



codewords

Visit to the Australian Institute of Building Surveyors and the Queensland Building Services Authority

In July 2005 Department staff, Malcolm MacMillan, Project Manager BCA Accreditation and Registration and Manager Performance Monitoring and Review and Michelle Manley, Senior Education Adviser from Building Controls visited the Queensland/Northern Territory Chapter of the Australian Institute of Building Surveyors (AIBS) and the Queensland Building Services Authority (BSA).

Discussions were held with the management teams of the AIBS and the BSA to:

- gain further information on the Australian accreditation system offered for building officials
- discuss the approach taken to develop and implement national qualifications for building officials
- investigate the roles and functions of the AIBS and the BSA in the accreditation process

- draw on the experience of both the AIBS and the BSA when considering the applicability of the Australian, and particularly the Queensland, experience to the New Zealand building control environment.

BUILDING CONTROLS IN QUEENSLAND

Each state or territory in Australia has its own legislation governing the building industry. In Queensland, all building surveyors (the equivalent of New Zealand building officials) must receive accreditation from an approved accreditation body, then be individually licensed before undertaking building control work. In Queensland, this accreditation and registration system is administered through the complementary roles of the AIBS and the BSA.

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THE AUSTRALIAN INSTITUTE OF BUILDING SURVEYORS (AIBS)

The Institute is a national industry-based body aiming to improve the quality of building control work in Australia. It undertakes a number of functions including: supporting and informing members through newsletters, conferences and seminars; facilitating professional development courses; providing leadership to the industry; and accrediting building surveyors and tertiary education providers. To offer accreditation services the AIBS is specifically referenced as the accreditation body in the Building Acts of Queensland, South Australia, Tasmania and the Northern Territory.

THE ACCREDITATION REGIME FOR BUILDING SURVEYORS

The current Australian accreditation system provides for the accreditation of two levels of building surveyor, depending on an applicant's qualifications and experience.

- Level 1 building surveyors have an unrestricted work scope. They must have a degree in building surveying from an AIBS-accredited provider and at least 3 years' work experience.
- Level 2 building surveyors have a restricted work scope unless accompanied by a Level 1 building surveyor. They must have an advanced diploma in building surveying from an AIBS-accredited provider.

Queensland's building control industry faces similar issues to New Zealand in terms of attracting and retaining qualified staff in the area of building controls. In response, the industry encourages and actively supports cadetship schemes where unqualified

building surveyors can be employed to assist in building control functions. Cadet building surveyors then undertake study towards a qualification that meets accreditation requirements, and must be supervised by a licensed building surveyor. The AIBS indicated that this option was proving to be increasingly popular among firms wishing to address human resource shortages. The AIBS is also focusing on promoting building surveying as a career in schools, TAFE colleges and universities.

In order to ensure skill levels are maintained and building surveyors are aware of current legislative requirements, building surveyors must apply for re-accreditation every 3 years. To achieve re-accreditation, applicants must have participated in adequate continuing professional development.

QUEENSLAND BUILDING SERVICES AUTHORITY (BSA)

The Authority's main role is to ensure regulatory compliance. To this end, it is charged with licensing building surveyors once they have received accreditation. It also undertakes a complaints and investigations role and provides information and education to consumers, building surveyors and other building practitioners on their rights and obligations.

The Authority inspects all licensed building professionals, including building surveyors, on a regular basis. Its Complaints Tribunal oversees complaints received against any licensed building professionals, including building surveyors. It investigates all legitimate complaints and hands down penalties where justified. Strategic industry-level performance issues identified through the complaints and investigations process are then disseminated to the industry.

RELEVANCE TO THE NEW ZEALAND BCA ACCREDITATION AND REGISTRATION REGIME AND THE DEVELOPMENT OF THE EDUCATION STRATEGY FOR BUILDING OFFICIALS

While the visits to the AIBS and the BSA were informative and had relevance to the Department's work on an education strategy for building officials and the BCA accreditation system, there are significant differences between the two systems. The specific building control environment in New Zealand has led to a model being developed that will accredit organisations, known as building consent authorities (BCAs), rather than individuals. Such a system recognises that performance issues in New Zealand building controls are greater than those pertaining solely to individual building officials. In order for building officials to undertake their regulatory building control roles effectively, not only must they be technically competent but they must also be supported by adequate systems, processes, resources, assistance and support from the organisation in which they work.

Notwithstanding the difference in the accreditation systems, Queensland has had to resolve many of the issues currently facing New Zealand when developing its own systems. There are likely to be many lessons that New Zealand can learn from their experiences. The Department will seek further information and feedback from these organisations where appropriate as work on the BCA accreditation and registration system progresses.

For further information about the Department's work on developing the BCA accreditation and registration system please refer to the Department's website

 www.building.dbh.govt.nz

Regulatory Compliance Group work in progress

The Department's Building Industry Performance Group has been split into two new groups: the Regulatory Compliance Group and the Sector Capability Group.

The Regulatory Compliance Group focuses on the regulatory provisions of the Building Act 2004. The Group's broad functions include:

- monitoring, reviewing and improving performance outcomes of the regulatory building control system – for example conducting Technical Reviews of territorial authorities and building consent authorities
- designing and implementing a system of accreditation and registration to be used to regulate building consent authorities
- selecting, appointing and managing the accreditation body that will assess prospective building consent authorities
- managing and strengthening relationships with territorial authorities, regional authorities and other key industry stakeholders
- investigating and resolving complaints about performance issues
- administering the approvals and renewals of building certifiers
- establishing a product certification scheme and developing guidance information
- providing advice, guidance and assistance on the above schemes to the regulatory building control industry.

Work is progressing on a number of programmes, including the building consent authority (BCA) accreditation and registration scheme.

BCA ACCREDITATION

This project covers, amongst other workstreams, the development of the proposed standards and criteria that

an organisation will have to meet in order to be accredited as a BCA. To support the accreditation process, the Department is also developing scheme rules. These are the operational systems and processes necessary to operate the accreditation scheme.

The Department has made considerable progress in developing a draft set of proposed standards and criteria for accreditation. We expect to release a consultation paper in November 2005 on these standards and criteria and the proposed processes that organisations will have to go through in order to achieve accreditation. Submissions will close early next year and, following an analysis of these, final decisions about the content of the standards and criteria will be made.

BCA REGISTRATION

The Department is also developing the registration component of this scheme. As with the accreditation programme, scheme rules are being developed and will be used to evaluate the achievement and maintenance of registration criteria by BCAs. The work on developing this component has been initiated and includes the development of a register of accredited BCAs, the identification of possible registration requirements, fees, and the registration application and assessment processes. Opportunities for consultation on the first of the registration components will be included in the 2005 consultation paper.

MONITORING AND REVIEWING THE PERFORMANCE OF TAs AND BCAs

The Regulatory Compliance Group is responsible for reviewing territorial authorities and building consent

authorities to ensure they perform their statutory duties under the Building Act appropriately. This programme effectively replaces the Building Industry Authority's Technical Review programme.

The Department is finalising a number of initial and follow-up reviews, and public reports on Technical Reviews undertaken by both the former Building Industry Authority and the Department. The findings of these reviews are available on the Department's website and are important for organisations undertaking building control functions.

Many of the issues identified for specific organisations are common across others.

The accreditation assessment process will likely cover many of the issues dealt with in the Technical Review process. Organisations should consider using material produced through the review process to prepare for accreditation. Refer to www.dbh.govt.nz for information and reports on the Technical Review programme.

PRODUCT CERTIFICATION

The Regulatory Compliance Group is overseeing the design and establishment of a third-party building product certification scheme. Significant work has recently gone into developing a draft model for this scheme and the Department has recently completed a consultation exercise. The feedback from this is now being considered before government makes regulations to enable the scheme to operate. (See page 4 for more on the product certification scheme.)

The Department expects that it will develop a range of material on different issues throughout 2005 and 2006.

More information about each of these projects and others is available on the Department's website:

 www.building.dbh.govt.nz

Update on product certification scheme

The Department would like to thank those who prepared the 53 submissions it received on *Building Product Certification: discussion document* (July 2005).

Submissions are now closed and are being considered. They provide feedback on proposals for the product certification scheme, introduced under the Building Act 2004.

The new scheme offers support to the building industry as the range and complexity of available building products continues to grow. It provides a means to confirm that products comply with the New Zealand Building Code when used in a building.

The scheme is not compulsory and is not the only way to establish a product's conformity with the Building Code. However, product certification may be the most effective way to do this for manufacturers or distributors of a broad range of building products. A certified product that is designed, installed, used and maintained according to the information contained in the product certificate can be relied on as being compliant with the Building Code.

The proposal is for a joint scheme with Australia. Product manufacturers and marketers will be able to apply for certification in New Zealand and/or Australia.

These arrangements will mean building consent authorities will shift their focus from assessment of a product's or a building method's design and application to an assessment of whether the proposed use of that product is in accordance with the information contained on its product certificate.

With certified products having mandatory national acceptance, the scheme will provide benefits to product manufacturers and distributors. For building designers, builders and consumers the use of a certified product will give confidence that the product

is capable of performing its intended function and may speed up building consent and inspection processes.

The proposals

The July 2005 discussion document set out proposals for the regulatory structure that will support the market for certified products to ensure the regime is technically robust and transparent.

The proposed regulations set (a) the standards and criteria against which products seeking certification are to be assessed and (b) the information to be included on or with a product certificate.

The discussion document also set out proposals for managing responsibilities and accountabilities through regulations, memoranda of understanding and contractual agreements. This would allow the scheme to be structured in such a way that bodies with the required skill and expertise undertake, and carry liability for, the roles for which they are qualified. There are four key groups:

- the regulatory agency (the Department of Building and Housing) – overall management responsibility for the structure and performance of the scheme
- the accreditation body (the Department proposes to appoint the Joint Accreditation System of Australia and New Zealand) – assessment and accreditation of certification bodies
- product certification bodies – those with the technical skills, processes and capabilities to enable them to certify building products and methods as complying with the New Zealand Building Code
- certificate holders – those who hold a product certificate (which could be the owner of a product, a manufacturer, an importer or a supplier) have a responsibility

to ensure the certified product continues to be manufactured to the same standards, levels and quality as those against which it was certified.

It is proposed that a product certificate include the following material.

- Product description including its trade name(s), catalogue numbers, model identification and indication of the different brand names that may be used.
- Product identification adequate for construction site identification.
- Product purpose or use.
- The specific performance Clauses of the New Zealand Building Code against which the product claims conformance.
- The full contact details of the certificate holder.
- Scope of use of the product defining all uses and conditions for which the product is certified.
- Conditions or limitations of certification.
- The technical specification of the product including detailed descriptions of all individual components and accessories required by the product that are supplied and/or specified by the certificate holder and who is responsible for the supply of each item.
- Information on how to store, transport, design, install, use and maintain the product, including any necessary skills and training.
- The requirements of the building in which the product is to be incorporated.
- Reference to any technical literature that forms part of the certificate.
- Critical inspection points.
- Mark of conformity.
- Product certificate number.
- Mark of the product certification accreditation body (JAS-ANZ).
- Name of the certification body issuing the product certificate and its mark.
- Basis of the appraisal (ie, tests used).
- Date of issue of the certificate.

Publications update

FEEDBACK FROM STAKEHOLDERS

Submissions came from a broad range of interest groups, including 16 manufacturers, 12 industry groups, 6 local government agencies, 7 builders or building consultants and 6 others. In addition, potential product certifiers approached the Department to discuss aspects of the scheme.

The concept of a certification scheme for building products received general support among the respondents, with building consent authorities providing the clearest support. Some submissions pressed for assessment of products against a manufacturing standard, rather than against the document's more rigorous proposal for certification against the performance requirements of the Building Code.

The discussion document proposed that certificates issued under the scheme be perpetual, subject to annual audits, with no expiry date. A few respondents suggested a date of expiry be included on the product certificate. One option may be to record the date of each audit on an attachment to the certificate to indicate the time of the next audit.

Recognising that the Building Code and its referenced Standards are likely to change over time, some submissions expressed concern at the concept of a perpetual certificate. However, the Building Act anticipates this and includes provisions to enable certification bodies to take appropriate action when the Building Code, or a Standard referenced in it, relevant to a particular product or method, is altered (section 271).

NEXT STEPS

As a final legislative step, the matters considered in the discussion document must be prescribed in regulation. This will put in place all the necessary building blocks for the scheme.

The Australian Building Codes Board launched their scheme in July 2005 and we expect that Australian-based product certification bodies will be able to extend their scope to include issuing certificates according to the New Zealand scheme rules once these have been established.

If the Department is able to keep to its current timetable it is expected that the scheme will be established in New Zealand in the first quarter of 2006.

Archive copies of the July 2005 discussion document can be viewed at www.dbh.govt.nz (<http://www.building.dbh.govt.nz/publish/consult-prodcert.php>).



Building Industry Trends – tell us what you think about our latest report

The Department of Building and Housing has produced five quarterly reports since 2004 covering building industry trends in New Zealand.

The sixth report covering April to June 2005 has just been published and is available on the Department's website at www.building.dbh.govt.nz under the 'what's new' section (please note that this issue is not available in hard copy).

In this latest report, a new section with information on rents and renting has been added in line with the policy to expand *Building Industry Trends* to cover the extended role and interests of the Department. The area of the report dealing with labour supply has also been extended.

Online readers' survey – tell us what you think about our latest report

To coincide with the publication of the latest *Building Industry Trends* report, the Department is conducting an online reader survey so you can tell us what you think.

Since the first report we have made a number of improvements to help ensure the report is as relevant and useful as possible. We would appreciate your completing a short online reader survey so that we can continue to improve it.

The survey can be found on the website with the latest report (www.building.dbh.govt.nz under 'what's new'). Your feedback is important, so please take the time to complete this short survey.

Building Amendment Act 2005

In April the Building Amendment Act 2005 came into force and included clarifying the roles of local authorities in three areas.

- Clarified references throughout the Act to territorial authority and regional authority.
- Clarified the role of territorial authorities and regional authorities in relation to buildings that include dams.
- Building consent authority functions in the coastal marine area become a territorial authority responsibility.

Dams

The Building Act 2004 (the Act) makes special provisions for dams relating to two distinct functions, which will be the responsibility of regional authorities:

- building consent processing for dams
- dam safety.

Building consent processing for dams

A regional authority cannot process building consent applications for buildings that are dams (ie, perform the functions, duties and powers of a building consent authority under the Act) until it achieves accreditation and registration as a building consent authority.

The transitional provisions of the Act provide for territorial authorities to perform the functions of a building consent authority for all buildings (including dams). If a territorial authority acts as a building consent authority during the transition, it must be taken to have all the functions, duties and powers of a building consent authority under the Building Act. This includes a building consent authority's functions and duties in relation to dams.

In practice, until a regional authority achieves registration and accreditation as a building consent authority, the relevant territorial authority will continue to provide building control functions for buildings that are dams.

Dam safety

The dam safety provisions of the Act require regional authorities to administer and monitor dam safety. They must:

- hold a register for dams
- consider and approve dam classifications (based on potential impact categories) submitted by dam owners
- approve dam safety assurance programmes
- prepare and implement a policy on dangerous dams.

Much of the administration of the dam safety regime commences once regulations are in place. The table below provides a summary.

Dam safety regulations

The Department will soon release a public discussion document on implementing the dam safety regime. The discussion document will cover proposals regarding regulations, including:

- competency and qualifications requirements for 'recognised engineers'
- dam classification and criteria and standards for dam safety assurance programmes
- definitions applying to dangerous dams
- criteria and standards for dam owner accreditation.

The Department is grateful to the Dam Safety Working Group for assistance with the technical components of the discussion document. The Group comprised representatives from industry, regional authorities and the New Zealand Society on Large Dams (NZSOLD).



Functions	Role and responsibility	
	Transition	Post-transition
Building consent authority functions for buildings	Territorial authorities	Territorial authorities
Building consent authority functions for buildings that are dams	Territorial authorities	Regional authorities
Dam safety <ul style="list-style-type: none"> • Dam classification • Dam safety assurance • Dam compliance certificates • Policy on dangerous dams 	Regional authorities – no transition	



Water blasters can damage your home

There is growing concern at the damage that water blasters can cause when used to clean the outsides of buildings – especially New Zealand houses.

Where water blasters were once the preserve of professional cleaning specialists, now anyone can buy one at the local hardware store, or hire one, and without any knowledge or understanding of how to use them properly, point them at their homes and 'blast away'.

While it is important to regularly clean and maintain roof and wall claddings to keep them looking good and prolong their life so they continue to do their job of keeping weather out, it was never intended that this be done with the indiscriminate use of high pressure water blasters.

Most claddings simply are not designed to withstand the water pressures generated by even the smallest of these pieces of equipment. For example, cladding systems and joints described in the Acceptable Solution for External Moisture E2/AS1 (most New Zealand homes) are designed to withstand maximum pressures in the 1.5 – 2.5 kPa range, which is the pressure you might expect from a 180 km/hr (or kph) wind gust. But a relatively small 1200 psi water blaster has a nozzle pressure of 8300 kPa that would cause a tremendous 'punch' on walls and joints!

The materials, joints and seals used for cladding the average New Zealand house are simply not designed to withstand these excessively high pressures. Water blasters can etch out soft weatherboard, tear out mortar from brick joints, knock off paint film along cladding edges, dislodge sealant, force water into joints where water would never otherwise get to, etch away paint film

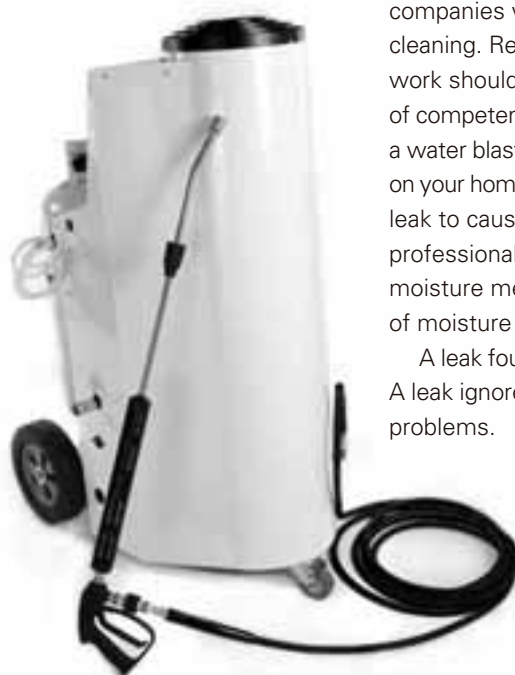
thickness – and much more. If the building did not leak before it was 'cleaned' by water blasting, there is a high chance it will afterwards. Where buildings are regularly cleaned in this way, parts of them may never get a chance to dry out, and decay of materials and framing may result.

Water blasters, used indiscriminately, will damage your home. Banning their use (even if it was possible to do so) might avoid this damage occurring, but there are occasions where the proper use of water blasters, on some materials, may be appropriate. The best method of cleaning the house will always be with the garden hose and a soft brush or broom. However, if you are going to use a water blaster, there are some simple rules you should follow to reduce the risk of damaging claddings and joints.

- Always read the operating instructions first.
- Check the maintenance requirements of your cladding or roofing material – many exclude the use of high pressure cleaning (ie, water blasters).
- Use the lowest pressure setting available.
- Set the nozzle on 'wide spray' and maintain it at least 500 mm clear of the building's surfaces.
- Don't hold the nozzle up close to a surface to dislodge stubborn dirt – use a brush or broom for that.
- Never point the nozzle directly at joints or aluminium joinery, because many of these rely on sealants for their weathertightness, which can be dislodged by high pressures.
- Use cold water only.
- Use infrequently. It is better to wash down your home more frequently with a low-pressure garden hose and soft broom than to use high-pressure water blasters occasionally.

If you want to have your home cleaned, there are professional water blasting companies with experience in building cleaning. References from their previous work should help provide you with proof of competence. If you are concerned that a water blaster has been improperly used on your home, do not wait for the potential leak to cause damage. Have a building professional check your home with moisture meters to detect the presence of moisture in walls or roof.

A leak found early is an inconvenience. A leak ignored can result in more serious problems.



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 C, Fire Safety – type 4 and 5 alarms

Stage: Assess need for change to C/AS1

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

Clause C, Fire Safety – Amendment to C/AS1

Stage: public consultation

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

Clause F3, Hazardous Substances and Processes

Stage: prepare information for public comment

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

Clause F4, Safety from Falling

Stage: 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.

Stage: revised F4/AS1 being prepared for publication

Amendments to Acceptable Solution F4/AS1 concerning barrier heights.

Clause F6, Lighting for Emergency

Stage: public consultation

Amendments to the Code Clause and Compliance Document.

Stage: analyse public comment

Amendments to the Code Clause and Compliance Document

Clause G6, Airborne and Impact Sound

Stage: Analyse public comment (began October 2005. Many submissions were received and substantial Amendments to the draft are anticipated)

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.

Operations group work in progress continued

Clause G6, Airborne and Impact Sound – classroom acoustics

Stage: analyse public comment
(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: final draft going through the regulation
approval process

Amendments to Code Clause and Compliance
Document: G14/AS1 and G14/NM1 altered,
and a new Verification Method G14/NM2 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

Determination 2005/119

Fire alarm provisions in a two-unit dwelling

The application arises from a dispute about the provisions for emergency warning of fire required for compliance with Clause F6 of the Building Code (the First Schedule to the Building Regulations 1992) in the conversion of a house to a two-unit residential dwelling and whether the required system, if any, means that a compliance schedule is required.

The building

The building is a two-storey house on a sloping site. On the ground floor are an internal garage and a one-bedroom 'granny flat' that is being converted into a self-contained household unit separated from the garage.

After the conversion, the first floor will be a self-contained three-bedroom

household unit with an internal stair to the garage. Fire separation between units will be 30/30/30, and each unit will have two escape routes, neither of which is shared with the other unit. There was no dispute that after the conversion the building would comply with the Building Code in all respects other than the provisions for early warning of fire.

Submissions/reports

The owner submitted a justification for the proposed smoke alarms in terms of C/AS1 together with correspondence with the territorial authority and a fire safety report by a firm of consulting engineers that had been submitted to the territorial authority for building consent purposes.

The territorial authority did not make a submission.

Discussion

For this building, C/AS1 does not require any fire alarms, but F7/AS1 requires each unit to have one or more domestic smoke

alarms, which serve only that unit. Accordingly, the proposed battery-operated smoke alarms comply with the Acceptable Solution and therefore with the Building Code.

The Acceptable Solution (Paragraph 3.3 of F7/AS1) requires that smoke alarms shall be located on each level of each household unit on escape routes. As there is only one level, only one smoke alarm is required (within 3 metres of the sleeping space doors) unless the owner decides to locate alarms in each of the sleeping spaces rather than within 3 metres of every sleeping space door.

As the building does not include any specified systems, it does not require a compliance schedule.

Decision

The proposed smoke alarms comply with the Building Code and the building does not require a compliance schedule.

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Determination 2005/133

Refusal of a code compliance certificate for a house with a corrugated steel cladding system

The application arises from the refusal by the territorial authority to issue a code compliance certificate for a partially completed 6-month-old house unless changes are made to its corrugated steel cladding system, and whether the horizontal wall cladding on the new steel-framed external wall complies with the Building Code.

The building work

The building work consists of a detached proprietary single-storey house, situated on a sloping site in a high wind zone.

The house is of a fairly simple shape on plan with some complex features and has pitched roofs at two main levels that have wall-to-roof junctions. The exterior walls are of steel-frame construction built on timber-framed floors, supported by timber piles or poles. The external walls are sheathed with a corrugated steel cladding system, 'Zincalume'. There are no eaves or verge projections.

Submissions/reports

The owner provided plans and specifications, design documentation, warranties for the butyl-rubber membranes and written documentation rebutting the territorial authority's concerns.

The territorial authority noted that the cladding was installed without a cavity and, due to changed inspection procedures, it was unable to be satisfied on reasonable grounds that the cladding was Code compliant.

The expert's report

The expert noted that the cladding is generally straight and there are no surface undulations. The sheets have been fitted with care and generally the surface is sound. The shape of the wall framing girts and the battens to the horizontal cladding will tend to shed water to the exterior and the joint between the two is such as to prevent water moving onto the girts.

However, the expert noted that many of the cladding fixings are incorrectly installed and will initiate leaking.

The expert also had concerns regarding the corrosion of the steel wall framing that could be caused by electrolytic action or moisture ingress.

Discussion

As the horizontal cladding to the east elevation has been installed according to good trade practice, the partial cavity created between the wrap and the cladding can assist the building's compliance with weathertightness and durability provisions of the Building Code. This would remove any necessity to install a ventilated drainage cavity.

The Determination is limited to the assessment of the east elevation wall of the house. However, it should be noted that the expert found evidence of water ingress in each of the face-fixed vertically clad walls.


Decision

There is no evidence of moisture entering the house through the east elevation wall with the face-fixed horizontal cladding, therefore the cladding system on this wall of the building complies with Clause E2 of the Building Code.

However, as the cladding faults on the east elevation wall of the building are likely to allow the ingress of moisture in the future, the wall does not comply with the durability requirements of Clause B2 of the Building Code.

Although outside the scope of this Determination, it was noted that the remaining walls of the house clearly do not meet the requirements of either Clause B2 or E2 at this time.

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 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 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:

Tutor, Rose McLaughlan

@ info@nzbit.co.nz



BRANZ CONSTRUCTION INDUSTRY TRAINING ENTERPRISE (CITE)

Study Skills

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

Date	Location
8 February	Wellington
27 February	Auckland
7 April	Christchurch
2 August	Hamilton
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, private certifiers, those with limited experience, and those wanting to enter the building controls profession.

Date	Location
Week 1: 13-17 February	
Week 2: 6-10 March	Auckland
Week 1: 12-16 June	
Week 2: 17-21 July	Christchurch
Week 1: 2-6 October	
Week 2: 30-October – 3 November	Wellington

Costs \$3,937.50 inc. GST

Plumbing Inspection

This 10-day course will extend plumbing inspection skills and provide the skills necessary to carry out plumbing design checks and on-site inspections for compliance with the Building Code. It also provides skills related to the use of G1, G2, G3, G10, G12 and G13 Sections of the NZBC. Will suit building officials, clerks of works, private certifiers, 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: 20-24 February	
Week 2: 20-24 March	Hamilton
Week 1: 21-25 August	
Week 2: 18-22 September	Christchurch

Cost \$2,812.50 inc. GST

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

Early-bird discounts available on all courses. 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**

Learning curve continued

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	Wellington	6-7 March
2 days	Auckland	27-28 April
2 days	Christchurch	11-12 May
2 days	Wanganui	19-20 June
2 days	Paihia/Kerikeri	31 July-1 August
1 day refresher course for accredited BFAs and participants of earlier seminars	Brentwood Hotel Wellington	18 August
2 days	Oamaru	7-8 September
2 days	Hastings/Gisborne	9-10 October
2 days	North Shore	9-10 November

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

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

Enquiries to:-

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

☎ (04) 915 5848 or 04 499 0725

Fax: (04) 915 5849

@ seminar@barrierfreenz.org.nz



Important changes to BIA website

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

🌐 www.dbh.govt.nz

Legality of Department of Building and Housing interpretations

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

Editorial enquiries

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Codewords Editor

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