



codewords

TimberSaver boron treated framing: what it is, the Department's accreditation and its conditions of use

What is TimberSaver boron framing timber?

The product is treated kiln-dried radiata pine framing in sizes up to 290 x 45 mm.

It is produced with a distinctive orange colour and imprinted at 1.5 metre centres along one face or edge with the words 'TIMBERSAVER BORON' and identification of the treatment plant (eg, TDC Sawmills).

The preservative used is a liquid boron formulation, known as PROTIM TimberSaver™ produced by Osmose New Zealand (see contact overleaf).

The treatment process is a departure from the usual 'full sapwood penetration' processes used in other boron treated framing described in NZS 3640: 2003 Chemical Preservation of Round and Sawn Timber. The preservative, in a glycol solvent formulation, is deposited in at least the outer 3 mm of the timber and is designed to be carried into the timber with water in the event the timber becomes wet.

The preservative formulation is sprayed or dipped onto the timber at a prescribed application rate and resists limited exposures to both fungal decay and insect attack.

The timber can be safely handled with the same precautions recommended for most framing timber. The TimberSaver preservative is a legal existing substance under the Hazardous Substances and New Organisms Act 1996.

Does it comply with requirements of the New Zealand Building Code?

The product, as produced at certain nominated treatment plants, is accredited for use by the Department of Building and Housing. This means it is deemed to comply with particular performance requirements of the Building Code, provided it is used as stipulated in the Certificate of Accreditation – in other words, provided it is used strictly in accordance with the appropriate Appraisal.

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TimberSaver boron treated framing: what it is, the Department's accreditation and its conditions of use *continued*

There are Appraisals for product produced at each of the nominated treatment plants. Refer to www.building.dbh.govt.nz/e/uploads/accreditations.php to view the accreditations and to download various Appraisals.

The product is accredited for use where H1.1 and H1.2 timber is required under NZS 3602: 2003.

Appraisal

The Appraisal is the key document and the Department's endorsement is conditional on the Appraisal being followed. If you intend using the product, ensure you download the Appraisal and are fully conversant with its scope and conditions of use.

Exposure to the weather

A particularly important construction phase requirement is that the product is not exposed to the weather for longer than 2 months, including during storage, transport and construction. If a building project is unable to have the framing closed in during this period, other more suitable types of timber framing must be used.

This 2-month exposure period includes any time that the product is left exposed to the weather off-site, in such locations as the timber merchant's or fabricator's yard. Timber merchants and fabricators need to be aware of this requirement and, if asked, provide evidence as to how the product has been stored while in their care.

Who specifies its use?

Designers must stipulate in building consent documentation the type and level of timber treatments and their locations. If TimberSaver boron treated framing is to be used, it must be specified by the designer and approved by the building consent authority prior to the work proceeding.

As the product has been accredited for use by the Department, the building consent authority must accept its use, but only when used within the scope and conditions of the appropriate Appraisal.

How must it be used on site?

TimberSaver boron treated timber is similar to most treated framing timbers in the way it must be protected after treatment, and before it is closed in on site. Builders must organise the sequence of work carefully so that timber frames in general are stood in place as soon as they are delivered or made up on site. The work must then proceed quickly to protect the frames from the weather.

Most preservative treatments for framing timber are 'non-fixed' in that they will leach with prolonged exposure to the weather. Where TimberSaver boron treated framing is used, exposure to the weather is strictly controlled by the conditions in the Appraisal.

Particular conditions of use of TimberSaver boron treated timber as noted in the Appraisal include that the timber:

- must be stored under cover and clear of the ground
- must not be exposed to the weather for longer than 2 months, including all periods of storage, transportation and construction
- must have cuts at angles greater than 45 degrees from square and bored holes greater than 25 mm diameter, liberally coated on site with brush-on PROTIM FrameSaver
- must be site treated as described above where machining, rebating, notching, ripping or planing of surfaces occurs
- can only be used where the in-service moisture content is 20 percent or less and the timber is not exposed to the elements or subject to regular wetting.

Manufacturer support

Osmose New Zealand provides safety data sheets for the product entitled PROTIM TimberSaver treated radiata pine, dated July 2003, which are available at the point of sale or directly from Osmose New Zealand. Phone 0800 78 70 70.

Technical Reviews of territorial authorities and private building certifiers: Summary of Findings 2003 – 2004

Until the end of 2004, technical reviews of territorial authorities (TAs) and private building certifiers were carried out by the Building Industry Authority (BIA) under the Building Act 1991. In late 2004, this function was transferred to the Department of Building and Housing.

Between June 2003 and December 2004, the BIA conducted technical reviews of 11 TAs and six private building certifiers. The aim of these technical reviews was to work collaboratively with organisations to identify performance issues and any improvements required to address such issues. The reviewed organisations represented the range of small, medium and large, rural and urban TAs and private building certifiers providing regulatory building control services in 2003 and 2004.

The Summary of Findings report is a snapshot of the key findings of the 2003 and 2004 technical reviews of TAs and private building certifiers. The report is based on comprehensive individual technical review documents on the building control services in each reviewed organisation.

The Summary of Findings report reveals some improvement in a number of areas and several best practice initiatives have been developed and implemented.

For example, several TAs have improved scheduling for building inspections, enabling more time to be spent on-site and better assessment of potential weathertightness compliance issues.

Overall, the Technical Review team found room for continued improvement in three main areas: technical skill levels, technical systems and processes, and administrative issues. There is a need to address issues relating to the overall skills of those involved in regulatory building control. For example, organisations need to ensure staff have the technical competence to operate in a rapidly changing regulatory environment.

Another area where the potential for improvement was found relates to technical regulatory building control processes. For example, organisations must ensure adequate assessment and documentation of alternative solutions is undertaken.

Finally, a small number of administrative issues were identified, in the Summary of Findings report.

The building consent authority (BCA) accreditation and registration regime will bring about significant changes to regulatory building control in New Zealand; however, many of the findings outlined in the Summary of Findings report remain relevant and these issues may need to be addressed before achieving accreditation as a BCA. Prospective BCAs may wish to consider the issues identified in this report and use this information in their preparations for the BCA accreditation regime.

Copies of the Summary of Findings report are available under 'what's new' at www.building.dbh.govt.nz. Hard copies are also available and can be requested from the Department by telephoning 0800 242 243.

New weather-tightness requirements effective 1 July 2005

Effective date and transition arrangements

The transition period for changes to the Weathertightness Acceptable Solution for Clause E2 External Moisture of the Building Code, E2/AS1, also known as the 'Weathertightness Solution', is over. Announced in June 2004, the changes became effective on 1 July 2005.

For those applying for a building consent on or after this date, the changes may affect their project. The Department advises them to talk to their designer or architect to make sure the new weathertightness practices have been considered before a building consent application is filed.

With the introduction of the Building Act 2004, code compliance certificates are based on the consent documentation or, if the consent was issued prior to 31 March 2005, on the Building Code as it applied at the time the consent was issued. Accordingly, the previous version of E2/AS1 remains relevant for those situations where building consents were issued based on its provisions.

Certificate for public use effective 21 July 2005

New Building (Forms) Amendment Regulations (No 2) 2005 have been gazetted and came into force on 21 July 2005. The regulations prescribe two new forms required for the application and issue of certificates for public use (CPU). Section 363A of the Building Act 2004, inserted by the Building Amendment Act 2005, provides that a CPU may be issued for public premises (or part) affected by building work if the territorial authority concerned is satisfied that the premises (or part) can be safely used by members of the public. This is likely to require some form of inspection.

The new forms are:

- Form 15 Application for Certificate for Public Use
- Form 16 Certificate for Public Use.

Owners, occupiers or people who control the premises, or their agent, must apply for a CPU using Form 15. A CPU can be issued by the relevant territorial authority only on Form 16.

The regulations also make minor alterations to the following forms.

- Form 1 Agreement between residential property developer and purchaser.
- Form 12 Warrant of Fitness (to include agents).
- Form 14 Application for determination.

The Department clarifies how the Certificate for Public Use is intended to be applied below.

Section 363 of the Building Act 2004 makes it an offence to use or permit to be used public premises that are affected by building work before a code compliance certificate (CCC) is issued

and without a CPU having been issued. Section 363 only applies to the part of a premises that is intended for public use and it only applies to that part of the public premises that is affected by building work. A CPU allows members of the public to use parts of public premises affected by building work before a final CCC is issued. A CPU is a statement by the TA that it is safe to use the area of the public premises affected by building work. Important points include the following.

- A CPU is not required for use of the parts of the premises that are unaffected by building work.
- CPUs can be used as an alternative to staged or separate building consents for large building projects.
- In order for a TA to issue a CPU, building work would need to have been started and the premises inspected by a TA.
- A CPU must be applied for and issued using the form prescribed in regulations.
- A CCC must be obtained on completion of the building work.
- The regulations are available from the Building Act website. Prescribed forms will shortly be published in an alternative format in the 'Forms' section of the Building Act website.

For further information on these safety measures, please see the leaflet *New safety measures for premises intended for public use (section 363)*. This is available in hard copy, or as a PDF on the Building Act website www.building.govt.nz

Correct timber treatment for enclosed skillion roofs

Note: The version of this article, including its figures, as printed in the June 2005 issue of *Codewords* contains some errors. The correct version is shown here. We apologise for any inconvenience caused.

The Department is aware that there are still problems with incorrect treatments being installed in skillion framing. Treatments proposed to be used in building work need to be shown on the plans and specifications and this is something that needs to be carefully checked by building consent authorities before any consent is issued.

However, we still field a number of calls from builders on site querying what is required or who have been told to replace incorrectly treated timbers in roofs already built.

NZS 3602: 2003 is the relevant Standard cited in the Department's B2 Compliance Document. The requirements for skillion roofs are clearly given in NZS 3602, as are those for enclosed flat roofs. A 'flat roof' is defined in the Standard as one that has a pitch of less than 10 degrees. 'Skillion roofing' is also defined in the Standard with a skillion roof being one type of enclosed roof.

If your roof is a skillion that also happens to be flat then you must look at the requirements for both and either use the higher treatment set out in the Standard or some other method that complies with clause B2 of the Building Code. Table 1D in NZS 3602 (part table copied below with the kind permission of Standards New Zealand) gives the requirements in each case. You will note that 'Ref No 1D.2' requires enclosed flat roofs to be treated to H3.1 whereas 'Ref No 1D.3' requires skillion roofs to be treated to H1.2. Therefore, if you have a flat skillion roof the required treatment is H3.1.

Extract from Table 1D of NZS 3602

TABLE 1 – REQUIREMENTS FOR WOOD-BASED BUILDING COMPONENTS TO ACHIEVE A 50-YEAR DURABILITY PERFORMANCE

Ref No.	Wood-based building components	Species or type	Grade or Standard ref.	In-service moisture range %	Level of treatment to NZS 3640 or AS/NZS 1604	See clause
D Members protected from the weather but with a risk of moisture penetration conducive to decay (see section 109)						
Roof Members (in or associated with)						
1D.2	Enclosed flat roof framing and associated supporting members	Radiata pine	Structural grades	20% or less	H3.1	102.6
1D.3	Enclosed skillion roof framing and associated members	Radiata pine	Structural grades	20% or less	H1.2	102.6
		Douglas fir	Structural grades		H1.2	
		Larch	Structural grades		None	
		Cypress species	Structural grades heart		None	
Structural grades sapwood	H1.2					

Publications update

NEW E2/AS1 AND E2/VM1

The new weathertightness Compliance Document (containing E2/AS1 and E2/VM1) became effective on 1 July 2005. The version of the document that took effect being Amendment 2. Earlier versions were made available for guidance only but had no official status. Amendment 2 differs from those earlier versions by:

- removing reference to approved applicators from the requirements and placing it under comment
- amending the metal roofing span tables and including the use of 0.4 mm steel
- reorganising existing information for clarity and extending references where further information is considered helpful
- easing existing limits where appropriate, such as removing references to weathertightness experts and roll formed barge flashings, adding wider use of soft edge flashings, providing lower risk assessment for walls with two claddings, and easing requirements for 50-year durability for some flashings to align with New Zealand Building Code Clause B2 Durability
- making adjustments to align more closely with industry practice, especially around roofing practice and window details.

The new Compliance Document is available free on the Department's website at www.building.dbh.govt.nz. Alternatively, it can be purchased in several formats from Victoria University Bookcentre (phone 0800 370 370, or visit www.vicbooks.co.nz).

FURTHER RELEASE OF STRUCTURAL PRACTICE ADVISORIES

The Department has recently published an amended issue of structural Practice Advisories 1 to 6. These were initially published in December 2004 to address poor practice related to structural design and construction. These advisories have been available on the Department's website and a limited number were issued in hard copy earlier this year. In response to concern that the message had not been received widely enough by the sector, a much larger distribution of hard copies will occur. The reissue incorporates some minor improvements to the text and references.

The Department will issue further Practice Advisories from time to time in response to emerging concerns on any aspect affecting the compliance of buildings with the Building Code. A new structural Practice Advisory on Grade 500E reinforcement is due to be published shortly.

NEW RISK MATRIX GUIDANCE DOCUMENT

To support the risk management-based approach that underpins the E2 Compliance Document, the Department has also developed a new Risk Matrix guidance document. The Risk Matrix guidance document will be of particular interest to, and will provide guidance for, those involved in building design and weathertightness compliance.

The Department has printed 10,000 copies of the guidance document and these have been mailed out to associations and stakeholders.

The guidance document can be downloaded from the weathertightness section of the Department's website. If you would like a hard copy, please call the Department on 0800 242 243 to obtain one.

For more information, contact the Department of Building and Housing on 0800 242 243, or visit our website at www.building.dbh.govt.nz

EFFECTIVE DATE, TRANSITIONAL ARRANGEMENTS AND PUBLICATION OF COMPLIANCE DOCUMENT FOR BUILDING CODE FIRE SAFETY CLAUSES

The Department has published the amendments to the Compliance Document for the Building Code Fire Safety Clauses.

NEW AMENDMENT TO C/AS1

The Acceptable Solution C/AS1 has been amended. Amendment 4 will become effective on 1 October 2005. The amendments include changes in respect of:

- minimum fire ratings
- safety in early childhood centres
- citing of three recently amended New Zealand Standards.

These changes include the following.

1. Referencing of the 2003 editions of:
 - NZS 4512 Fire detection and alarm systems in buildings
 - NZS 4515 Fire sprinklers systems for residential occupancies
 - NZS 4541 Automatic fire sprinkler systems.
2. Reformatting Table 4.1 (Fire Safety Precautions) to specify different F ratings for each Fire Hazard Category where deemed necessary.
3. Reformatting Table 4.1 to more clearly indicate where fire sprinklers are required. If there is an option to omit fire sprinklers, the table provides additional F ratings and fire safety precautions.
4. An increase in fire ratings where deemed necessary, as a result of recent research into the results of fire resistance tests and the comparison to 'real fires'.
5. Other than in specific circumstances, the use of 15/15/15/ rating has been discontinued.

6. The treatment of 'small areas' of FHC 4 has been clarified.
7. Identifying early childhood centres as separate from other day care centres and defining the use as FHC 2.
8. Specifying the requirements for early childhood centres in respect of smoke detection and means of escape.

The effective date of the amendments is 1 October 2005. Until 1 October 2005 the current version of the Compliance Document for the Fire Safety Clauses will remain in force.

The new Compliance Document is available free on the Department's website. Alternatively, it can be purchased in several formats from Victoria University Bookcentre (phone 0800 370 370 or visit www.vicbooks.co.nz).

For more information, contact the Department of Building and Housing on 0800 242 243, or visit our website at www.building.dbh.govt.nz



WHERE TO GET COMPLIANCE DOCUMENTS

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

Victoria University Bookcentre, Gate 1, Student Union Building, 1 Kelburn Parade, PO Box 12337, Wellington.

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

Operations group work in progress

THE PUBLICATION PROCESS FOR:

BUILDING CODE CLAUSES

1. Identify need for Clause change
2. Departmental analysis of options for change
3. Prepare proposal for public consultation
4. Public consultation
5. Consider comments received from consultation
6. Prepare Cabinet paper seeking approval of proposed change including consultation with other relevant government departments
7. Prepare drafting instructions for Parliamentary Counsel to draft regulations to make the change
8. Submit draft regulations to Cabinet for approval
9. Regulations made by Governor-General

COMPLIANCE DOCUMENTS

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

Clause B1, Structure – concrete construction

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). Citation of Amendment 1 to NZS 3109.

Stage: prepare for publication

Clause C, Fire Safety – minimum fire ratings

Stage: completed

Amendment to the Acceptable Solution C/AS1 which proposes increases to the minimum fire ratings required. Now available from Vicbooks (see page 7).

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

Stage: completed

Amendment to Acceptable Solution C/AS1 regarding fire safety precautions and escape methods in buildings where young children may sleep. Now available from Vicbooks (see page 7).

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: completed

Amendment 2 now available from Vicbooks (see page 7).

Clause F3, Hazardous Substances and Processes

Stage: prepare information for public comment

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

Clause F4, Safety from Falling

Stage: final draft going through the regulation approval process

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

Clause F6, Lighting for Emergency

Stage: public consultation

Amendments to the Code Clause and Compliance Document.

Clause G6, Airborne and Impact Sound

Stage: analyse public comment (delayed until last quarter of 2005 by Code review)

A complete review of the Code Clause and its Compliance Document. Proposals contain new methods for measuring sound and new criteria for protection from environmental sound.

Clause G6, Airborne and Impact Sound – classroom acoustics

Stage: analyse public comment (awaiting Code review of main Clause G6)

Amendments to the Code Clause and its Compliance Document.

Clause G14, Industrial Liquid Waste

Stage: final draft going through the regulation approval process

Amendments to Code Clause and Compliance Document: G14/AS1 and G14/VM1 altered, and a new Verification Method G14/VM2 for Foul Water: On-site disposal.

Clause H1, Energy Efficiency

Stage: preparation for public comment on implementation date

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

Determinations issued

To date, 112 Determinations have been issued this year. The following are summaries of two Determinations issued recently.

Determination 2005/94

House 84, Issued 16 June 2005

In this case the owner disputed the council's decision not to issue a code compliance certificate for 5-year-old additions to a house and a separate garage ('the additions'), unless changes are made to their monolithic cladding systems to comply with the external moisture requirements (E2) and durability requirements (B2) of the Building Code.

The building work

The building work comprises additions at two separate locations to an existing single-storey house, and an end addition to a single-storey garage, both situated on a sloping site in a high wind zone. The house is of conventional light timber frame construction on a piled timber framed floor, with both the new and the existing external walls lined with new monolithic cladding. The resulting house is of a relatively simple shape with the pitched roof having valley junctions. The eaves have 600 mm and 1200 mm wide projections and, apart from the rear of the house, the verges have 400 mm wide projections.

Submissions/reports

The owner provided extensive information with their application. The territorial authority did not make a submission. An independent expert undertook an inspection of the building work. This report was reviewed by the Department's staff and provided to the parties.

Discussion

Key items were examined, which included the design of the building, the surrounding environment, the design features that are intended to prevent the penetration of water, the cladding system, its installation, and the moisture tolerance of the external framing.

Investigation found that the cladding appears to have been installed according to good trade practice and to the manufacturer's instructions, with no areas of concern. It can therefore be considered to be effective in preventing the penetration of moisture.

The performance of the cladding, despite the lack of a cavity, is assisted by a number of factors.

- The cladding appears to have been installed according to good trade practice.
- The house and garage are single storey and of relatively simple shapes.
- The house has eaves and verge projections that afford good protection to the cladding under them.
- There are no balconies.
- The external wall framing is likely to be treated to a level that is able to resist decay if it absorbs and retains moisture.
- There is no moisture evident in the external wall cavities at this time.

Decision

The house is weathertight now and therefore the cladding complies with Clauses E2 and B2 of the Building Code. The territorial authority's decision to refuse to issue the code compliance certificate was reversed.

Determination 2005/108

Issued 22 July 2005

This application arose from the refusal by the territorial authority to issue a code compliance certificate for a 1-year-old house because it was not convinced the cedar weatherboards would perform adequately to satisfy the external moisture requirements (E2) and durability requirements (B2) of the Building Code.

House design

The building work is a single-storey detached house, situated on a flat site, which has been calculated as being in a medium wind zone. The external walls are of conventional light timber frame construction built on a concrete floor slab and sheathed with cedar weatherboards. The house is of a simple shape, with a pitched roof with gable ends. Apart from the fascias, there are no eaves and minimal verge projections to one end wall. A colonial style 1600 mm wide veranda protects the other three walls.

The cladding system is imported cedar weatherboard secured with stainless steel divergent staples to vertical H3.1 treated battens that are fixed over a 'Pauloid' building wrap to form a 20 mm cavity. The building wrap is laid over a 9 mm H3 plywood substrate that is fixed directly to the framing.

Submissions/reports

Both the owner and the territorial authority made substantial submissions and provided additional information throughout the course of the application.

Determinations issued

Discussion

Generally, the cladding appears to have been installed according to good trade practice, but there are some areas of concern.

- The vermin proofing of the drained cavity.
- The re-fixing of one board above the windows.
- The application of a bead of sealant to the edge of the window and door jamb scribes.
- The application of an additional coat of sealer to the weatherboards.

The factors that assist the performance of the cladding are that the:


- cladding generally appears to have been installed according to good trade practice
- house has wide veranda projections to three elevations that provide excellent protection to the cladding below them
- house has cladding with a drained and ventilated cavity between it and the wall framing.

However, because the cladding faults on the house are likely to allow the ingress of moisture in the future, the house does not comply with the durability requirements of Clause B2.

Decision

The house is weathertight now and therefore the cladding complies with Clause E2. However, as a number of items need to be remedied to ensure it remains weathertight and thus meet the durability requirements of the Building Code, the house does not comply with Clause B2. The territorial authority's decision to refuse to issue the code compliance certificate was confirmed.

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

 www.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:

Programme Leader, Michael Brannigan on

☎ (04) 9202 454 or email

@ michael.brannigan@weltec.ac.nz



New qualifications for building officials

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

Get started in 2005

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

What is involved?

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

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

BS 001 Office Practice

(Available now for enrolments)

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

BS002 Building Control

(Available now for enrolments)

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

BS003 Residential Construction

(Non-specific Design)

(Starting in October 2005)

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

BS004 Professional Practice

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

Fees

All fees are GST inclusive.

The fees for 2005 are as follows.

Full WelTec Diploma (four papers – all papers cross-credit to new National Diploma)	\$ 4,200
Individual modules:	
BS001 Office Practice	\$490
BS002 Building Control	\$1750*
BS003 Residential Construction	\$1050*
BS004 Professional Practice	\$869

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

Enrol now

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

☎ www.weltec.ac.nz/enrolhow.htm

You can also request enrolment packs by phone

☎ 0800 935 832

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

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

WELTEC ACCELERATED ASSESSMENT OPTION

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

For further information, contact:

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Learning curve continued

BRANZ CONSTRUCTION INDUSTRY TRAINING ENTERPRISE (CITE)

Access, Egress and Barriers

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

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


Dates, venue and cost

Auckland: 30 August–1 September 2005

Cost per person: \$1,350 inc GST

Early-bird discounts are available on all courses.

For more information about courses

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

 branzcite@branz.co.nz

Marie Munro, CITE Administration Officer on

 (04) 237 1171 ext 714

BARRIER FREE NEW ZEALAND TRUST – TRAINING COURSES

Reasons to attend

These 2-day seminars are designed to raise people's awareness and understanding of the issues for people with disabilities. They provide up-to-date information about building legislation in New Zealand and the access requirements for people with disabilities.

The courses are aimed at building control officers, building certifiers, IQPs, Barrier Free Advisors, architects, designers, developers, building owners or property managers, and those seeking qualifications as a Barrier Free Advisor (BFA).

Dates, venues and cost

The next seminars will be held on

12-13 September 2005 in Westport, and

10-11 November 2005 in North Shore, Auckland.

The 2-day courses cost \$337.50

(including GST).

This includes a copy of *Barrier Free NZ Trust Resource Handbook for Barrier Free Environments*.

Enquiries

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

 (04) 915 5848/(04) 499 0725

 seminar@barrierfreenz.org.nz



**Barrier Free
NEW ZEALAND
TRUST**

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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