



codewords

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The Building Act 2004 31 March

WHAT WILL HAPPEN?

The Building Act 2004 will change the way New Zealand buildings are designed and constructed. Improved controls and better practices will strengthen the industry, while consumers will know that their houses meet Building Code standards.

On 31 March some of the provisions of the Building Act 2004 come into force. Others, such as the licencing of building practitioners, come into effect over time. In this issue of *Codewords* we present an overview of the 31 March changes and where to find more information on the transition process.

MAJOR CHANGES

Creation of building consent authorities

From 31 March 2005, building consent authorities (BCAs) will be responsible for issuing building consents, code compliance certificates and notices to fix. The 2004 Act allows for the registration of territorial authorities, regional authorities, private companies and individuals as BCAs.

To be registered as a BCA, an applicant

will have to meet quality standards for procedures, processes and people. The assessment will be carried out by an accreditation body appointed by the Chief Executive of the Department of Building and Housing.

All territorial authorities will automatically become BCAs on 31 March 2005. However, to continue to operate as BCAs after 30 November 2007, territorial authorities must have completed the full registration process by that date.

Unlike territorial authorities, private building certifiers under the 1991 Act will not automatically become BCAs. They will need to apply for registration by 31 May 2006 if they want to make the transition.

Building consents

Building consents have been strengthened considerably as the foundation documents of the building process. Applications now require a far greater level of detail than before, and code compliance (see next page) is now assessed against the consent itself, rather than directly against the Building Code.

BCAs will have up to 20 working days to process building consent applications.



The Building Act *continued*

If a person does urgent building work without a consent – for example, demolition after a fire – they must apply for a certificate of acceptance as soon as practicable.

If a project requires a compliance schedule the consent application must include information about the specified systems in the building.

In certain circumstances, copies of consents will be sent to the New Zealand Fire Service Commission for advice. The Fire Service will have 10 working days to provide that advice, which can be accepted or rejected by the BCA.

Code compliance certificates

Building consent authorities will issue code compliance certificates (CCCs) on work for which they issued a building consent. The CCC is dependent on inspection and will be issued if the building work complies with the consent: again, the building consent itself is the key point of assessment, rather than the Building Code.

Applications have to be considered by the building consent authority within 20 working days.

BCAs will follow up if a CCC hasn't been applied for within 2 years after a building consent is issued.

Note that from 31 March there will be no interim CCCs issued. The Building Act 2004 only provides for final CCCs.

THE REST – OTHER PROVISIONS AND CHANGES

Compliance schedules and building warrants of fitness

If a compliance schedule is required for a project, it must be issued at the same time as the CCC. A BCA may charge a fee for preparing the compliance schedule. A territorial authority can amend a

compliance schedule as required, at any time, after discussing with the owner. Building owners have specific obligations to meet compliance schedule requirements and will need to supply a detailed building warrant of fitness to the territorial authority annually, along with copies of inspection forms and any recommendations made by the inspector.

Certificates of acceptance

The Act introduces a new document called a certificate of acceptance. People can apply to their territorial authorities for a certificate of acceptance for work that was begun without a building consent, or where a private building consent authority issued the building consent but is unwilling or unable to issue a CCC.

A certificate of acceptance states that, to the extent the territorial authority can ascertain, the work complies with the Building Code. This offers some assurance to consumers where none would otherwise exist: note that it is still illegal to undertake building work without a consent where one is required.

Certification of building products and systems

From 31 March, some of the regulations introducing a new scheme for certifying building products and systems as complying with the Code come into effect. The overall scheme is still being designed.

People will be able to choose certified products for their project with the assurance that the products meet Building Code standards.

Manufacturers will be able to apply for certification of their products and systems. The certificate issued will provide detailed information about how to use the product to help ensure it is used in a way that complies with the Building Code.

Producer statements

Producer statements have no specified status in the legislation, though they will still be a mechanism to help establish compliance with the Building Code.

Project information memoranda (PIMs)

The Act introduces changes to the PIM process. PIMs must be issued within 20 working days, but this can be extended if additional information is required.

The PIM will inform the owner of requirements under the Fire Service Act 1975, as well as the Historic Places Act 1993. If any development contribution will be levied, or a resource consent is required under the Resource Management Act 1991, information on these matters must be attached to the PIM.

If a PIM is not issued within the prescribed period, the building consent application can continue.

Change of a building's use

An owner must give written notice to their TA if they propose to change the use of a building. Where the use of a building changes to residential (from any other use), then the building must meet, as reasonably as practicable, all Building Code requirements relating to residential buildings. What amounts to a 'change in use' has been set out in regulations.

Notice to fix

This was previously called a notice to rectify. BCAs must issue a notice to fix if there is a breach of the Building Act or Regulations. The Act specifies that a notice to fix must include a time-frame for the notice to be complied with, and the person who must be notified when the work has been done. The TA must

then inspect the work and decide whether the notice has been complied with.

Dangerous, earthquake-prone and insanitary buildings

The definition of an earthquake-prone building is no longer limited to unreinforced buildings.

TAs have power to prohibit use of buildings.

When the territorial authority issues a warrant to fix insanitary conditions immediately, the warrant does not need to be confirmed by the District Court if the building owner cooperates with the process and notifies the TA.

Territorial authorities have 18 months to develop policy in this area.

TRANSITION

What happens to building work already under way?

In relation to building consents, the 1991 Act stays in force until 31 March 2005. After that date the 2004 Act will apply.

There are special transition provisions that apply to projects started under the 1991 Act and not yet completed by 31 March 2005. In terms of code compliance certificates (CCCs), if your building consent was issued under the 1991 Act, the CCC application will be dealt with under the provisions of the 1991 Act, although the CCC will be issued against the Building Code in place when the consent was issued.

In all other matters, building projects that were started under the 1991 Act will be treated as projects under the 2004 Act.

For more detailed information on the Building Act 2004 provisions and transitional arrangements, see *Newsline* or visit

 www.building.govt.nz

STILL TO COME – FURTHER BUILDING ACT CHANGES

Building Code Review

A series of workshops is already under way to review the Building Code, and this process will be completed by 30 November 2007. The review focuses on seeing how the Code could be made more user-friendly, and ensuring that performance standards for buildings are clear and meet community expectations. Changes made will take into account the Act's requirements for sustainable development and for buildings that help people stay healthy and comfortable.

BCA registration

Territorial authorities, regional authorities, private companies and individuals will need to be registered by 30 November 2007 and meet accreditation through an independent third party to carry out functions as a building consent authority.

Licensing of building practitioners

The Act brings in a system for licensing building practitioners.

Regulations will define certain work as having to be done or supervised by a licensed building practitioner. This work is called 'restricted work'.

Exactly what types of trade will be licensed will be set out in regulations. The Department will run the licensing system.

People will be able to make complaints about licensed building practitioners to an independent board.

A licensed building practitioner will have to do, or supervise, any restricted work from 30 November 2009.

From 30 November 2009, applications for building consents will have to include a list of the licensed building practitioners who will be involved in the project.

Continued on page 4

New Accreditations issued

Certificate 2005/01 Timbersaver Boron treated radiata pine framing

Issued to:
TDC Sawmills
Union East Street
Whangarei

Complying with:
B1 Structure
B2 Durability
F2 Hazardous Building Materials

Under conditions specified in:
Jeanette Drysdale Appraisal 2005-01,
dated 21 January 2005
AR and JA Drysdale Ltd
PO Box 72275
Papakura 1730
Auckland

Certificate 93/003a Conqra Eziyaka

Issued to:
Conqra
PO Box 13284
Onehunga
Auckland 1132

Certificate 92/002 Lectrolav Bioelectric Toilet

Issued to:
Lewis Gray Ltd
PO Box 302060
North Harbour
Auckland 1331

Certificate 98/001 Bidet Spray System

Issued to:
Bidet Supplies Ltd
2/424 Hillsborough Road
Auckland



The Building Act continued

WHERE TO GET INFORMATION

The Department has many resources available for both consumers and industry.

Building Act website

The Building Act 2004 website is the building sector's first port of call for up-to-date information on the consent and inspection provisions taking effect on 31 March. All of the Department's Building Act-related publications are also available from this site.

Keep an eye on the 'What's new' section (right-hand side of the homepage) for links to new information as it is added.

 www.building.govt.nz

ConsumerBuild website


ConsumerBuild offers important information that consumers need to know about the Building Act. The site has been created primarily for people who are about to build or renovate a home, but it has a wide range of information that will also be of use to the building sector.

 www.consumerbuild.org.nz

Building Act 2004 Helpdesk

As part of the Building Act 2004 implementation programme, the Department of Building and Housing has set up a helpdesk to assist with questions about the Act. It offers support and guidance on the changes to the legislation, with a particular focus on the new requirements in the building consent and compliance processes that come into force on 31 March. Please note that the Helpdesk cannot answer questions about technical building matters or individual building projects.

You can contact the Helpdesk by:

 **0800 242 243** or **(04) 471 0794**,
ask for the Building Act Helpdesk

 info@building.govt.nz

Licensing Helpdesk

Information about building practitioner licensing is available at:

 www.builders.govt.nz

 **0800 60 60 50.**

Publications

A range of publications is being produced to inform the building sector about changes to building regulations and processes.

Bundled with *Codewords* magazine, *Newsline* provides monthly updates on the implementation of the Building Act along with explanations of new measures.

The crucial role of building officials has been recognised with the development of the *Building Officials' Guide to the Building Act 2004*, which summarises the most important parts of the Act and changes to day-to-day operational activities (see page 15).

For more general audiences, a suite of leaflets and a consumer booklet packed with essential information about the Building Act, rights and responsibilities, and the building or renovation processes will be available from local authorities soon.

Seminars

The Department is on the road in 2005 to ensure there are plenty of opportunities to attend seminars, whether for professional development or simply to be better informed on the changes and intent of the Building Act.

There will be presentations or workshops at the Building Officials' Institute of New Zealand (BOINZ) annual conference in March, the BRANZ seminar series touring the country in March and April and the Build NZ show in Auckland in June. For more information on all of these, see *Newsline*.



General Manager, Building Controls update

The Building Act 2004 will change the way New Zealand buildings are designed and constructed. Improved controls and encouragement of better practices will strengthen the industry, while consumers will know that their houses meet Building Code standards.

The aim is buildings are designed and built right first time.

On 31 March provisions of the Building Act 2004, relating mainly to changes to the consents and inspections process, come into force. As part of this roll-out the Department is providing information on what the changes will mean. This issue of *Codewords* has a broad overview beginning on page 1, while *Newsline* goes into detail about the changes. We also have commentary on the consents process on page 6, and more about the resources available to both consumers and industry on page 4.

One of the newest resources, the *Building Officials' Guide to the Building Act 2004*, is now available on our website. Intended as a clear, functional handbook for officials, the guide is designed to reflect the reality of building work, and you can read more about it on page 15.

Beyond implementing existing legislation and providing information, the Department's wider role in the new environment involves actively seeking guidance. The Access Advisory Panel, which met for the second time in February, is one of four Advisory Panels providing advice to the Department on issues and trends in the building sector. Page 8 has an overview of the Panel's membership and intent, with more to come on the other groups in future *Codewords*.

This wider role is also reflected in changes to the Building Levy, which will enable the Department to be a strong, proactive regulator and perform its new functions effectively. The changes to the levy are set out on page 10, with comments from the Hon Chris Carter, Minister for Building Issues.

On a more technical note, the latest six-monthly overview of estimated buildings costs are included in this issue. These values are used as the basis for assessing the Building Levy, and are an important indicator of economic activity in the sector.

Finally, Standards New Zealand and the Department have agreed in principle to a combined process that will result in the Department being able to cite a new Standard as soon as it is published. The full announcement is on page 9: this is an important step in streamlining the development cycle, and should make life easier for designers and builders.



A handwritten signature in black ink that reads "M Stannard". The signature is fluid and cursive.

Mike Stannard
Acting General Manager
Building Controls

Building Consents



Judith Cheyne, an Associate at Simpson Grierson, has been invited to comment on the building consents process.

The Building Act 2004 brings widespread changes to the building industry, but many will be pleased to find that building consent processes are largely the same. *The Building Officials' Guide to the Building Act 2004* (see page 15) sets out the consent lifecycle in considerable detail. Here are some key changes between the 1991 and 2004 Acts.

APPLYING FOR A BUILDING CONSENT

An owner who intends to carry out building work must still apply for a building consent before the work begins. It is important to note that the definition of 'building work' has changed: as well as including sitework, 'building work' now also includes building design, and work 'on an allotment that is likely to affect the extent to which an existing building on that allotment complies with the building code'. This means building consents will be required in situations where they may not have been previously, such as where excavations affect the stability (and Code compliance) of an existing building on the same land.

An application for a building consent must be made to a building consent authority (BCA). The application must be made on the prescribed form and be accompanied by the appropriate fee, the plans and specifications, any PIM previously obtained, a list of the specified systems (from the compliance schedule), and any other information the BCA reasonably requires.

Although producer statements are no longer expressly referred to in the Building Act 2004, these can still be accepted and considered by a BCA as part of the plans or specifications.

As it is no longer possible to obtain interim code compliance certificates (CCCs), separate building consents may be needed for stages of the proposed building work. From 30 November 2004, it has been an offence to use a public building that does not have a code compliance certificate.

More applications for amendments to building consents might need to be made under the Building Act 2004 as a CCC can only be issued if the building work complies with the building consent (the Building Act 1991 required direct compliance with the Building Code instead).

PROCESSING AND ISSUING A BUILDING CONSENT APPLICATION

A BCA has 20 working days from the date the application is received to decide whether to refuse or grant a building consent. (This compares with 10 working days under the Building Act 1991, if the value of the work was less than \$500,000.) The BCA can also request further information, in which case the 20-day period is suspended until the information is received.

The BCA must take into account any memorandum from the New Zealand Fire Service Commission, and any warning

or ban on building products or methods to be used when considering the application. If a ban has been imposed, a consent cannot be granted.

To grant the consent the BCA must be satisfied that, if the building work is completed in accordance with the plans and specifications, the provisions of the Building Code will be met. If the consent is refused, the BCA must state its reasons in writing within the 20-day time-frame.

CHANGE OF USE, EXTENSION OF LIFE, OR SUBDIVISION AFFECTING THE BUILDING

Written notice must be given to the TA if the owner of a building proposes to change its use or extend its life, or if the owner proposes to subdivide land in a manner that affects a building. It is an offence for an owner to fail to give written notice in these circumstances.

If the use of a building is changed to include household units where these did not previously exist, then the building must comply with all the provisions of the Building Code. The subdivision provisions are also worded differently. While the relevant sections are not now expressly limited to cross-lease, company lease or unit title subdivisions, it seems that a 'subdivision that affects a building' may still in most instances only relate to subdivisions of the kind referred to in section 224(f) of the Resource Management Act 1991.

While this article focuses on the changes between the 1991 Act and 2004 Act building consent processes, the Building Officials' Guide provides more detail on the complete cycle from start to finish. The Guide is thus a valuable reminder of the processes carried over from one Act to the other, and a good starting point for building officials on what is required when a building consent application is made under the Building Act 2004.

Building industry trends report published

The Department has published the third quarterly report summarising building industry trends and performance to 30 September 2004.

AIMS

The report:

- examines key building industry trends and performance issues
- helps the Department fulfil its performance-monitoring role, as defined by the Building Act 2004
- allows information to be shared with industry stakeholders, increasing understanding of current problems within building control while highlighting performance gains.

GENERAL TRENDS

The building boom of recent years slowed during the September 2004 quarter. Led by a decline in the number of consents issued in Auckland, there has been a decrease in consents for new dwellings, including a sharp reduction in those issued for new apartments. While the overall number of dwelling consents remains high, fundamental indicators suggest that demand for new residential buildings is past its peak.

The impact on the building sector of a drop in residential demand is expected to be relatively limited. Commercial building activity is on the rise and overall levels of non-residential construction look to increase significantly over the next several years.

Building costs also continue to climb, driven by the increased expense of both labour and materials.

BUILDING QUALITY

The building industry has confronted systemic performance problems over the past few years. The quality of building outcomes appears to be improving, with an increased awareness of the poor building practices that can result in failures.

There is, however, potentially a long tail to the weathertightness issue. Currently, the bulk of problems are in buildings given consents from 1993 to 1999. Given the industry's relatively recent response to weathertightness problems, building work done from 2000 to 2003 may also be affected.

A number of investigations have been completed into concerns that were raised in early 2003 about a broad range of potential design and construction deficiencies in high-rise buildings. This includes research into the performance of pre-cast concrete floors, slender walls, and the use of cold-worked steel. Other building performance issues addressed include apartment design (including fire safety) and accessibility. These have been dealt with through Building Code changes, determinations, and other work with industry stakeholders.

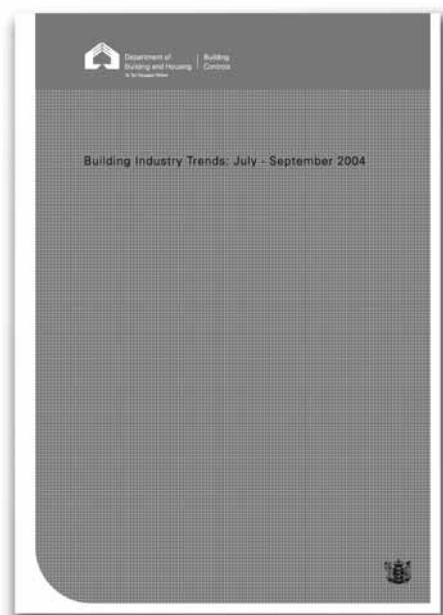
BUILDING REGULATION

Territorial authorities and building certifiers have been responding to an increased expectation to maintain quality standards. That focus is now shifting toward actively qualifying as building consent authorities (BCAs). BCA accreditation is a measure brought in by the Building Act 2004 to improve consistency in local authority building control. The accreditation

requirements will ensure improved industry performance on issues such as access provisions, weathertightness, producer statement regimes, and the assessment of alternative solutions.

During the September quarter, a review of the certifier insurance scheme highlighted several problems. Changes have now been proposed to insurance requirements as a result of this review. With the upcoming requirements for BCA accreditation, several private building certifiers have decided to close their businesses and others are negotiating new contracting arrangements with TAs. One certifier has also closed following disciplinary action taken against it. These changes in the private building certifier industry are being actively managed by the Department to ensure consumer and industry transition issues are resolved.

The building industry trends report is available on the Department website at www.building.dbh.govt.nz



Access Advisory Panel



The Access Advisory Panel meeting on 25 November, from left to right: Dr Jan Scown, Bill Wrightson (seated), Wyn Hoadley, Ron Pynenburg, Alexia Pickering (seated), Minnie Baragwanath, Mike Stannard, Simon Tonkin, Hamish Handley, Vivian Naylor (seated).

The Access Advisory Panel, which met for the second time in February, is one of four Advisory Panels providing advice to the Department on issues and trends in the building sector.

The panel is made up of leading professionals who are closely involved with the provision of access and facilities for people with disabilities. Its fundamental role will be helping the Department tune in to access issues at an early stage, then seeing that those issues are addressed.

As an advisory group the panel will not assume any of the powers or responsibilities of the Chief Executive. A paper is being prepared for the Department summarising the panel's views on the Building Act 2004, and on the strategic implications of access issues relating to the Building Code.

THE PANEL

Alexia Pickering (Chair) is an educator. Her focus on the accessibility of the built environment has created a wide contact network involving the building industry, the travel industry, the international community, and the disability sector at national and local level. Alexia has served on both the New Zealand Council for Recreation and Sport and the former Building Industry Authority, and was recently awarded the Companion of the New Zealand Order of Merit (CNZM).

Simon Tonkin is the principal officer (Building Code) for the Invercargill City Council. The role involves overseeing a team of seven building and plumbing inspectors and the issuing of around 2500 building consents per year. 'I have a passion for ensuring buildings are built to the Code and that their facilities are easy to use – which, if accessibility requirements are met, makes a building easier to use for all people.'

Minnie Baragwanath is the disability adviser to Auckland City. She is a member of the National Executive Committee of Disabled Persons Assembly (DPA), the DPA executive committee and the Royal New Zealand Foundation of the Blind. Minnie also worked for *Inside Out*, New Zealand's only disability TV show, as a reporter/presenter for 6 years.

Wyn Hoadley, QSO is a former mayor of Takapuna City Council, long-serving executive member of Building Research New Zealand, and the inaugural chair of the BIA. She served as Chancellor of Auckland University of Technology from 2001 to 2005, and chairs the Finance Committee of the Auckland Regional Council and the National Animal Ethics Advisory Committee.

Ron Pynenburg is a Wellington architect with over 20 years' experience. He is a principal of Pynenburg and Collins Ltd, a life member and past president of the New Zealand Institute of Architects, and an adviser to the Barrier Free New Zealand Trust. His areas of expertise include statutory compliance advice in relation to the Building Act and access issues.

Bill Wrightson is the principal of Wrightson Associates. He has had 33 years' professional and consumer involvement (as a quadriplegic wheelchair user) in the design and construction of Barrier Free and Safe built environments. Bill has audited over 1600 buildings for accessibility and completed numerous other commissioned advisory, design, research and teaching tasks in the public, private and not-for-profit sectors.

Dr Jan Scown is the Director of the Office for Disability Issues. This Office was established in 2002 to lead disability policy advice across government, and to promote and monitor the implementation of the New Zealand Disability Strategy. Before this, Jan was Chief Executive of the Community Living Trust, a Hamilton-based agency that supports people with an intellectual disability and their families.

Vivian Naylor is a staunch advocate of disability access, serving as a Founding Trustee of the Barrier Free New Zealand Trust. She is an accredited Barrier Free Advisor and runs training workshops on the topic for both the Trust and CCS, where she is currently employed as Disability Awareness Co-ordinator.

Improved coordination between the Department and Standards New Zealand

Standards New Zealand (SNZ) and the Department are working together to improve the way in which Standards are used as part of the New Zealand building regulation system.

Getting the balance between effectiveness, efficiency and simplicity, while still allowing and even encouraging innovation, is one of the major challenges for building regulators worldwide. National and international Standards often play an important role.

New Zealand Standards are commonly cited by the Department as a means of compliance with the New Zealand Building Code. Historically, the BIA undertook a separate evaluation and consultation process following the publication of a Standard. This has meant a period during which a new Standard has no status in regulation, and there is also no guarantee that it will be cited at all. In this situation, the Standard can still be used, but approval by a territorial authority may be more complicated. Territorial authorities have become more concerned about risk since issues such as weathertightness emerged, making approval of designs that do not comply with the Compliance Documents more difficult.

In an attempt to make life easier for designers and builders, SNZ and the Department have agreed in principle to a combined process that will assist in the Department being able to cite a new Standard as soon as it is published. This process will also apply to amendments to Standards that are already cited by the Department.

'Previously, due to the large number of Standards that are cited in the Compliance Documents, it might have been possible for an amendment to a cited Standard to slip through the cracks and not be cited at all,' said Nick Saunders, Senior Technical Adviser with the Department.

The new consultation process will require increased coordination between the Department, the SNZ project manager and the SNZ technical committee. The consultation requirements of the Department are much the same as those of SNZ, so there are definite efficiency gains that will result from the collaboration.

The public comment period (typically eight weeks) for Standards developed through joint consultation will be advertised widely by both organisations. Both will explain the process and ask for comment on:

- the technical accuracy of the Standard in question
- its suitability for citation by the Department as a means of compliance with the Building Code.

SNZ business relationship manager Mark Batt stated, 'We will be asking for all comments to be submitted to SNZ and we will then evaluate them jointly with the Department. Comments about the suitability of the draft Standard for citation by the Department will also be considered by the SNZ committee. We expect that modifications to a draft Standard resulting from such comments will mean that when the Standard is published, it will be much more likely to be a means of compliance that has broad industry support and is a workable, effective solution.'

The first joint SNZ/Department consultation documents are expected for comment some time in March or April.

This article is based on one which first appeared in the February/March edition of Standards New Zealand's *Standards* magazine. For more information on SNZ

📞 (04) 498 5990 or visit
🌐 www.standards.co.nz

Product Accreditation Notice

Manufacturers of building products and systems who wish to seek product accreditation under the provisions of the scheme currently managed by the Department of Building and Housing must ensure that their applications or renewals reach the Department by no later than 30 March 2005. No further applications can be accepted after that date.

The existing scheme will be abolished with the 1991 Building Act on 31 March 2005. However, the transitional provisions allow for applications received by 30 March to be considered according to the provisions of the 1991 Act (see section 432 of the Building Act 2004).

It is expected to be some months before products and systems will be certified under the product certification scheme, established by the Building Act 2004, which is under development.

Building Levy changes

The Minister for Building Issues, Hon Chris Carter, has announced that the Building Levy will increase from 1 April, allowing the Department of Building and Housing to take a stronger, more robust approach in ensuring buildings are built right first time.

'Clearly this new strengthened approach to the sector requires that we appropriately fund the expanded responsibilities of the Department to ensure that we meet the needs of consumers, and that all New Zealanders can have confidence in the sector as a whole,' the Minister commented.

After several years of challenges to the building sector, particularly weather-tightness issues, the Building Act 2004 provides for a more proactive central building regulator with significantly expanded functions.

The Building Levy change, which was foreshadowed by the government when new building control legislation was first announced in 2003, will fund this expansion and ensure the Department can perform its new role effectively.

The Levy supports the building controls part of the Department and is currently set at 65 cents per \$1,000 of building work for which there is a consent.

It is only collected on building works valued at \$20,000 or more, and was last changed in 1995.

From 1 April 2005, the Levy will be \$1.97 per \$1,000 of building work for which there is a consent and will still only be collected on works valued at \$20,000 or more. This represents approximately 0.2 percent of building costs.

Estimated bu

Here is the latest six-monthly overview of estimated building costs, to January 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 BRANZ 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.

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

BUILDING LEVY CHANGES

Estimated value of building work	Old Levy rate of \$0.65 per \$1,000	New Levy rate of \$1.97 per \$1,000
\$250,000	Amount payable approximately \$163	Amount payable approximately \$493
\$1,000,000	Amount payable approximately \$650	Amount payable approximately \$1,970

Building costs 2005 update

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

USING THE TABLES

The tables on pages 10–12 also show building indices from July 1999 to January 2005. The indices can be used to establish the likely cost of a building compared with the actual cost of a similar building constructed at an earlier date.

For example, if the actual cost of a large house in Auckland completed in July 2000 was \$995 per square metre, to establish the probable cost of that building in July 2002, the calculation would be:

$\$995 \times \frac{1050}{959} = \$1,089/\text{m}^2$

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.

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, ensuite, and separate laundry.

Constructed of reinforced concrete slab, timber-framed walls and pre-fabricated 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, ensuite, 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.

The estimated building cost for the retirement home specified in this article includes H1.2 treatment of external wall framings in line with the recent amendment to B2/AS1. It is the only building in this article affected by this change, as it is clad with fibre-cement sheet and falls within the category of buildings requiring H1.2 timber to its exterior wall framing.

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 plaster-board 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 12

Estimated building costs 2005 update *continued*

COSTS AND INDICES OF BUILDING CONSTRUCTION

REGION 1 – AUCKLAND

Date	SMALL HOUSE		LARGE HOUSE		INDUSTRIAL BUILDING		BULK RETAIL		RETIREMENT HOME	
	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jul 99	\$969	916	\$868	899	\$710	935	\$749	975	\$1,282	959
Jan 00	\$984	930	\$885	917	\$729	960	\$759	988	\$1,292	966
Jul 00	\$1,023	967	\$926	959	\$745	981	\$766	997	\$1,305	976
Jan 01	\$1,058	1000	\$966	1000	\$759	999	\$768	999	\$1,337	1000
Jul 01	\$1,054	996	\$965	999	\$776	1022	\$771	1003	\$1,323	990
Jan 02	\$1,080	1021	\$987	1022	\$778	1025	\$771	1003	\$1,344	1006
Jul 02	\$1,105	1045	\$1,014	1050	\$808	1065	\$791	1029	\$1,372	1027
Jan 03	\$1,136	1074	\$1,040	1077	\$820	1081	\$807	1050	\$1,399	1047
Jul 03	\$1,178	1113	\$1,069	1107	\$858	1129	\$849	1105	\$1,454	1088
Jan 04	\$1,261	1191	\$1,145	1186	\$914	1203	\$915	1190	\$1,534	1147
Jul 04	\$1,308	1236	\$1,174	1216	\$967	1273	\$981	1276	\$1,595	1193
Jan 05	\$1,359	1284	\$1,204	1247	\$1,004	1322	\$1,014	1319	\$1,632	1221

REGION 2 – WAIKATO BOP

Date	SMALL HOUSE		LARGE HOUSE		INDUSTRIAL BUILDING		BULK RETAIL		RETIREMENT HOME	
	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jul 99	\$969	926	\$868	911	\$695	926	\$735	971	\$1,260	963
Jan 00	\$977	934	\$877	920	\$708	943	\$736	972	\$1,265	967
Jul 00	\$1,006	961	\$909	953	\$722	962	\$740	977	\$1,275	975
Jan 01	\$1,046	1000	\$953	1000	\$751	1000	\$757	1000	\$1,308	1000
Jul 01	\$1,043	997	\$946	993	\$737	981	\$748	988	\$1,291	987
Jan 02	\$1,080	1032	\$977	1026	\$758	1009	\$764	1009	\$1,331	1018
Jul 02	\$1,085	1037	\$999	1049	\$751	1000	\$764	1009	\$1,343	1027
Jan 03	\$1,123	1073	\$1,028	1079	\$762	1015	\$780	1030	\$1,373	1050
Jul 03	\$1,164	1113	\$1,055	1107	\$797	1061	\$819	1082	\$1,417	1083
Jan 04	\$1,244	1189	\$1,129	1185	\$859	1144	\$886	1170	\$1,513	1157
Jul 04	\$1,288	1231	\$1,157	1214	\$924	1230	\$962	1271	\$1,570	1200
Jan 05	\$1,332	1273	\$1,186	1244	\$951	1266	\$982	1297	\$1,607	1229



REGION 3 – WELLINGTON

Date	SMALL HOUSE		LARGE HOUSE		INDUSTRIAL BUILDING		BULK RETAIL		RETIREMENT HOME	
	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jul 99	\$972	934	\$872	917	\$693	930	\$733	987	\$1,260	966
Jan 00	\$987	948	\$889	935	\$715	960	\$738	994	\$1,280	981
Jul 00	\$1,021	981	\$927	976	\$733	984	\$741	998	\$1,295	992
Jan 01	\$1,041	1000	\$951	1000	\$745	1000	\$743	1000	\$1,305	1000
Jul 01	\$1,038	997	\$955	1005	\$758	1018	\$756	1018	\$1,289	988
Jan 02	\$1,061	1019	\$978	1029	\$759	1019	\$757	1019	\$1,310	1004
Jul 02	\$1,086	1043	\$1,004	1056	\$777	1043	\$778	1047	\$1,346	1032
Jan 03	\$1,118	1074	\$1,029	1082	\$786	1055	\$790	1063	\$1,368	1049
Jul 03	\$1,164	1118	\$1,062	1117	\$818	1099	\$832	1120	\$1,417	1086
Jan 04	\$1,245	1196	\$1,136	1195	\$882	1184	\$899	1210	\$1,516	1162
Jul 04	\$1,291	1240	\$1,164	1224	\$937	1258	\$967	1302	\$1,577	1208
Jan 05	\$1,342	1289	\$1,197	1259	\$980	1316	\$1,004	1352	\$1,618	1240

REGION 4 – REMAINDER OF NORTH ISLAND

Date	SMALL HOUSE		LARGE HOUSE		INDUSTRIAL BUILDING		BULK RETAIL		RETIREMENT HOME	
	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jul 99	\$944	916	\$856	904	\$689	942	\$730	997	\$1,264	971
Jan 00	\$960	932	\$871	920	\$706	965	\$729	996	\$1,272	977
Jul 00	\$995	966	\$909	960	\$719	983	\$729	996	\$1,281	984
Jan 01	\$1,030	1000	\$947	1000	\$731	1000	\$732	1000	\$1,302	1000
Jul 01	\$1,025	995	\$945	998	\$737	1008	\$744	1016	\$1,287	988
Jan 02	\$1,041	1011	\$970	1024	\$748	1023	\$750	1024	\$1,306	1003
Jul 02	\$1,080	1049	\$995	1050	\$762	1042	\$763	1042	\$1,337	1027
Jan 03	\$1,113	1081	\$1,023	1080	\$774	1058	\$778	1062	\$1,360	1045
Jul 03	\$1,149	1116	\$1,047	1106	\$794	1086	\$803	1097	\$1,402	1077
Jan 04	\$1,236	1200	\$1,125	1188	\$849	1161	\$871	1190	\$1,504	1155
Jul 04	\$1,278	1241	\$1,153	1218	\$902	1234	\$940	1284	\$1,562	1200
Jan 05	\$1,327	1288	\$1,183	1249	\$945	1293	\$966	1320	\$1,603	1231

Continued on page 14

Estimated building costs 2005 update continued

COSTS AND INDICES OF BUILDING CONSTRUCTION

REGION 5 – CANTERBURY

Date	SMALL HOUSE		LARGE HOUSE		INDUSTRIAL BUILDING		BULK RETAIL		RETIREMENT HOME	
	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jul 99	\$946	922	\$869	930	\$666	915	\$707	971	\$1,249	964
Jan 00	\$958	934	\$883	944	\$686	942	\$710	975	\$1,259	972
Jul 00	\$991	966	\$914	977	\$704	967	\$715	982	\$1,271	981
Jan 01	\$1,026	1000	\$935	1000	\$727	1000	\$727	1000	\$1,296	1000
Jul 01	\$1,027	1001	\$950	1016	\$732	1007	\$729	1002	\$1,281	988
Jan 02	\$1,076	1049	\$973	1041	\$750	1032	\$735	1010	\$1,327	1023
Jul 02	\$1,083	1056	\$1,000	1070	\$758	1043	\$748	1028	\$1,337	1031
Jan 03	\$1,113	1085	\$1,024	1096	\$769	1058	\$767	1054	\$1,362	1050
Jul 03	\$1,157	1128	\$1,054	1127	\$810	1114	\$814	1122	\$1,413	1090
Jan 04	\$1,239	1208	\$1,130	1208	\$874	1202	\$887	1219	\$1,504	1160
Jul 04	\$1,287	1255	\$1,154	1234	\$932	1282	\$958	1317	\$1,569	1211
Jan 05	\$1,344	1310	\$1,187	1269	\$972	1337	\$995	1368	\$1,612	1244

REGION 6 – REMAINDER OF SOUTH ISLAND

Date	SMALL HOUSE		LARGE HOUSE		INDUSTRIAL BUILDING		BULK RETAIL		RETIREMENT HOME	
	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index	\$/m ²	Index
Jul 99	\$969	928	\$878	918	\$703	944	\$739	990	\$1,266	967
Jan 00	\$978	935	\$886	927	\$715	960	\$737	987	\$1,272	972
Jul 00	\$1,005	962	\$915	957	\$727	976	\$737	987	\$1,281	979
Jan 01	\$1,045	1000	\$956	1000	\$745	1000	\$747	1000	\$1,309	1000
Jul 01	\$1,045	1000	\$963	1008	\$752	1010	\$762	1021	\$1,288	984
Jan 02	\$1,072	1026	\$984	1030	\$755	1014	\$760	1018	\$1,322	1010
Jul 02	\$1,094	1047	\$1,009	1056	\$768	1031	\$772	1034	\$1,348	1030
Jan 03	\$1,122	1074	\$1,033	1081	\$782	1050	\$786	1053	\$1,364	1042
Jul 03	\$1,155	1105	\$1,053	1102	\$804	1079	\$814	1090	\$1,411	1078
Jan 04	\$1,240	1187	\$1,131	1183	\$870	1168	\$882	1181	\$1,509	1153
Jul 04	\$1,286	1231	\$1,162	1216	\$926	1243	\$950	1272	\$1,568	1198
Jan 05	\$1,335	1277	\$1,191	1246	\$960	1289	\$982	1315	\$1,605	1226

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. Unit construction costs are provided as a guide to territorial authorities in assessing building consent fees. They are not intended as a definitive cost for actual buildings, and are not to be used for such a purpose.

Publications update

Structural Practice Advisories available in hard copy

In December 2004 Building Controls published on its website six Advisories giving guidance on best practice in a range of structural areas. These Advisories are now available in hard copy. Sets have been sent to key stakeholders and a limited number are now available from the Department.

Timber Treatment Requirements: Notes for Builders revised and reprinted

This hugely popular brochure has been updated and reprinted to include Amendment 1 to NZS 3640 and to anticipate amendments to NZS 3602.

Building Industry Trends, July-September 2004 published

The Department has published its third quarterly report summarising building industry trends and performance to September 2004 (see page 7).

These documents are all available in hard copy from the Department by calling 0800 242 243 or emailing building@dbh.govt.nz They can also be downloaded as PDFs at www.building.dbh.govt.nz

Amendments to the Compliance Documents for B1 Structure and E3 Internal Moisture

The Compliance Document for Building Code clause B1 Structure was recently updated to cite amendments to NZS 3101 and NZS 3109. The Compliance Document for E3 Internal Moisture was updated to reflect recently Gazetted changes to the Building Code clause. A further update to B1 Structure has now been published to cite Amendment 1 to NZS 3109. All these amendments are available from Victoria University Book Centre (see page 16).


BUILDING OFFICIALS' GUIDE PUBLISHED

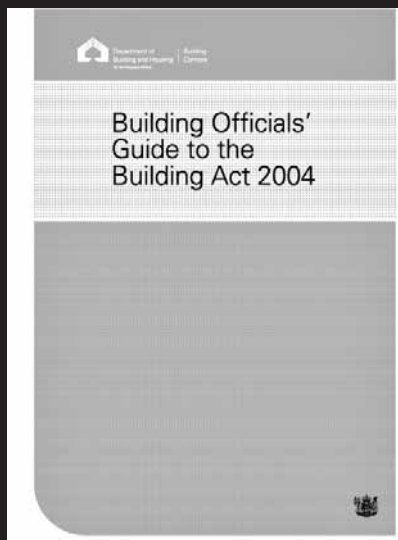
The Building Officials' Guide to the Building Act 2004 is now available.

The guide is a response to the changes brought about by the Building Act 2004. Consents and inspections have been altered to improve building controls and strengthen the decision-making part of the building process. Since these changes directly affect building officials, the aim is to provide clear guidance on the issues involved.

The guide is in concise format, designed to be easy to read, accessible, and to reflect the reality of building official work. While focusing on the six core operational processes that building officials undertake, related subjects such as territorial authority roles and responsibilities are also covered.


Copies of the guide were sent to building officials in early February. The guide has also been made available for anyone to download on the Building Act website

 www.building.govt.nz/publish/publications.php



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

HOW DO I FIND THE 'OLD BIA' INFORMATION?

Simply go to www.dbh.govt.nz and click on the link 'Building Controls' beneath the Department's logo. This will take you to the Building Controls section of the Department's website.

You will notice that the layout and structure of Building Controls information is very similar to the layout of the BIA website. The aim is to minimise disruption to users who were familiar with the BIA site.

Content has been updated to reflect the fact that the BIA has been dissolved, and its building control functions transferred to the Department of Building and Housing.

Standards New Zealand work in progress

STANDARDS NEW ZEALAND (SNZ), THE NATIONAL STANDARDS BODY, HAS PROVIDED AN UPDATE ON THE PUBLICATION OF A MAJOR BUILDING STANDARD BELOW.

Published


- NZS 1170.5: 2004 *Structural design actions, Part 5: Earthquake actions – New Zealand* was published in December 2004. It provides procedures for the determination of earthquake actions on structures in New Zealand. It gives the requirements for verification procedures, site hazard determination, the evaluation of structural characteristics, structural analysis for earthquake action effects, the determination and limits for deformations and the seismic design of parts of structures. Appendices cover aspects of ultimate limit state design and the requirements for material-specific structural design standards that can be used in conjunction with NZS 1170.5. Its publication completes the 1170 series of Standards for New Zealand. The other members of the series are AS/NZS 1170.0: 2002 *General Principles*, AS/NZS 1170.1: 2002 *Permanent, imposed and other actions*, AS/NZS 1170.2: 2002 and AS/NZS 1170.3: 2003 *Wind actions*. In Australia AS 1170.4 will be the earthquake actions part, but this has not yet been published.
- The companion commentary 1170.5: 2004 Supp. 1 *Structural design actions, Part 5: Earthquake actions – New Zealand Commentary* was also published in December. It provides background to the various provisions in NZS 1170.5: 2004, suggests approaches that may satisfy the intent of the Standard and, for some provisions, describes differences between this and previous editions of the Standard. References are provided for further reading and these are given at the end of each section of the Commentary.
- The 1170 series has been prepared with the intention that it will replace NZS 4203 as the New Zealand Building Code Verification Method for determining and applying the design actions for buildings.

Keeping up to date


- To ensure you receive all SNZ new product information, details on Standards that have been withdrawn, special offers and company news, please subscribe at the 'Keep me up to date' section on the SNZ website.

Purchasing details

If you would like to purchase any products from SNZ you can visit their Web shop at shop.standards.co.nz or contact SNZ sales on ph: 0800 735 656, fax: (04) 498 5994 or email

 snz@standards.co.nz

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





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, Kelburn Campus: Gate 1, Student Union Building, 1 Kelburn Parade, PO Box 12337, Wellington.
Pipitea Campus: Ground floor, Rutherford House, 23 Lambton Quay, PO Box 12337, Wellington.

 www.vicbooks.co.nz/dbh/

 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. 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.

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: 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: preparing for publication

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

Clause F6, Lighting for Emergency

Stage: rewritten/preparing for publication

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: analyse public comment

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

Determinations issued

To date, 20 Determinations have been issued this year, all on weathertightness matters. The following are summaries of two Determinations issued recently.

Determination 2004/81

House 64, Issued 22 December 2004

In this case the owner disputed the TA's decision not to issue a building consent and applied for a determination. The application was referred to the Chief Executive of the Department of Building and Housing to determine whether monolithic cladding without a cavity on the proposed house would comply with the external moisture requirements (E2) and durability requirements (B2) of the Building Code.

House Design

The proposed building is a single-storey house in a medium wind zone with a relatively complex shape. The exterior will be fibre-cement weatherboard and monolithic cladding, with no junctions between the 2 types of cladding. This house is a low-risk building.

Submissions/Reports

Submissions were received from the TA and the owner. Extensive information on the polystyrene-backed cladding was provided by the manufacturer who consequently later became the owner's agent.

The information received showed that the proposed house has:

- eaves overhangs of at least 600 mm to most of the walls so that significant areas of wall have some effective shielding from rain
- external timber decks attached to the external framing, but not built over habitable space
- three valley gutters
- several wall/roof intersections
- some face-fixed fibre-cement weatherboard cladding with no drainage cavity
- some face-fixed polystyrene sheet cladding incorporating drainage grooves on the rear face of the sheets
- external walls that are constructed from timber treated to the equivalent of H1.2, which provides some initial protection from decay should it absorb and retain moisture
- been designed and documented in detail which assists in assessing the building for consent purposes and provides some assurance that it can be built to comply with the Building Code.

Decision

The Chief Executive found that the house was carefully designed and, if built in accordance with the documents submitted with the application for building consent, will comply with the requirements of clauses B2 and E2 of the building code as an alternative solution. The territorial authority's decision to refuse to issue a building consent was reversed.

Determination 2005/14

House 12, Issued 11 February 2005

The owner of the property disputed the TA's decision not to issue a code compliance certificate and applied for a determination. The application was referred to the Chief Executive of the Department of Building and Housing to determine whether 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 4-year-old two-storey house in a high wind zone. The house is a fairly complex shape with roofs at two main levels having hip and valley junctions. A large balcony has been constructed over living areas in addition to two other upper level balconies.

Apart from the bay window projection where the fascia is fixed directly to the cladding, the house has 600 mm wide eaves. All external walls are monolithic clad. The house is a low- to medium-risk building.

Submissions/Reports

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

The expert did not find any elevated moisture readings at the property, however defects were evident in some areas of the house which, if not remedied, will eventually allow the ingress of moisture behind the cladding. These were:

- the lack of vertical or horizontal control joints as required by the manufacturer's instructions
- the lack of a 5 mm gap required between the window and door sill flashings and the cladding
- the lack of drip moulds on the cladding above the raking window heads along the north elevation

- the insufficient ground clearance at some locations to the base of the cladding above the first-floor level balcony decks
- the timber fascia above the bay windows being installed directly against the cladding and buried into the plaster
- the downpipes discharging onto the decks in a way that channels water onto the cladding.

Compensating factors were found to assist the performance of the cladding. They were:


- generally, the cladding appears to have been installed according to good trade practice
- the exterior windows and doors have effective flashings
- there is no moisture evident in the external wall cavities.

Decision

The house was found to be weathertight and therefore compliant with clause E2. Due to the number of defects to be remedied, the Chief Executive could not be sure that the house will remain weathertight, and therefore will not meet the durability requirements of clause B2 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 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

WELTEC

This qualification has been endorsed 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 offering a shorter course, the Diploma in Building Surveying, for 2005. People enrolling in the WelTec diploma will be able to have their study cross credited to the National Diploma in Building Controls next year.

WelTec Diploma in Building Surveying (four modules required to complete)

Along with the normal course of study there is also an accelerated assessment option for all modules. This is a fast-track option that gives you course materials and tutorial assistance but no seminars, and lets you move straight to assessment.

BS001 Office Practice

(Available now for enrolments)

Effectively manage the administrative tasks associated with the role of building inspection through development of computing and office administration skills.

Cost: \$490.00 inc GST

(accelerated assessment \$380.00 inc GST)

BS002 Building Control

(Starting in July 2005)

Understanding and knowledge of the law as it relates to building controls. Develop your ability to perform as an effective Building Official.

Cost: \$1750.00 inc GST

(accelerated assessment \$1640.00 inc GST)*

BS003 Residential Construction (Non-Specific Design)

(Starting in October 2005)

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.

Cost: \$1050.00 inc GST

(accelerated assessment \$940.00 inc GST)*

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

BS004 Professional Practice

(Starting in December 2005)

Integrating technical knowledge and skills with knowledge of the legal and professional environment. Develop your skills in problem solving, critical thinking, communication, and negotiation.

Cost: \$869.00 inc GST

(accelerated assessment \$759.00 inc GST)


Full WelTec Diploma (four papers – all papers cross credit to new National Diploma): \$4,200.00 inc GST (accelerated assessment \$3,700.00 inc GST)

Enrol now

You can enrol in the full WelTec Diploma programme, individual modules, or apply for WelTec accelerated assessment. In all cases your completed modules can be cross-credited to the new National Diploma in Building controls in 2006. Enrolment forms can be downloaded from WelTec's website at

 www.weltec.ac.nz/enrolhow.htm


You can also request enrolment packs by phoning

 **freephone 0800 935 832.**

If you would like further information before you enrol please visit the programme website on

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

For more information contact

 **Mike Brannigan, Programme Leader, WelTec**
(04) 9202 454

 michael.brannigan@weltec.ac.nz

BUILDING ACT SEMINAR SERIES

The Department of Building and Housing will brief industry on the Building Act 2004 through a nationwide seminar series run in association with BRANZ Ltd. The seminars will take a 'what you need to know' approach to the Act and will offer a practical guide to the new legislation.


Dates and venues

The seminar series runs from 28 February to 22 April 2005 in 32 centres nationwide. See *Newsline* for more information.

Enquiries

To register your interest, contact Gail King, Seminar Coordinator, BRANZ Ltd, on

 gailking@branz.co.nz

 **(04) 237 1170**

STANDARDS NEW ZEALAND

Seminar series – Risk management

Standards New Zealand, the national Standards body, will be running a seminar series on their new *risk management* Standard (AS/NZS 4360: 2004) in March 2005.

The seminars will cover all aspects of the Standard and discuss how it can be applied to all businesses, large or small. This includes a description of the key steps offered in the Standard which are:

- establishing the context
- identifying the risks
- analysing the risks
- evaluating the risks
- treating the risks
- monitoring and reviewing
- communicating and consulting.

These are all stages that any businessperson can relate to, whether their business is manufacturing, service or sales based.

For information on dates and venues contact SNZ (see below).

Wellington: 14 March.

Auckland: 16 March 2005.

Seminar series – Standards for determining loads on structures

This informative seminar will introduce the new 1170 series, which has been developed to replace the previous loading series – NZS 4203.

These new structural loading Standards are joint Australian/New Zealand Standards, with the exception of Part 5, which is New Zealand only and deals specifically with seismic activity. There have been significant changes to this fundamental Standard which will be of relevance to all civil and structural engineers, as well as territorial authorities.


This seminar series is currently planned for late April 2005. For further information on dates and venues please email

 seminar@standards.co.nz

 **or call Helen Graeve on**
(04) 498 5905

Seminar registration and information

For registration, dates, locations, prices and further information

 **freephone 0800 735 656**

 seminar@standards.co.nz

Learning curve continued

BRANZ CONSTRUCTION INDUSTRY TRAINING ENTERPRISE (CITE)

Weathertight Design

This course is designed to provide those with the skills necessary to design and/or assess alternative solutions for weathertightness against the New Zealand Building Code performance requirements for E2 External Moisture. It will cover the theory behind the solutions and how this may be applied to real building situations.

Dates and venue

Christchurch: Week 1: 7 to 11 March,
Week 2: 11 to 15 April 2005.

Auckland: Week 1: 2 to 6 May,
Week 2: 13 to 17 June 2005.

Wellington: Week 1: 16 to 20 May,
Week 2: 4 to 8 July 2005.

Cost per person is \$4,500.00 inc GST.

Building Compliance for IQPs

This three-day course will provide those who are gaining, or already have, the technical skills or qualifications to be an IQP with a knowledge and understanding of the building controls regime, roles and responsibilities and compliance schedules. This course has been revised to reflect the changes of the Building Act 2004 and will endeavour to highlight changes that may affect IQPs when the licensing of building practitioners comes into effect.

Dates and venues

Christchurch: 5 to 7 April.

Auckland: 18 to 20 April 2005.

Cost per person is \$1,350.00 inc GST.

Building Controls

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. This course has been revised and updated for 2005 to reflect the changes in building controls brought about by the passing of the Building Act 2004. It is for those working as a building official or private building certifier, and those planning a career in building controls.

Dates and venues

Auckland: Week 1: 23 to 27 May,
Week 2: 20 to 24 June 2005.

Cost per person is \$2,812.50 inc GST.

General enquiries

Early-bird discounts are available on all courses.

For more information about courses:

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

✉ branzcite@branz.co.nz

📞 Fiona McColl, CITE Education Officer,
(04) 238 1291

CONSTRUCTION INDUSTRY BEST PRACTICE IN PROCUREMENT SYMPOSIUM

Construction Industry Best Practice in Procurement

The Centre for Advanced Engineering, in association with the Construction Industry Council and supported by Building Research, will be holding a one-day symposium in May on "Construction Industry Best Practice in Procurement".

Date and Venue

17th May 2005 at Te Papa, Wellington.

For further information see

📧 www.caenz.com

BARRIER FREE NEW ZEALAND TRUST – TRAINING COURSES

These two-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 courses will be held on:

Date 2005	Locations
7-8 April	Ellerslie Novotel Hotel 72-112 Greenlane Road East Auckland
12-13 May	Latimer Hotel Christchurch

Cost

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

Enquiries

Enquiries can be made to Glenda Greenough, Administrator, Barrier Free NZ Trust.

📞 (04) 915 5848/(04) 499 0725

✉ seminar@barrierfreenz.org.nz



**Barrier Free
NEW ZEALAND
TRUST**

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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Subscriptions and general enquiries

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Ph (04) 471 0794

Fax (04) 471 0798

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📧 www.dbh.govt.nz

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