

Simple House Acceptable Solution

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Today's Objectives

- To **inform** about the upcoming simple houses acceptable solution.
- To **outline** some of its **technical features** and innovations.
- To **provide** the **timeline** of events for promoting simple houses.



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Context

- Housing affordability is a **major concern** in New Zealand.
- Many causes of **diminishing housing affordability**, including market preference for larger and more expensive new homes (200m²+).
- The downturn in the building industry is causing a **growing shortage** of new homes.



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Goals

- To **improve** the supply of affordable homes.
- To **encourage** the market to supply affordable homes.
- To **bring together** in one document all the information needed to design a simple, low-risk, affordable home.



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Starter Home Design Competition

- The successful Starter Home Design Competition in late 2008 attracted more than **140 entries**.
- It demonstrated that **simplicity and leading-edge design can co-exist**.
- The Department is undertaking a variety of **promotional activities**, including publishing a portfolio of designs from the competition.



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Benefits

- **Simple, accessible information** about the most common material and design choices
- **'Tried and true'** solutions
- **Lower risk** of failure
- Innovations and improvements
- Makes BCAs job **easier and quicker**



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Scope

- Single storey, standalone household units
- Wind speeds up to 50m/s (Very High); all earthquake, corrosion and climate zones
- Simple plan shapes such as rectangular, L, T or boomerang
- A maximum floor length or width 24m, including attached garage
- Simple roof forms, pitched between 10° and 35°, overall height up to 7.0m from cleared ground
- Maximum of two wall claddings, no high risk re-entrant walls



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Innovation

- A foundations solution for expansive soils (mainly Auckland)
- A new timber decks barrier, based on loading Standard AS/NZS1170
- A steel lintel solution for openings up to 4.8m, e.g. for double garages



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What's next?

- Acceptable Solution will be **available for download** in the New Year on the Department's website
- Will be followed by a **design guide**
- **Promotion** to designers
- Guidance for **medium density housing**



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