedback will be sought from the lessons learnt in Australia.

For further information on New Zealand's building consent authority (BCA) accreditation and registration regime check out www.building.govt.nz

Building Envelope Advisory Panel



The Building Envelope Advisory Panel meeting on 16 December, from left to right: Kevin Golding, John Sutherland, Adrian Bennett (seated), Mike Stannard, Philip O'Sullivan, Bruce Connor, John Hill (seated), John Ryan, Bob de Leur, John Harper.

The Building Envelope Advisory Panel, one of four panels providing advice to the Department on building sector issues, is preparing a 'state of play' report for input into the Department planning cycle.

The Building Envelope Advisory Panel comprises a number of leading professionals meeting regularly to consider the strategic implications of current behaviour, trends and development in building envelope design and practice with relation to the Department and the New Zealand Building Code.

The Panel is potentially one avenue of advice to the Chief Executive on products, systems and practices against which a warning or ban should be imposed, or for general feedback on the product certification scheme.

COVERAGE

The following have been identified by the Building Envelope Advisory Panel as potentially critical issues to be addressed by the Department.

- Weathering.
- Maintenance – ground levels.
- Durability vs. whole of life.
- Amenity – high-density living.
- Affect of building envelope on indoor environment.
- Consequences of failure.
- Glazing fixing – failure rates.
- Window fixing – wind pressures.
- Sustainable development.

A first draft of the report has been circulated, with the final document expected later in the year.

New weather-tightness requirements effective 1 July 2005

The transition period for changes to the weathertightness Acceptable Solution for Clause E2 External Moisture of the Building Code, E2/AS1, also known as the 'Weathertightness Solution', is almost over. The changes become effective on 1 July 2005.

If you are applying for a building consent on or after this date, the changes may apply to your project. The Department advises you to talk to your designer or architect to make sure the new weathertightness practices have been considered before a building consent application is filed.

The weathertightness Compliance Document (containing E2/AS1 and E2/VM1) has been amended. Amendment 2 will become effective on 1 July 2005. The new Compliance Document is available free on the Department's website www.dbh.govt.nz, (Building Controls > Publications). Alternatively, it can be purchased in several formats from Victoria University Bookcentre (phone 0800 370 370 or visit www.vicbooks.co.nz)

For more information, contact the Department of Building and Housing

☎ 0800 242 243

🌐 www.dbh.govt.nz

Concrete masonry and weathertightness

On 1 July this year, the Acceptable Solution for weathertightness E2/AS1 becomes operative. It is worth recapping that this is a solution for claddings on timber frame structures and is not applicable to other non-framed structural systems such as concrete masonry.

NZS 4229: 1999 *Concrete Masonry Buildings not Requiring Specific Design* is cited under the Compliance Document for Clause B1 Structure of the New Zealand Building Code. Although NZS 4229, Clause 2.3 outlines surface coatings for waterproofing of concrete masonry, the Standard is not cited as an Acceptable Solution for weathertightness under the Compliance Document for Building Code Clause E2.

Designers must therefore satisfy themselves of the adequacy of surface coatings for weathertightness and present the solution for acceptance by the building consent authority. It is worth noting that, ordinarily, coatings are designed to prevent moisture from being absorbed through the surface of the blockwork. Where the masonry design might be subject to unusual micro-

cracking at block joints, either a surface coating with the capacity to bridge these joints must be used, or other provisions put in place to accommodate the movement. NZS 4229 does offer some guidance as to surface coatings that have been considered adequate by a Standards committee, but these nevertheless remain as alternative solutions, and outside the Compliance Documents for automatic acceptance by BCAs.

Designers must also consider other weathertightness issues such as joints around openings, building junctions and movement control joints, which will require special weathertightness considerations and must be included in the documentation with applications for building consents.

MAINTENANCE AND DURABILITY

While structural requirements for the durability of concrete masonry are for not less than 50 years, the waterproof coatings are required to last a minimum of 15 years under Clause B2(b)ii ... *where failure could be detected during normal maintenance.*

While it is necessary for protective coatings to perform for the life of the building, individual coatings are not required to do so. It is the building owner's responsibility to ensure that the building continues to comply with the Building Code, and this places the responsibility on them for continuing maintenance or replacement, in this case, of the surface coatings.


CODE COMPLIANCE CERTIFICATES

Under the new Building Act, code compliance certificates will be issued on the basis that work complies with the consent documents. It is therefore essential for designers to have the details for weathertightness included in the building consent documents, and notify the consent authority of variations that may be made throughout the passage of the work.



WHERE TO GET COMPLIANCE DOCUMENTS

Victoria University Bookcentre is pleased to be associated with the Department of Building and Housing. We supply the Department's Compliance Documents in hard copy, CD-ROM or PDF (internet) format, as well as the Building Act and Building Regulations which include the Building Code. We can also source technical and general books on your behalf. Victoria University Bookcentre, Gate 1, Student Union Building, 1 Kelburn Parade, PO Box 12337, Wellington.

-  www.vicbooks.co.nz
-  sam.stanley@vicbooks.co.nz
-  Freephone 0800 370 370

Timber for window and door reveals in NZS 3602: 2003

ISSUES OF CONCERN

Specifiers, manufacturers and end users of aluminium windows and doors are required to nominate in their consent applications, the timber being used for the reveals. This is because the usual method of attachment of the windows is by fixing through the timber reveals to the building structure and the minimum performance requirements for aluminium windows and doors therefore depends in part on the durability of the timber reveals.

In selecting timber for the reveals, allowance must be made for possible intermittent wetting from condensation runoff or leakage through the aluminium frame mitres, by selecting suitable durable timber or pinus species with appropriate treatment levels.

ACCEPTABLE SOLUTIONS

NZS 3602: 2003 is the relevant Standard cited in the Department's B2 Compliance Document, B2/AS1 for Durability and in the new E2/AS1 for External Moisture. The durability requirements for window reveals are clearly given in Table 2 as "members exposed to exterior weather conditions and dampness to achieve a 15-year durability performance".

New Zealand Standard NZS 3602: 2003 *Timber and Wood-based Products for Use in Building* – Table 2: 2A.6 lists the following four species and treatments for reveals that may be expected to last the minimum performance life of 15 years under normal conditions.

Allowable timber species and treatment requirements for the full range of building elements are provided in NZS 3602 which can be purchased from Standards NZ

☎ 0800 735 656

🌐 www.standards.co.nz

**TABLE 2A.6 –
TIMBER REVEALS FOR ALUMINIUM WINDOWS AND DOORS**

Radiata pine, select A, installed at 18% or less	H3 treatment	moisture content at installation – 18% or less
Redwood, select A heart, installed at 18% or less	no treatment	
Western red cedar, select A heart, installed at 18% or less	no treatment	
Cypress species, select A heart, installed at 18% or less	no treatment	

In interpreting NZS 3602, clause 113.4 and Note 2 of Table 2, timber species or treatment levels specified for a higher hazard category will also meet the requirements of the minimum hazard category stated.

Timber species and treatments listed for exterior use as stairs, handrails, verandah floors etc. under category Table 2: 2A.7 will therefore also be suitable for internal use as window and door reveals. These are:

**TABLE 2A.7 –
ADDITIONAL TIMBERS SUITABLE AS WINDOW AND DOOR REVEALS**

Vitex, Kwila, dressing heart, installed at 18% or less	no treatment	moisture content at installation – 18% or less
Rimu, dressing heart, installed at 18% or less	no treatment	
Eucalyptus, dressing heart, installed at 18% or less	no treatment	
Beech – silver, red, hard, dressing heart, installed at 18% or less	no treatment	
Plywood, dressing heart, installed at 18% or less	H3 treatment	
Wood-based panels, dressing heart, installed at 18% or less	H3 treatment	

Note that when using any of these species or treatments for window and door reveals, they are required to have a maximum moisture content at installation of 18 percent.

Registered Architects Bill passed into law

On 12 April Parliament endorsed changes set out in the Registered Architects Bill, with the majority voting to pass the Bill into law.

Minister for Building Issues Chris Carter welcomed the legislation's passage.

'This legislation is a companion measure to the Building Act 2004 which aims to ensure that buildings are designed and built right first time and reinforces the importance of each element of the building process from design to inspection.

'It repeals the Architects Act 1963 and introduces a modern regulatory framework for the regulation of the occupation.

It also meets the desire of the current architects registration board and the New Zealand Institute of Architects to modernise the legislation', Mr Carter said.

'I believe that the legislation represents a balanced path for the regulation of architects that both industry and consumers have been seeking', Mr Carter said.

FREQUENTLY ASKED QUESTIONS

What does the legislation do?

It repeals the Architects Act 1963, which provided for the registration of architects and protection of the title 'architect', and introduces a modern regulatory framework for architects to help ensure that buildings are designed right first time.

Amongst other things, the legislation:

- protects the titles 'registered architect' and 'architect' (in relation to building design)
- introduces both initial and ongoing competency testing for registered architects to ensure that initial competency standards are maintained, and to recognise the potential for changes in design methods over time that may require different competencies from those initially tested
- introduces meaningful enforcement and sanction provisions
- establishes a public register that will include details of disciplinary action taken by the board against a registered person over the preceding 3 years. This will be useful for consumers when choosing a registered architect.
- modernises governance and administrative processes and procedures to bring the regulatory regime into line with current practice for regulation of occupational groups.

Why are these changes being brought in?

This legislation is a companion measure to the Building Act 2004, which strengthens the building regulatory regime to ensure that inputs into buildings are of high quality. The changes also fit with the current Board's and the New Zealand Institute of Architects' desire to update the legislation to better reflect the demands of modern society.

Is registration compulsory?

Does this mean I can't call myself an architect or do the work of an architect?

No. Registration is voluntary.

The legislation does not prevent anyone from doing building design work; however, if a person wants to use the title 'registered architect' or 'architect' (in relation to building design), that person must be registered. The legislation allows non-building related professions to use the title architect, for example landscape architect or software architect.

When do the changes come into effect?

The legislation provides that the New Zealand Registered Architects' Board will be established on 1 July 2005. The new Board will have 1 year to develop the rules for registration.

On 1 July 2006 the 1963 Act will be repealed and the old registration board dissolved. New registrations will take place under the new legislation.

What happens to the architects who are currently registered under the 1963 Act?

People currently registered under the 1963 Act will be deemed to be registered under the new legislation until 30 June 2007, or until the person's practising certificate issued under the 1963 Act expires, whichever is sooner.

Those wishing to continue as registered architects will need to apply for registration under the new legislation on or before 30 June 2007.

Correct timber treatment for enclosed skillion roofs

How does this legislation link in with the licensing of building practitioners under the Building Act 2004?

The Building Act 2004 requires 'restricted' building work to be undertaken or supervised by licensed building practitioners and provides for classes of licence to be designated in regulations.

It is envisaged that the regulations will include design classes. The Building Act also provides that these regulations may treat people who are registered, licensed or otherwise recognised under another Act as if they were registered as licensed building practitioners under the Building Act.

How much will it cost to be registered?

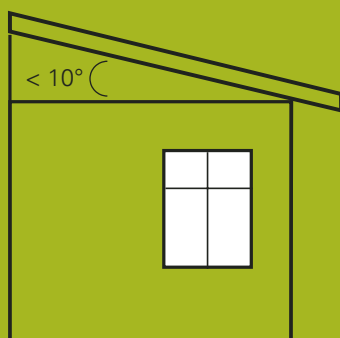
The costs of registration will depend on the registration requirements, which will be developed by the New Zealand Registered Architects' Board.

The legislation will be available from Bennetts Government Bookshop and www.legislation.govt.nz

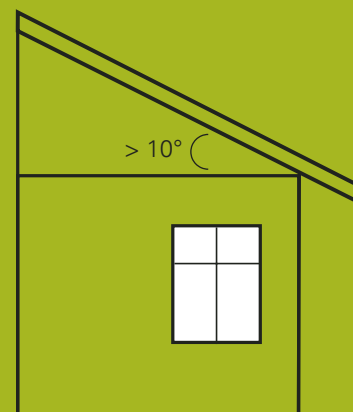
Some people have been caught out with insufficient timber treatment to their framing of skillion roofs. New Zealand Building Code Clause B2 Durability cites NZS 3602: 2003 where Table 1D.3 requires H1.2 treatment of radiata pine timber in enclosed skillion roof framing and associated supporting roof members. But what if the enclosed skillion roof is under 10 degrees? Clause 102.6 defines a roof under 10 degrees as a flat roof and then H3.1 treatment is required as per Table 1D.2.

The Department is aware that there are still problems out there with incorrect treatments being installed in skillion framing. Treatments proposed to be used in building work need to be shown on the plans and specifications and this is something that needs to be carefully checked by building consent authorities before any consent is issued. However, we still field a number of calls from builders on site querying what is required or who have been told to replace incorrectly treated timbers in roofs already built.

NZS 3602: 2003 is the relevant Standard cited in the Department's B2 Compliance Document. The definition of a skillion roof is clearly given in NZS 3602 as one that has a pitch of less than 10 degrees. 'Skillion roofing' is also defined in the Standard with a skillion roof being one type of enclosed roof. If your roof is a skillion that also happens to be flat then you must look at the requirements for both and use the higher treatment required. Table 1D in NZS 3602 gives the requirements in each case. You will note that 'Ref No 1D.2' requires enclosed flat roofs to be treated to H3.1, whereas 'Ref No 1D.3' requires skillion roofs to be treated to H1.2. Therefore, if you have a flat skillion roof, the required treatment is H3.1.



Flat roof H3.1



Skillion roof H1.2

BCA Accreditation and Registration project update

The building consent authority (BCA) accreditation and registration project is a workstream to design, develop, and implement an accreditation and registration regime for building control in New Zealand (as required by the Building Act 2004). The project is made up of two key workstreams: accreditation and registration. Over the past three months, good progress has been made in both.

DEVELOPMENT OF THE PRESCRIBED STANDARDS AND CRITERIA FOR ACCREDITATION

The Department has completed the first consultation round on the proposed standards and criteria that applicant organisations would have to meet in order to be accredited as a BCA. These are being further refined by a Departmental working group following sector feedback on the Department's discussion document Proposed Accreditation Requirements for BCAs. A further round of consultation on the prescribed standards and criteria is planned for mid-2005 and will focus on the general content of the standards.

THE DEVELOPMENT OF SCHEME RULES AND OPERATIONAL ACCREDITATION ASSESSMENT PROCESSES

The Department is continuing to develop the operational processes required to drive the BCA accreditation and registration regime. Policy work is being completed on the high-level processes that organisations will have to go through in order to be accredited, such as

processes for the application, assessment, granting of accreditation, for fees payable, for ongoing monitoring, and for the revocation of accreditation. Detailed analysis is also continuing on the development of specific processes for use by building consent accreditation body staff when assessing applicant BCAs for accreditation.

THE QUALITY ASSURANCE SYSTEM TEMPLATE

The Department has developed a Quality Assurance System Template to assist applicant BCAs in preparing to meet the proposed QA components of the accreditation regime. A draft of the final Template is currently being reviewed by a range of external stakeholders. Once published, applicant BCAs will be able to use material from the Template to assess the quality of their QA processes and, if necessary, adapt best practice processes into their current QA systems.

IMPLEMENTATION SUPPORT

Department staff continue to meet with stakeholders to discuss the BCA accreditation and registration regime. Recent discussions have focused on the establishment of shared service delivery options for BCA accreditation. Officials participated in workshops at the BOINZ 2005 annual conference to discuss the implementation of the BCA accreditation and registration regime.

The Department is developing several guidance documents on implementation issues of interest to potential applicant BCAs. Most recently, the Department has

developed a paper outlining possible models of shared service agreements for potential applicant BCAs to consider when preparing for accreditation. This is due for publication shortly.

REGISTRATION WORKSTREAMS

While much of the Department's focus has been on the BCA accreditation workstream, policy development is occurring on the registration components of the regime, particularly with regard to the criteria that accredited BCAs would need to meet in order to be registered (eg, holding a current certificate of accreditation, having adequate means to cover any civil liabilities that may arise in the performance of the functions of a BCA, or conflict of interest declarations). Stakeholders will be provided with opportunities to comment on any registration-related proposals in due course.

EDUCATION

The Department has initiated arrangements for the development and delivery of a new national diploma specifically designed for people who work in the regulatory building control sector. The development of this qualification recognises that people who work in the building controls sector require a unique and specialised set of skills and knowledge to perform their duties. In the future, the new national diploma will be introduced as a pre-requisite for work as a building official in a BCA.


Publications update

STATEMENT OF INTENT

The Department's first Statement of Intent (SOI) is now publicly available. The SOI outlines the principles and intentions of the Department's operations, and is a key document for determining strategic direction.

AMENDMENTS TO E2/AS1 AND E2/VM1

Amendments for the above documents are due for release in June 2005. This is timed to coincide with the implementation date of 1 July 2005 for E2/AS1.

Those who are considering purchasing a copy of the E2 Compliance Document are advised to defer doing so until after release of the amendments. In the meantime, the existing documents can be viewed and downloaded from the Department website free of charge at  www.dbh.govt.nz

CONSULTATION ON PROPOSED AMENDMENT TO B1/VM1

The Department of Building and Housing is seeking feedback on proposed changes to Verification Method B1/VM1 contained in the Compliance Document for Clause B1 Structure.

This Verification Method provides approved means of designing structures that comply with the Building Code, largely by citing New Zealand Standards. In this case the emphasis is on timber construction. The relevant Standard is NZS 3603: 1993 *Timber Structures Standard*.

The proposal is to cite Amendment 4 to NZS 3603 in B1/VM1. Amendment 4 to the Standard was subject to the normal Standards New Zealand public comment process before being published on 31 March 2005.

Amendment 4 results from the general acknowledgement that structural and framing timbers are not achieving the engineering properties (stiffness and strength) specified in NZS 3603. It introduces and provides the engineering properties of verified timber. This applies to both visually graded and machine stress graded timber.

Amendment 4 also down-rates the properties of unverified visually graded timber.

The closing date for submitting comments on the proposed changes is 15 July 2005.

Download a copy of the consultation document from the Department's website at

 www.dbh.govt.nz or call  **0800 242 243** for a hard copy.

Building Industry Performance Group update

TECHNICAL REVIEW TEAM

A number of technical review reports started under the BIA are being completed in the new Department format and, once finalised, will be provided to the organisations concerned. After receiving feedback from the respective TAs/BCAs the review process will be completed.

With the introduction of the Building Act 2004 the technical review process is itself going through a transition to align with the requirements of the new legislation. Future reviews will have a slightly different format and will have the added focus of assisting BCAs with the accreditation process.

PROCESS DESIGN AND COMPLIANCE TEAM

After the March workshop series for building officials, the team continues to give presentations on the Building Act to a variety of forums. Staff are also busy supporting the Building Act Helpdesk, dealing with a range of queries by phone and email, as well as preparing Building Act 2004 "Frequently Asked Questions" information for the Building Act Website, and more detailed Question and Answer information on Compliance Schedules.

The team is now working to update the Building Officials Guide to the Building Act 2004 in line with the Building Amendment Act 2005. The new copy is expected to be distributed in July.

Standards New Zealand work in progress

STANDARDS NEW ZEALAND (SNZ), THE NATIONAL STANDARDS BODY, HAS PROVIDED AN UPDATE ON THE PROGRESS OF RECENT BUILDING-RELATED STANDARDS BELOW.

New Publication

- AS/NZS 3662: 2005 *Performance of showers for bathing* specifies the requirements for showers for bathing purposes. It supersedes AS/NZS 3662: 1996. Available for: \$56.20 inc GST (members) \$70.24 inc GST (retail).

New Amendments

- Amendment 4 to AS/NZS1170.0: 2002 *Structural design actions – General principles* amends AS/NZS 1170.0 to reference the new NZS 1170.5: 2004 *Structural design actions – Part 5: Earthquake actions – New Zealand*. The amendment is free to download from the Standards website at www.standards.co.nz
Or hard copy available for: \$28.60 inc GST (members) \$35.08 inc GST (retail).
- Note: Amendment 3 will be released in due course.
- Amendment 1 to AS/NZS1170.1: 2002 *Structural design actions – Permanent, imposed and other actions* amends AS/NZS 1170.1 to reference the new NZS 1170.5: 2004 *Structural design actions – Part 5: Earthquake actions – New Zealand*. (Amendment will only affect NZ.)
The amendment is free to download from the Standards website at www.standards.co.nz
Or hard copy available for: \$28.60 inc GST (members) \$35.08 inc GST (retail).
- Amendment 1 to AS/NZS1170.2: 2002 *Structural design actions – Wind actions*
This Amendment applies to the Preface, Clauses 1.1, 1.2, 1.4, 2.5.1, 3.2, 4.3.2, 4.3.3, 5.4.1, 6.2.2, 6.4, Figures 3.1, 4.4, 5.1 (in part), 5.2, 5.3, Tables 3.1, 4.2(A), 5.2(B), 5.6, Equations 6.2(2), 6.2(5), 6.3(6), 6.4(1) and Appendices B, C, D, E, F and G.
Available for: \$33.69 inc GST (members) \$42.12 inc GST (retail).

Standard Withdrawn

- AS/NZS 3662: 1996 *Water supply – Water efficient mains pressure shower spray heads* has now been superseded by AS/NZS 3662: 2005.

Joint Drafts for Comment


- DR 05163 *Methods of testing portland, blended and masonry cements, Part 1: Sampling*. Revision of AS 2349-1991 – to be AS/NZS 2350.1. Provides greater detail on sampling procedures in assessing compliance with required specifications.
Comment closes 17 June 2005.
- DR 05164 *Methods of testing portland, blended and masonry cements, Part 15: Water-soluble chromate content*. Revision of AS 2350.15-1995 – to be AS/NZS 2350.15. Sets out the method for determining water soluble chromate in cement.
Comment closes 17 June 2005.
All joint drafts for comment are free to download from the SNZ website at www.standards.co.nz

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You can also view and comment on the draft documents by following the link to the draft section on the SNZ website

 www.standards.co.nz/drafts

Operations group work in progress

THE PUBLICATION PROCESS FOR:

BUILDING CODE CLAUSES

1. Identify need for Clause change
2. Appoint project manager and/or establish working group
3. Prepare information for public comment
4. Public comment
5. Analyse public comment
6. New Clause drafted for Chief Executive's approval
7. Final draft goes through regulation approval process
8. Publication

COMPLIANCE DOCUMENTS

1. Identify need for change to Compliance Document
2. Appoint project manager and/or establish working group
3. Prepare information for public comment
4. Public comment
5. Analyse public comment
6. New draft for Chief Executive's approval
7. Publication

Clause B1, Structure – concrete construction

Stage: publication

Amendment to the references page to include Amendment 3 to Standard NZS 3101 and Amendment 2 to Standard NZS 3109. Now available from Vicbooks (see page 11).

Stage: public comment

Proposal to cite Amendment 4 to NZS 3603 in B1/VM1. Comment closes 15 July.

Stage: prepare information for public comment

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

Stage: prepare for publication

Citation of Amendment 1 to NZS 3109.

Clause C, Fire Safety – minimum fire ratings

Stage: analyse public comment

Amendment to the Acceptable Solution C/AS1 which proposes increases to the minimum fire ratings required.

Clause C, Fire Safety – safety in day-care centres where children sleep

Stage: analyse public comment

Amendment to Acceptable Solution C/AS1 regarding fire safety precautions and escape methods in buildings where young children may sleep.

Clause C, Fire Safety – single means of escape

Stage: assess need for change to C/AS1

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

Clause E2, External Moisture

Stage: publication

Amendments to E2/AS1 in preparation for implementation on 1 July 2005.

Clause E3, Internal Moisture

Stage: publication/public comment

Amendment to Code Clause published with respect to domestic ventilation. Proposed amendments to Acceptable Solution E3/AS1 and Verification Method E3/VM1.

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: final draft going through the regulation approval process

Amendments to Clause and Acceptable Solution F4/AS1 concerning barriers not being used as seats and barrier heights.

Clause F6, Lighting for Emergency

Stage: Preparing for consultation

Amendments to the Code Clause and Compliance Document.

Clause G6, Airborne and Impact Sound

Stage: analyse public comment (delayed until October by Code review)

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: analyse public comment (awaiting G6 main clause)

Amendments to the Code Clause and its Compliance Document.

Clause G14, Industrial Liquid Waste

Stage: final draft going through the regulation approval process

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: preparation for public comment on implementation date

Proposal to cite revision of the Standard for house insulation referenced in Acceptable Solution H1/AS1.

Determinations issued

To date, 59 determinations have been issued this year. The following are summaries of two determinations issued recently.

Determination 2005/49

Issued 15 April 2005

In this case the owner disputed the council's decision not to issue a building consent. The owner applied for a determination by the Chief Executive of the Department of Building and Housing to determine whether the supermarket building, as proposed, without lift access for people with disabilities to upper floor areas, would comply with Clause D1.3.4(c) of the Building Code (the First Schedule to the Building Regulations 1992).

Submissions/Reports

The council did not make a specific submission, but copies of previous correspondence to the owners were supplied. The owner made specific submissions and commented on information supplied by the council.

Discussion

The Chief Executive considered the following.

- Is the building two or three storeys high?
- What is the design occupancy and the gross floor area of each mezzanine floor?
- Are the three mezzanine floors to be considered individually or in combination?

Conclusion

The Chief Executive concluded that the building was to be treated as a two-storey building. In combination, the office mezzanine floor and the staff mezzanine floor have an aggregate design occupancy of 58 people and an aggregate gross floor area of 636 m². Therefore, lift access to each of those floors is required for

compliance with both the Building Code and NZS 4121. Lift access to the plant room mezzanine floor is not required. The Chief Executive noted that it is not for the Department to decide how the building is to be brought into compliance with the provisions of Clause D1.3.4(c) of the Building Code and in particular whether that is to be achieved by separate lifts to the office mezzanine floor and to the staff mezzanine floor, or by providing a single lift to either with an accessible route between them.

Decision

The Chief Executive found that lift access is required to the office mezzanine floor and to the staff mezzanine floor, but not to the plant room mezzanine floor. The territorial authority's decision to refuse to issue a building consent was confirmed.

Determination 2005/59

House 51, Issued 28 April 2005

The owner of the property disputed the territorial authority's decision not to issue a code compliance certificate. The owner applied for a determination by the Chief Executive of the Department of Building and Housing to determine whether the monolithic cladding on the house would comply with the external moisture requirements (E2) and durability requirements (B2) of the Building Code.

House Design

The building is a three-year-old, two-storey house situated on a level site in a high wind zone. The house is of a relatively simple shape, but the pitched and low-pitched roofs are set at varying levels with hip, valley and wall-to-roof junctions. The house is of conventional light timber frame construction on a piled concrete beam and slab foundation. There are no eaves and verge projections. The timber used in the construction of the exterior walls is H3 LOSP treated.

Submissions/Reports

Submissions were received from the territorial authority and the owner. An independent expert was commissioned to report on the cladding.

Discussion

The determination found that the building:

- has no eaves and verge projections to provide protection to the cladding areas below them. However, there are some balcony and floor projections that afford additional protection.
- is in a high wind zone
- is two storeys high
- is of a relatively simple shape on plan, with roofs that have hip, valley and wall-to-roof junctions
- has two balconies, one of which is constructed over a habitable space
- has fully flashed external windows and doors
- has lower-level roof spaces that assist in the ventilation of the external wall cavities above them
- has external wall framing that is treated to a level that would help prevent decay if it absorbs and retains moisture
- the cladding generally appears to have been installed according to good trade practice
- the house has fully flashed external windows and doors
- the moisture ingress is entirely related to the balcony balustrades.

Decision

It was determined that the monolithic cladding system as installed does not comply with Clauses B2 and E2 of the Building Code. The territorial authority's decision to refuse to issue the code compliance certificate was confirmed.

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

www.dbh.govt.nz/e/publish/determinations_issued.shtml

Learning curve



Wellington Institute of Technology
Te Whare Wānanga o te Awakairangi

WELTEC

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

NEW Qualification for Building Officials

In 2006 WelTec will be offering the new NZQA National Diploma in Building Controls. As a lead-in to the new diploma, WelTec is making enrolment opportunities available throughout 2005 to all building officials to enrol in the NZQA-Approved WelTec Diploma in Building Surveying. All learners enrolling in the WelTec Diploma will be able to apply to have their study cross-credited to the new National Diploma in Building Controls in 2006.

Get Started in 2005

Building officials can start learning now towards the new qualification in Building Controls. Modules available for enrolment in 2005 include Office Practice, Residential Construction (Non-specific Design), and Building Control Legislation. People who successfully complete these modules in 2005 will automatically have them cross-credited to the new national qualification in 2006.

What is involved?

This is a part-time, four-module programme consisting of e-learning support and seminars conducted in various regions across the country. Each module specifies the skills and knowledge you must achieve to successfully be awarded credits for completion of the module. WelTec will provide for your use a variety of learning materials and methods, including projects, case studies and/or field reports, and written assessments. Your WelTec tutor assesses your work and provides feedback to you. Modules taken as part of the WelTec Diploma in Building Surveying are internally assessed with no end-of-year exams.

Call Weltec now for further information on the Building Controls Legislation module – enrolments open July

WelTec Diploma in Building Surveying (Four Modules Required to Complete)

BS001 Office Practice

(Available now for enrolments)

This module aims to develop your ability to effectively manage the administrative tasks associated with the role of building inspection. You will develop computing and office administration skills.

BS002 Building Controls Legislation

(Starting in July 2005)

This module will develop your understanding and knowledge of the law as it relates to building controls, and develop your ability to perform as an effective building official.

BS003 Residential Construction (Non-specific Design)

(Starting in October 2005)

This module aims to provide you with the knowledge of construction materials, techniques and design principles that will allow you to evaluate the performance and compatibility of building materials and design of a residential building.

BS004 Professional Practice

This module will develop your ability to integrate technical knowledge and skills with knowledge of the legal and professional environment to be able to negotiate with others to achieve solutions. You will develop your skills in problem-solving, critical thinking, communication, negotiation and interpersonal relating.

Fees

All fees are GST inclusive. The fees for 2005 are as follows.

Full WelTec Diploma (four papers – all papers cross-credit to new National Diploma) \$ 4,200

Individual modules:

BS001 Office Practice	\$490
BS002 Building Control	\$1750*
BS003 Residential Construction	\$1050*
BS004 Professional Practice	\$869

*Note: the fees for these two modules will be reviewed in May 2005.


Enrol Now

You can enrol in the full WelTec Diploma programme or in individual modules, or you can elect to enrol for WelTec accelerated assessment.

In all cases you will be able to apply to have your completed modules cross-credited to the new National Diploma in Building Controls in 2006 and you will be able to continue on your study with us to achieve this new qualification. Enrolment forms can be downloaded from WelTec's website:

 www.weltec.ac.nz/enrolhow.htm

You can also request enrolment packs by phone on 0800 935 832. If you would like further information before you enrol please visit the programme website at

 www.weltec.ac.nz/schools/construction/1building.htm

WelTec Accelerated Assessment Option


Accelerated assessment is often seen as the less risky and more comfortable way to fast track your qualification achievement. To undertake accelerated assessment with WelTec you need to enrol in the programme, and then take the option of moving straight to assessment. You will have the comfort of receiving all the course material and have access to pre-assessment tutorial assistance. There are no seminars provided in this WelTec accelerated assessment option. Contact WelTec for more information about fees for our accelerated assessment options.

For further information contact

Mike Brannigan

Programme Leader

WelTec

 (04) 9202 454

 michael.brannigan@weltec.ac.nz



Learning curve continued

BRANZ CONSTRUCTION INDUSTRY TRAINING ENTERPRISE (CITE)

Access, Egress and Barriers

This 3-day course will supplement our existing course on Building Compliance for IQPs/LBPs by providing the necessary technical skills to inspect and report on Clause D1 Access Routes, Clause C2 Means of Escape and Clause F4 Safety from Falling for warrant of fitness purposes.

This qualification will enable those already acting as an IQP in other areas to add these categories to their services.

Dates, venues and cost

Christchurch	8-10 June
Wellington	28-30 June
Auckland	30 August-1 September
Cost per person:	\$1,350 inc GST


Domestic Sprinkler Design

This NZQA-approved 2-day course will provide students with the necessary skills to design and oversee the installation and testing of a combination domestic plumbing and fire sprinkler system.

Date, venue and cost

Christchurch	1-2 June
Wellington	5-6 July
Auckland	10-11 August
Cost per person:	\$956.25 inc GST


Early-bird discounts are available on all courses. For more information about courses:

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

Fiona Street, CITE Education Officer,

 (04) 238 1291

Marie Munro, CITE Administration Officer,

 (04) 237 1171 ext 714

LEARN THE LATEST IN LEGISLATION NOW!

WelTec as preferred provider of the Department of Building and Housing will be offering a short-course 20-credit module titled "Building Control Legislation". The module will be delivered in distance learning mode with a one day seminar being run regionally at around 8 regions in NZ.

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 20 credits towards the WelTec Diploma in Building Surveying (2005) and the new National Diploma in Building Controls in 2006.

For further information contact

Mike Brannigan

Programme Leader

 (04) 9202 454

 michael.brannigan@weltec.ac.nz

BARRIER FREE NEW ZEALAND TRUST – TRAINING COURSES

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).

Dates and venues

The next seminars will be held on:

Hamilton	4-5 July
Wellington Refresher Course (for previous participants)	15 August


Westport	12-13 September
North Shore, Auckland	10-11 November


Cost

The 2-day courses cost \$337.50 (including GST). This includes a copy of *Barrier Free NZ Trust Resource Handbook for Barrier Free Environments*.

Enquiries

Enquiries can be made to the Seminar Administrator, Barrier Free NZ Trust.

 (04) 915 5848/(04) 499 0725

 seminar@barrierfree.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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