



codewords

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The Building Act 2004: Access for people with disabilities

BUILDINGS THAT MUST BE ACCESSIBLE FOR PEOPLE WITH DISABILITIES

The Building Act 2004 has maintained the provisions for access for people with disabilities that were contained in the 1991 Act. These include requirements for improving the access in existing buildings in certain circumstances.

The Building Act 2004 in section 118(1) defines the buildings that must be accessible for people with disabilities. It refers to buildings to which 'members of the public are to be admitted, whether for free or on payment of a charge'. The section applies but is not limited to Schedule 2. The Schedule gives a list of buildings that must be accessible. Schedule 2 contains almost the same list of buildings as section 47A(4) of the 1991 Act. It includes almost all buildings other than private houses, private apartments and small industrial buildings.

UPGRADING EXISTING BUILDINGS

The Building Act 1991 contained a number of specific provisions relating to access for people with disabilities in buildings. Sections 38 and 46 dealt with the upgrading of existing buildings when they were undergoing an alteration or a change of use. They required the access provisions in the whole building to be upgraded 'as nearly as is reasonably practicable, to the same extent as if it were a new building'. When checking a proposal to alter or change the use of a building, the territorial authority applied this test to the particular building and its features.

The Building Amendment Act 2005 amended the wording of several of the sections relating to access for people with disabilities.

ALTERATIONS

Section 112(1) covers alterations and now states 'comply, as nearly as is reasonably practicable, with the provisions of the building



The Building Act 2004: Access for people with disabilities

continued

code that relate to access and provisions for persons with disabilities'. The words 'to the same extent as if it were a new building' in the 1991 Act in section 38 are not repeated as they were unnecessary.

CHANGE OF USE

The upgrading needed when a building undergoes a change of use is covered by section 115(b)(i) and it has been amended in a similar manner to section 112(1).

UPGRADING

The third upgrading section is section 116(2)(a), which deals with subdivisions. The new section 116A means that access, fire and protection of other property must all comply with the Building Code as nearly as is reasonably practicable when a subdivision takes place under section 224(f) of the Resource Management Act. This is the same requirement as under section 46 of the 1991 Act.

WAIVERS AND MODIFICATIONS

The Building Amendment Act also clarified section 67(3) dealing with waivers. The new section 67(3) states:

'The territorial authority cannot grant an application for a building consent subject to a waiver or modification of the building code relating to access for people with disabilities.'

This section is now effectively the same as section 34(7) of the 1991 Act.

FIRE AND ACCESS UPGRADING

There is a new requirement in section 112(2) of the Building Act 2004 that affects access for people with disabilities. Its intention is to allow upgrading of fire safety or of the

provisions for access that would otherwise not take place, provided that the improvements 'outweigh any detriment that is likely to arise'. For example, section 112(2) could allow a building consent to be issued for a new accessible ramp to be constructed into a building without the need to upgrade its fire safety systems.

CONCLUSION

The Building Amendment Act makes clear that the Building Act 2004 has essentially the same requirements for access for people with disabilities as the Building Act 1991. This result is particularly important in regard to alterations and changes of use of buildings. Territorial authorities, architects and designers have built up a good deal of expertise in evaluating 'reasonably practicable' upgrading of buildings and that expertise can continue to be applied. It is a practical and flexible method of decision-making. A similar method is likely to be adopted in Australia, which has not had a systematic means of upgrading access in existing buildings. The Department continues to discuss these and other matters with its Access Advisory Panel, which was established in November 2004.

There have been a number of determination decisions made on access issues by the Department and the former Building Industry Authority. These can be used for guidance in implementing the access provisions of the new Act, particularly the 'reasonably practicable' decision. A file of determination decisions can be seen on


 www.building.dbh.govt.nz

Certifier insurance review

The review of building certifier insurance has been concluded. As a result the existing Insurance Specification for Building Certifiers has been retained as the standard required to be met for the approval of any certifier.

There is one remaining certifier in the industry and that certifier holds an appropriate insurance policy to meet the Department's requirements.

If you have any questions on this matter, please phone Claire Coleman, Adviser, Building Certifiers on

 (04) 470 1044.

Preliminary report on TimberSaver boron released

The Department of Building and Housing has released its preliminary report into timber treatment product TimberSaver boron. The investigation followed concern about the long-term viability of timber treated with the product.

The preliminary report provided no evidence to suggest the product does not perform. As a result, TimberSaver's certificate of accreditation remains in place.

The report also concludes that improvements could be made in ensuring builders and tradespeople have better access to information that describes effective 'handling and use' techniques for timber treated with TimberSaver boron, and that they can readily access the 'companion' product for treating cuts, holes and notches.

Recommendations from the preliminary report, based on interviews with industry representatives, include:

- a peer review of the technical assessment used to accredit TimberSaver be undertaken
- building merchants be advised by the Department that:
 - TimberSaver treated timber is an accredited product and therefore meets the structure, durability and hazardous building materials Clauses of the New Zealand Building Code, provided it is used in accordance with its conditions of use.

- they have an obligation to ensure builders or users of timber treated with TimberSaver boron are made aware of the conditions of use and can readily acquire products for treating cuts, holes and notches.
- when supplying treated timber, they should take care to deliver the actual products ordered. Builders should be made aware of any substitutions.
- consideration be given to practical means of determining how long timber treated with TimberSaver boron may have been exposed to weathering.

As part of the investigation, the Department has also established through an independent review that the former Building Industry Authority followed the appropriate steps to accredit TimberSaver.

Building Research, on behalf of the Department, is conducting field sampling to determine whether there is any evidence of TimberSaver boron failure in completed structures.

This research, using scientific means to test the product in real-life conditions, is designed to provide additional assurance to consumers and the industry alike that the product does the job it was intended for. The results of this final part of the investigation are due out before the end of the year.

The report is available on the Department's website:

 www.dbh.govt.nz

Citation of new loadings Standard AS/NZS 1170

The publication of NZS 1170 Part 5 'Earthquake actions – New Zealand' completes the new joint loadings Standard AS/NZS 1170 'Structural Design Actions'.

The Department of Building and Housing is now reviewing the loadings Standard with a view to citing it in Verification Method B1/VM1 of the B1 Compliance Document. The Department is currently working to establish and consider all the changes between NZS 4203 and AS/NZS 1170 and assess the regulatory impact these will have on the New Zealand building industry. Among other things there have been changes to earthquake, wind and snow actions and a cost-benefit analysis is proposed to investigate the impact the changes have on the viability and cost of buildings. At present NZS 4203: 1992 is cited in Verification Method B1/VM1 of the B1 Compliance Document and our current view is that this Standard will continue to be cited for a transition period after AS/NZS1170 is cited. AS/NZS 1170 is recognised by the Department as an important Standard for New Zealand and the Department sees this as a priority project. Once the investigation of the impact of citing this Standard is complete a regulatory impact document will be prepared for a public consultation phase around November this year where public comment will be sought.

Inquiry – Corporate Building Certifier

Disciplinary action was taken against a corporate building certifier during July 2005 by the Department. Following an inquiry into complaints received during 2004, the certifier was found to have been negligent in allowing building work to be progressed without a building consent and not notifying the local council of that illegal work. The Department reprimanded and awarded costs associated with the inquiry against the certifier.

Estimated building costs

Here is the latest 6-monthly overview of estimated building costs, to July 2005.

Applying for a building consent requires that the estimated value, including GST, be provided for the building work for which the consent is being sought.

Estimated values are used by territorial authorities as a basis for the assessment of the Building Levy. Statistics New Zealand, Quotable Value New Zealand and Building Research also use them.

The estimated values are therefore an important indicator of the level of economic activity.

USING THE ESTIMATED COSTS

The Department provides building costs to help territorial authorities arrive at realistic estimated values when they have questioned the job value provided with a consent application.

The application of a realistic cost per square metre for a range of common building types appears to be the soundest method. This approach can be used to establish the estimated cost where there is no better basis, as is likely to occur where no quantity surveyor or similar consultant has been employed. Obviously, if a list or contract price is available, this should be used as the cost of the proposed work.



2005 update

COSTING INFORMATION

Maltby and Partners Ltd, a firm of construction cost consultants, has provided costing information for a series of building types. Maltby has priced from a set of authentic construction documents in order to establish a unit cost that is as accurate as possible.

The costs for houses are provided for one-off speculative houses. These costs do not reflect the economies that may be gained by builders of group houses, or reflect the additional costs normally associated with architecturally designed houses.

To differentiate, group houses have been assessed as being on average 21 percent cheaper than speculative houses, while architecturally designed houses are assessed as being 20 percent more expensive.

The cost of the speculative house can be used as a base cost on which to establish the cost of group and architecturally designed homes. For example, cost per square metre of small group houses in the Auckland region at July 2000:

= Auckland base cost less 21 %
= \$1,023 – [\$1,023 x 21 %]
= \$1,023 – \$215
= \$808/m²

For all buildings described here, costs include all necessary internal and external finishes to achieve compliance with the Building Code, all services and provision of standard appliances, and site works.

The model has been changed to take into account current changes in the Building Code. These changes have increased costs by approximately 0.5 percent.

BUILDING DESCRIPTIONS

For detailed plans of the following buildings, please refer back to *BIA News* March 2004 no. 139.

House 145 m²

Single-storey house on a flat site including internal double garage, three bedrooms, open-plan kitchen, dining and lounge, bathroom, separate toilet, en suite, and separate laundry.

Constructed of reinforced concrete slab, timber-framed walls and prefabricated timber-trussed roof, brick veneer external cladding, aluminium external joinery, pre-finished steel roof and plasterboard linings.

House 202 m²

Single-storey house on a flat site including internal double garage, four bedrooms, open-plan kitchen and family room, open-plan dining and lounge, bathroom, separate toilet, en suite, separate dressing room, separate laundry.

Constructed of reinforced concrete slab, timber-framed walls and pre-fabricated timber-trussed roof, brick veneer external cladding, aluminium external joinery, concrete tiled roof, plasterboard linings, and intruder alarm in addition to standard services.

Retirement home 394 m²

Single-storey building on a flat site, including 12 residential bedrooms with washbasins, separate sanitary facilities, dining and lounge, commercial kitchen and laundry, staff accommodation, and office.

Constructed of reinforced concrete slab, timber-framed walls and prefabricated timber-trussed roof, external cladding of fibre-cement with textured coating, aluminium external joinery, pre-finished steel roof, and plasterboard linings.

Light commercial 414 m²

Single-storey warehouse, with mezzanine on a flat site accommodating warehouse, office accommodation, reception and display area, staff lunchroom, kitchen, and toilet facilities.

Constructed of reinforced slab, reinforced concrete columns, tilt-up precast concrete external walls, powder-coated external aluminium joinery, roller shutter doors, factory-painted steel roof, timber-framed internal partitions with painted plasterboard linings.

Commercial (bulk retail) 896 m²

Single-storey building on a flat site with two retail units: one comprising retail area, two offices, kitchen, and toilet facilities; the other containing retail and toilet facilities.

Constructed of reinforced slab, driven timber piles, steel columns, tilt-up precast concrete external walls, powder-coated external aluminium joinery, automatic sliding doors, factory-painted steel roof, timber-framed internal partitions with painted plasterboard linings, suspended ceiling to all but warehouse areas, and steel-framed fire wall between retail units.

Continued on page 06

Estimated building costs 2005 update continued



COSTS AND INDICES OF BUILDING CONSTRUCTION – CURRENT JULY 05

	SMALL HOUSE		LARGE HOUSE		INDUSTRIAL BUILDING		BULK RETAIL		RETIREMENT HOME	
REGION 1 – AUCKLAND										
Date	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jan-05	\$1,359	1284	\$1,204	1247	\$1,004	1322	\$1,014	1319	\$1,632	1221
Jul-05	\$1,449	1369	\$1,274	1319	\$1,074	1414	\$1,087	1414	\$1,717	1284
REGION 2 – WAIKATO BOP										
Date	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jan-05	\$1,332	1273	\$1,186	1244	\$951	1266	\$982	1297	\$1,607	1229
Jul-05	\$1,426	1363	\$1,257	1319	\$1,007	1341	\$1,050	1387	\$1,697	1297
REGION 3 – WELLINGTON										
Date	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jan-05	\$1,342	1289	\$1,197	1259	\$980	1316	\$1,004	1352	\$1,618	1240
Jul-05	\$1,432	1375	\$1,264	1330	\$1,037	1393	\$1,068	1438	\$1,702	1304
REGION 4 – REMAINDER OF NORTH ISLAND										
Date	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jan-05	\$1,327	1288	\$1,183	1249	\$945	1293	\$966	1320	\$1,603	1231
Jul-05	\$1,427	1385	\$1,261	1332	\$1,005	1375	\$1,046	1429	\$1,696	1303
REGION 5 – CANTERBURY										
Date	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jan-05	\$1,344	1310	\$1,187	1269	\$972	1337	\$995	1368	\$1,612	1244
Jul-05	\$1,449	1412	\$1,269	1357	\$1,030	1416	\$1,068	1468	\$1,716	1324
REGION 6 – REMAINDER OF SOUTH ISLAND										
Date	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jan-05	\$1,335	1277	\$1,191	1246	\$960	1289	\$982	1315	\$1,605	1226
Jul-05	\$1,425	1364	\$1,262	1320	\$1,027	1379	\$1,048	1404	\$1,691	1292

Disclaimer: The unit construction costs are built up from current commercial prices of materials and labour along with current allowances for contractors' overheads and margins. Pricing is based on a model building for the region and consequently allowances will need to be made where recognition is deemed necessary for particular and specific conditions. The rates per square metre of gross floor area for each building type include an allowance for GST that is applied as a percentage to the final calculated total. The costs are not intended as a definitive cost for actual buildings, and are not to be used for such a purpose.

Publications update

CONSULTATION ON PROPOSED AMENDMENTS TO BUILDING CODE CLAUSE F6 LIGHTING FOR EMERGENCY

The Department of Building and Housing is seeking feedback on proposed amendments to New Zealand Building Code Clause F6 Lighting for Emergency and its Compliance Document.


The proposed changes are designed to make the performance requirements in the Building Code clearer and provide more scope for alternative solutions to be developed, while continuing to provide adequate lighting within the escape routes of buildings in the event of an emergency.

The Department is now seeking public comment before finalising amendments. We invite all interested parties to review the consultation document and to make submissions.

Interested stakeholders have been sent a hard copy of the document. The closing date for submitting comments on the proposed changes is 22 September 2005.

If you want to make a submission and have not received a copy of the consultation document, you can download a PDF from the Department's website


 www.dbh.govt.nz or

 **0800 242 243** for a hard copy.


GRADE 500E STEEL RELEASES

As part of the joint Australian/New Zealand Standards initiative the joint Standard for reinforcing steel, AS/NZS 4671, was adopted in 2001. This Standard introduced a new high tensile steel, Grade 500E, to replace Grade 430E.

Concerns were raised in 2003 that Grade 500E reinforcing steel might not be fit for its purpose as reinforcing when subject to design earthquake loading in ductile reinforced concrete structures. The Department responded by investigating the concerns and the detailed issues behind them. The report on grade 500E steel reinforcement is available on the Department's website at

 www.building.dbh.govt.nz/e/publish/advisories/500e-steel.shtml

Practice Advisory 7: Use with care – Grade 500E reinforcing steel in New Zealand has also been released and can be downloaded from the website at


 www.building.dbh.govt.nz/e/uploads/advisory7.pdf

If you would like a hard copy, please call the Department on 0800 242 243 to obtain one.

A Wall Chart is also available as a quick site guide to use of Grade 500E and other reinforcing available in New Zealand.

Bendometers, which are a set of plastic discs to enable site checking of bar bending diameters, will also be available soon.

For more information on all these releases, contact the Department on 0800 242 243, or visit our website at


 www.building.dbh.govt.nz




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**

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

Stage: prepare information for public comment

Proposed citation of soon-to-be-released revised concrete Standard NZS 3101

Stage: analyse public comment

Proposed citation of Amendment 4 to timber Standard NZS 3603

Stage: prepare information for public comment

Proposed citation of soon-to-be-released draft Amendment 2 to the timber framing Standard NZS 3604 (consequential to Amendment 4 of NZS 3603)

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).

Stage: prepare for publication

Citation of Amendment 1 to NZS 3109.

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

Clause F6, Lighting for Emergency

Stage: public consultation

Amendments to the Code Clause and Compliance Document.

Clause G6, Airborne and Impact Sound

Stage: analyse public comment (delayed until last quarter of 2005 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 Code review of main Clause G6)

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 household insulation referenced in Acceptable Solution H1/AS1.

Determinations issued

To date, 119 Determinations have been issued this year. The following are summaries of two Determinations issued recently.

Determination 2005/97

House 87

Refusal of a code compliance certificate for a building with a monolithic cladding system

In this case the owner disputed the council's decision not to issue a code compliance certificate for an 8-year-old house unless changes are made to the monolithic cladding system to comply with the external moisture requirements (E2) and durability requirements (B2) of the Building Code.

The building work

The building is a two-storey house situated on a level site in a low wind zone. The external walls of the house are of conventional light timber frame construction built on concrete block foundation walls. The ground floor external walls are faced with a brick veneer, and the upper walls are sheathed with monolithic cladding.

The house is of a fairly simple shape, but with some complex features, with the steeply pitched roofs having hip, valley, and wall-to-roof junctions.

Apart from a small area adjacent to the sitting room where there is a maximum 800 mm projection, the eaves have no projections. The first floor also over-sails the lower floor over the entrance, and this projection is supported on brick-veneered columns.

Submissions/Reports

The owner and territorial authority made submissions, which were sufficient for the Determination to be made. An independent expert was not required to inspect the building work.

Discussion

The territorial authority's notice to rectify described items of non-compliance of the cladding, and the photographs provided by the territorial authority further illustrated these. In particular, the Determinations Manager noticed the lack of control joints and the cracking in the cladding that these photographs show.

The Determinations Manager was satisfied that the current performance of the cladding is not adequate because of the areas of non-compliance described by the territorial authority. Because the cladding faults on the house may at present, or eventually will, allow the ingress of moisture, the house does not comply with the durability requirements of the Building Code.

Decision

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

Determination 2005/67

Sanitary fixtures in a weight loss and fitness centre

The matter for determination was a dispute about whether a shower must be installed in the conversion of part of an office and retail building to a weight loss and fitness centre and whether, without a shower, the fitness centre complies with personal hygiene (G1) requirements of the Building Code.

The building

The centre occupies approximately 100 m² of the lower ground floor of an existing commercial and retail building. It caters for a maximum of 16 clients at any one time, together with 2 staff.

Submissions/Reports

Both the owner and the territorial authority supported their case by making several submissions.

Discussion

Under section 46(2)(a) of the Building Act 1991, the building in its new use is required to comply with the provision of the Building Code for sanitary facilities 'as nearly as is reasonably practicable as if it were a new building'.

The factor considered in this case was that it would be difficult to install a shower in the space available. That does not necessarily mean that a shower is not required. It might mean that the space is not acceptable as a fitness centre, but it is a factor to be taken into account.


The centre comes within the description of places of active recreation in G1/AS1. However, the activities in the centre are less physically demanding than would normally be expected in a gymnasium or the like.

In an expert's opinion, the programme offered by the centre is such that showers are not necessary. The fact that there is no accessible shower is a less weighty consideration than, for example, the facts that there are accessible toilets and fully complying means of escape from fire.

Decision

It was determined that the centre complies as nearly as is reasonably practicable with Clause G1 of the Building Code, and accordingly the territorial authority's decision to refuse to grant the building consent, unless a shower is installed, was reversed.

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

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

Learning curve



Wellington Institute of Technology
Te Whare Wānanga o Te Akaioiraangi

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 now offering a short module titled 'Building Controls Legislation'. The module will be delivered in distance learning mode with a one-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 in 2006.

Fee:
\$700 GST inclusive

For further information contact:
Programme Leader, Michael Brannigan on

☎ (04) 9202 454 or email
@ michael.brannigan@weltec.ac.nz



New qualifications 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 Controls 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.

WELTEC DIPLOMA IN BUILDING SURVEYING (FOUR MODULES REQUIRED TO COMPLETE)

BS 001 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 Control

(Available now for enrolments)

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 September 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

 **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

BRANZ CONSTRUCTION INDUSTRY TRAINING ENTERPRISE (CITE)

Plumbed out – Plumbing Compliance Seminar

One of the areas affected by the Building Act 2004 is the need to demonstrate compliance at the time of application and the need for building consent authorities (BCAs) to issue Code Compliance Certificates (CCCs) on the consent documents.

The Plumbing Compliance seminar will bring you up-to-date with amendments to the compliance documents. It will provide you with an understanding of the systems available in both G13 and AS/NZS 3500 to enable you to choose the most appropriate system for your building. The right choice will save you time and money and provide a system that can be easily incorporated into the building, without making changes that could lead to problems obtaining a CCC.

It is a must for designers, plumbers, building officials, builders and those supervising work on site.

Date	Venue	
10-Oct	Nelson	Rutherford Hotel
11-Oct	Blenheim	Scenic Circle Country Lodge
12-Oct	Wellington	National Library
13-Oct	Kapiti	Lindale Centre Auditorium
17-Oct	Gisborne	Phone Katrina Duncan
18-Oct	Whangarei	Forum North
19-Oct	North Shore	North Harbour Stadium
20-Oct	Auckland	Aotea Centre
25-Oct	Napier	Century Theatre
26-Oct	Wanganui	Memorial Centre
27-Oct	New Plymouth	Devon Hotel
28-Oct	Palmerston North	Convention Centre
7-Nov	Greymouth	Kingsgate Greymouth
8-Nov	Timaru	Grey Way Lounge
9-Nov	Christchurch	Chateau on the Park
14-Nov	Invercargill	Working Mens Club
15-Nov	Alexandra	Alexandra District Club
16-Nov	Oamaru	Kingsgate Brydone
17-Nov	Dunedin am	The Dunedin Centre
21-Nov	Manukau	Centra Auckland Airport
22-Nov	Hamilton	Waikato Stadium
23-Nov	Rotorua	Rotorua District Council
24-Nov	Tauranga	Bureta Park Motor Inn
28-Nov	Trentham	Trentham Racecourse

Enquiries

For all seminar enquiries please contact Gail King, BRANZ seminar co-ordinator on **(04) 237 1170**.

BRANZ BUILDING CONTROLS

Reasons to attend

This NZQA-approved course is aimed at providing those working in building controls with the knowledge and understanding of the building controls regime, legislative background, duties and responsibilities and the processes involved. The course also covers producer statements, alternative solutions and Acceptable Solutions.

If you are working as a building control official, private building certifier or are looking at joining the profession then this course is for you.

Presenters

Russell Cooney, BE (Hons), an engineer and registered building surveyor, and Robert Wright, Building Control Manager, Timaru District Council.

Dates, venue and cost

Christchurch

Week 1: 17-21 October

Week 2: 21-25 November

Cost per person \$3,937.50 including GST

Learning curve continued

BRANZ ADJUDICATION

Reasons to attend

The five day course will provide designers, architects, quantity surveyors, engineers and skilled tradespeople with the skills necessary to adjudicate in disputes under the Construction Contracts Act (CCA). The course will cover the role and responsibilities of the adjudicator, interpreting contract documents, natural justice, processes and procedures and the Weathertight Homes Resolution Service adjudication process and its relationship with the CCA.

This course is designed for those wanting to become an adjudicator and those wanting to know more about how the CCA works thus enabling their business to understand the adjudication dispute process.

Presenter

Geoff Bayley, FAMINZ (Arb) FNZIQS, COP Contract Law (Auckland University), Reg QS, NZCQS, NZCE (Arch).

Date, venue and cost

Christchurch


31 October – 4 November

Cost per person \$2,250 including GST

2006 CITE Education Calendar will be available in December 2005.


General Enquiries

Early-bird 5% discounts are available on these courses. For more information about courses:


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

 branzcite@branz.co.nz

Fiona Street, Education Development Manager –

 (04) 238 1291

Marie Munro, Student Resources Manager –

 (04) 237 1170 extn 714

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).

Date, venue and cost

The next seminar will be held on


10-11 November 2005 in North Shore, Auckland.

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@barrierfreenz.org.nz



Important changes to BIA website

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

 www.dbh.govt.nz


Legality of Department of Building and Housing interpretations


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

Editorial enquiries

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