straight up

THE MAGAZINE OF THE BUILDING OFFICIALS' INSTITUTE OF NEW ZEALAND

MARCH 2015

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Proposed NZMRM Systems Warranty Initiative

Sir Ian Athfield (15 July 1940- 16 January 2015)

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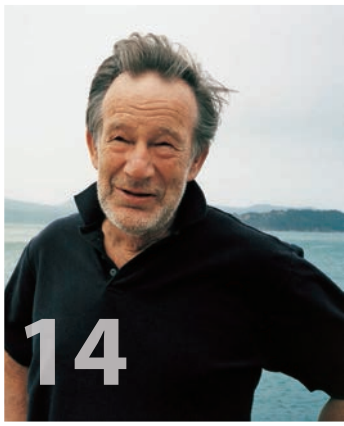


From The CE
Risk Based Consenting:
Could Be The New Weathertight Drama

There is one thing for certain in the building and construction field; ill-considered legislation has the ability to destroy people's lives.

I have been in this role for just on four years now, and I am continually amazed at how certain sectors of the construction environment advocate for shortcuts, reduced compliance, and improved profitability at the expense of their customers expected building outcomes. Where has ethics and customer service gone in a significant percentage of the building and construction sector.

In our December 2014 Straight Up, our President Stu Geddes talked about the intergenerational impact of the Leaky Building debacle on our society. For how much longer are we going to put up with appalling building practices by elements of the design and building sector who have no regard for or want to understand the building code? There are good practitioners in both disciplines providing good service and quality outcomes, but a significant, vast majority "don't do it right."

Time and again the feedback from our building surveyors is that our building and construction sector is less motivated than it needs to be, and we can't afford to take risks with generalised and non-prescriptive legislation to satisfy a noisy few cowboys.

Over recent weeks I have been fortunate enough to attend a number of meetings where officials have been reviewing the option of opening the doors to allow Risk Based Consenting. There is no doubt in my mind Risk Based Consenting has a place, but at the moment, only for a select few highly geared and professional companies who operate quality processes. Generally speaking, these companies are known to BCA'S and have good operational track records. These companies;

- Employ good site control systems and personnel
- Focus on engaging qualified staff
- Have good QA Systems
- Have financial capacity to operate in a professional and quality based way
- Have good technical support and access
- Appreciate and encourage audits.

This tells me we already have a system in place that responds and rewards high achievers, and that we may be legislating for legislation's sake. Let's let the professionals in Building Surveying and Building Controls do their job, provide access to good operators to work in a less controlled environment, and not open the floodgates of Risk Based Consenting to the cowboys.

Light Steel Framing gaining ground in the building industry

Over the last five years the demand for steel frames and trusses has been progressively growing on the back of its specification by a growing number of Builders who have successfully promoted the benefits of steel frames and trusses to Home Owners.

If you mention steel-framing to the growing number of people who are "in the know" you are likely to hear words like durable, stable, non-absorbent, fire-resistant, recyclable and healthy tip off the tongue. However, evolutionary is now also a word that is increasingly being mentioned.

FRAMETEK is currently in the process of trialling a new factory-installed thermal break and water resistant building wrap offer that could provide its customers with a Council approved "closed in" solution on pre-fabricated steel frames & trusses.

The proposed system uses the Mammoth Therma Break and Solitex Extasana "Dry as a Bone" product and is quick and cost effective, offering real productivity advantages for one storey dwellings.

- The Mammoth Therma Break product is designed to act as a thermal break, whilst also contributing to the overall thermal performance of the house
- The Solitex Extasana "Dry as a Bone" product is a water resistant building wrap
- FRAMETEK is in the process of developing weather tightness details for the joining of this system at various junctions
- FRAMETEK, in conjunction with its supply partners, is currently seeking Council sign off on the new systems as a "closed in" solution

In addition, the use of a thermal break

increases the thermal performance of a steel framed house by some 25% when compared to a wood framed house without a thermal break.

New Zealand Steel has recently commissioned technical tests from an independent New Zealand provider to determine the actual thermal performance of wood and steel framed houses. These tests have been supported by international literature research on thermal bridging, thermal breaks and R-Values.

Please note the following summary feedback in this regard;

- The R-Value is a measure used to express the thermal resistance of a wall or building material - The higher the R-Value the better the insulation performance of the building material.
- A building's thermal efficiency is affected by the performance of its assembled products including its framing, walls, roof and window glazing.
- Thermal bridging occurs in both steel and timber framed walls and reduces the thermal performance and R-Value of the wall.
- Thermal bridging in timber framing is reported to reduce the wall insulation R-Value by around 25%
- Thermal bridging in steel framing is reported to reduce the wall insulation R-Value by around 50%
- A Thermal Break is installed to reduce or eliminate thermal bridging, by breaking the path of energy loss through the framing.
- The New Zealand Building Code requires that Steel Framing incorporates a thermal break whilst there is no such requirement for Timber Framing
- The insulation performance of an R2.2 "built to code" timber framed wall, without a Thermal Break, is around R1.65
- The insulation performance of an R2.2 "built to code" steel framed wall, with a Thermal Break, will remain at or be slightly above R2.2

The site delivery of fully wrapped, thermally efficient, frames and trusses further adds to the FRAMETEK value proposition;

- FRAMETEK steel frames are quick to erect, are cost competitive and allow reduced down time due to wet weather or drying out.
- FRAMETEK steel frames minimise call backs and maintenance issues.
- FRAMETEK steel frames are strong, durable, straight, square, non combustible and around one third of the weight of the timber alternative.
- FRAMETEK steel frames can be erected by FRAMETEK Distributor customers or your own Builders
- FRAMETEK steel frames are made with AXXIS® steel for framing from New Zealand Steel. AXXIS® steel is non-allergenic and doesn't support mould growth or rot. AXXIS® steel has been recognised as a Sensitive Choice product by the Asthma Foundation.
- FRAMETEK steel frames provide excellent spanning capabilities and design flexibility and are backed by a 50 year AXXIS® durability statement from New Zealand Steel.
- FRAMETEK steel frames are 100% recyclable.

FRAMETEK has can also provide its Distributor, Builder, Architect and Designer customers with a lineal meter pricing tool to enable them to quickly determine the cost of erected steel frames and trusses for mainstream residential homes.

Please do not hesitate to contact Gary McNamara directly on 021 975 891 or gary.mcnamara@frametek.co.nz if you would like any further information on the FRAMETEK steel frame and truss value proposition and offer.

**Please note that this is a product technology update from the inventor of the system and that the Institute takes no responsibility for the accuracy of the claims made in this article.*

Getting your plans in order

Before any foundations can be laid, you need to consider all the paperwork, and boy is there a lot of it.

It can be one of the most frustrating parts of the whole project, making sure all the I's are dotted and the T's are crossed.
In a bid to help with some of the legalities and requirements, Mountain Scene spoke with Peter Laurenson from Queenstown Lakes District Council (QLDC) about the do's and don'ts of the building consent process.
His first piece of advice is to make sure you get a contract. "Then you know what you are paying for-and hopefully there won't be any surprises. Ensure you know who the professionals are going to be, and what they are doing for you.

"Make sure they are experienced in dealing with the process. Is the builder going to liaise with the architect or designer for example, and deal with the council on your behalf?"

He says it is crucial to ask a bunch of questions, saying that the council tends to "get it in the neck in the first instance."
"We have to give the bad news if there is a problem with the consent process. This isn't usually our fault; if we are coming back to you with more than four or five questions, it probably means the designer hasn't spent enough time getting it right in the first place."

Laurenson also warns against making changes mid-way through. He knows people change their minds, but says that if you rework things, there will probably be an additional cost. QLDC is required to have its own district plan, which also sits alongside the Otago Regional Council plan. This results in variances on what is and isn't allowed.

Laurenson explains that this can range from restrictions on wood burning stoves to building materials, or height limits.
"If you stray away from the norm, be prepared. There is nothing wrong with being innovative, but be aware that it may lead to an increase in the length of the process, or costs, because more work will have to be done."

The council has spent a lot of time and resources trying to refine the process for homeowners. "We have about 1,300 building consents a year; about 60 per cent go through without any queries. We are quite proud of those local figures. We also now have an electronic portal for lodging your plans and an application, which means people don't have to waste time on submitting multiple copies of loads of paperwork. This is beneficial to both the council and the applicant, and helps reduce costs."
And the end result?

"Ultimately, what should come out the other end of a consent process is a good set of plans, ones a builder can work from and not have to interpret, whilst obviously putting their skill and knowledge into it. It is also there to protect the homeowner, or any future purchaser; this improves the standard of buildings."

Article Credit: Louise Scott- Mountain Scene 26 Feb 2015

LGNZ 2015 Conference

Now open for registrations

LGNZ is delighted to announce that the 2015 LGNZ conference and EXCELLENCE Awards are now open for registrations.

Hosted by Rotorua Council, the conference will take place from 19 - 21 July at the Rotorua Energy Events Centre. It will focus on leading the charge for our communities and will have a strong focus on leadership and raising the value provided by local government for all communities in New Zealand.

Profiled below are just some of the speakers you will hear from at conference. To visit the conference website containing programme, social function and registration information, please visit http://www.lgnz2015.co.nz/

sapwood CONFERENCE 2015

the younger, physiologically active portion of wood

NEW ZEALAND TIMBER DESIGN SOCIETY

13 – 15 May – Tait Communications Building, Christchurch

Join other Engineers, Architects, Property Developers, Quantity Surveyors and Industry body and Government representatives for THE timber event of 2015:

Wednesday 13th 12:00 – 17:00 THE PRESENT: Hear about the many buildings that have now been built in NZ and the structural systems used in them, get a brief update on recent developments in forestry, engineered timber products and manufacturing capabilities and get an insight into overseas initiatives.

Thursday 14th 08:30 – 15:30 THE FUTURE: Understand how further research and development, updates to design codes and guidelines, and uptake of changes in information technology will allow us to continue to be innovative. For most of the day the programme will be split into specific presentation streams to provide targeted information for engineers, architects and developers/QS concluding with a panel discussion.

18:00 – 22:00 CONFERENCE DINNER: Network with others passionate about timber and listen to **Hon. Jo Goodhew**, Associate Minister of Primary Industries.

Friday 15th 09:00 – 15:30 SITE TOUR
The tour will visit recently completed projects. A light lunch will be provided.

COSTS: Full registration (incl Dinner & Tour) **$395+GST**
Seminar only $250+GST Dinner only $125+GST Tour only $125+GST

NOTE: Prices are TDS member rates. Not already a member? Sign up for $100+GST and enjoy above pricing.

Brought to you by the Timber Design Society with support from its sponsors, and with assistance from:

CarterHoltHarvey Woodproducts New Zealand · XLam · NelsonPine LVL · Mitek · Timber Connec · wpma · tait

Why put up with moisture in timber when there is a solution?

Over the past few months, I have called on hundreds of building sites in the top half of the North Island. Always learning, I discovered just what a big problem the industry faces with wet timber, especially saturated bottom plates.

As alarming, were some of the comments I received from a number of builders, such as, 'the building inspectors pass the frames for lining, with moisture contents well above 20%' or 'the building inspectors in this area, never check the bottom plate, because they know it will fail and hold us up for weeks; they just check half way up the stud'. Needless to say, I find these statements concerning, and hopefully, I am not alone; I also know many building surveyors that would be horrified to hear this practice exists. However, where there is smoke, there is fire. There is now an economic solution, and they are bottom plate packers.

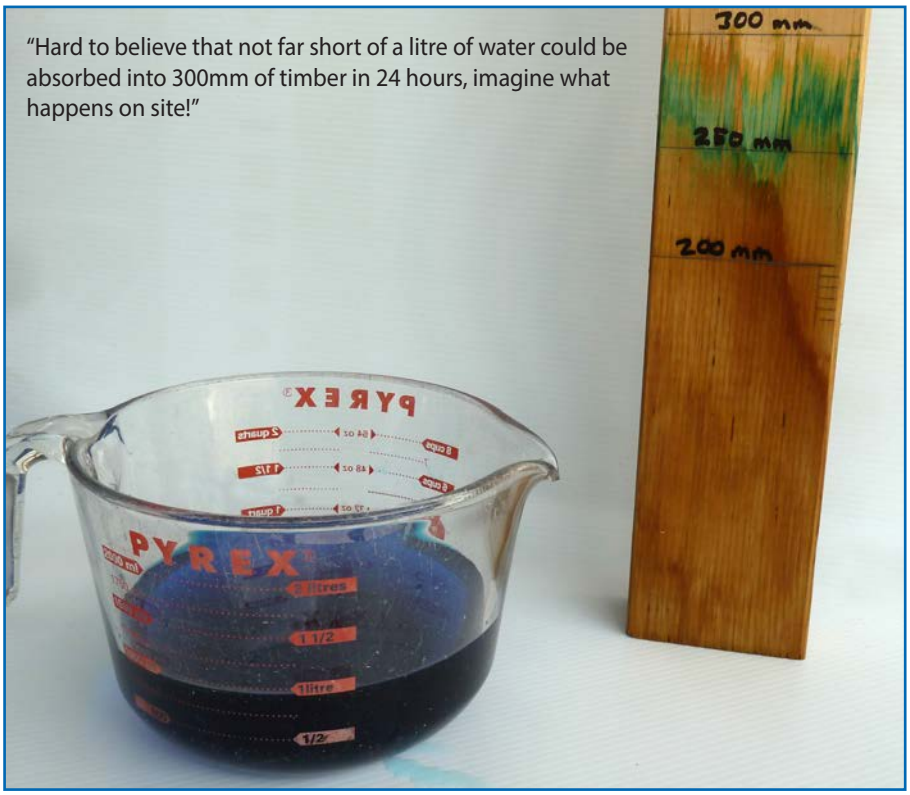
To illustrate the significance of moisture in timber, I carried out a simple, reasonably scientific experiment on J Frame and KD Radiata 90x45 – even I was staggered by the results. The timber samples were 555mm long and were placed for 24 hours in a bucket of water, so the bottom 200mm was submerged.
In that short period of time, the pine absorbed 500mls of water and the J Frame a whopping 800mls or 60% more! Now don't get me wrong, I think J Frame is great, and would use it myself, but the results were an eye opener. Moisture in the bottom plates, appropriately, is definitely these products Achilles's heel. After only 24 hours, the moisture had risen 100mm up the sample, the width increased by 2.2mm and the thickness by 1.1mm in the J Frame; the pine was slightly better. This has to be of concern as on many building sites throughout NZ bottom plates can sit in water for weeks.

Bottom plate packers go a very long way to solving this problem; they allow the timber to drain and therefore dry; air circulates around the plate and it is impossible for it to be sitting in water. In addition, there is no d.p.c membrane acting as a barrier to drying.

The plaster board manufacturers state the moisture level should not exceed 18% before installing their product. AS/NZ2589, the linings standards, calls for 18% max. But E2/AS1 allows up to 20%; this is what needs to be enforced. It is now easily achievable in wetter climates using bottom plate packers, with minimal, if any delays – it's that simple.

John Oliver
Marketing Manager
Hiandri Solutions Ltd

**Please note that this is a product technology update from the inventor of the system and that the Institute takes no responsibility for the accuracy of the claims made in this article.*



"Hard to believe that not far short of a litre of water could be absorbed into 300mm of timber in 24 hours, imagine what happens on site!"

Maccaferri NZ Ltd Name Change Announcement

Maccaferri NZ Ltd, founded in 1988 is New Zealand's leading supplier of innovative geosynthetic and wire mesh solutions to the civil and infrastructure construction industry. Geofabrics Australasia Pty Ltd has increased its shareholding in Maccaferri NZ Ltd from 85% to 100%.

Our name change to Geofabrics New Zealand Ltd underlines the strength of the Geofabrics Group as the leading regional manufacturer and provider of geosynthetic solutions to the civil, infrastructure, mining and water and waste construction industries.

This name change will take effect from 1 February, 2015 with business operations continuing as usual from our nationwide branches in Auckland, Hamilton, Napier and Christchurch and other various stock facilities.

All commercial matters, project supply contracts, financial matters and Terms of Trade that you have established with Maccaferri remain unchanged. Please continue paying invoices using the reference name Maccaferri until invoices are issued under the new name Geofabrics. During this changeover period we will be in direct contact with key project stakeholders to ensure that we meet your specific requirements related to your project as a consequence of the change of name.

GIB® STANDARD. THE NEW STANDARD FOR BUILDING PEACE OF MIND.

Since re-engineering GIB® Standard 10mm and 13mm in 2010, its strength, flexibility, and reputation for ease of installation and long lasting quality have been well proven on building sites nationwide. Simply put, it's the new standard for building peace of mind.

WHAT MAKES GIB® STANDARD THE NEW STANDARD?

Robust, fibreglass reinforced composite core with honeycomb technology.

Strong, thick paper liner.

THE NEW STANDARD IN PERFORMANCE.

Built-in high performance makes it suitable for multiple uses: maintains bracing performance of GS1 and GS2 systems and ceiling diaphragms as presented in GIB EzyBrace® Systems 2011; and can be used in relevant GIB® Fire Rated and GIB Noise Control® Systems.

THE NEW STANDARD FOR CEILINGS.

Thicker 13mm GIB® Standard plasterboard is recommended for use on ceilings for a better quality finish, especially where New Zealand's wet and humid conditions mean ceiling sag can be amplified. Used in ceilings it can withstand point loads up to 3.0kg/m2 easily supporting loads such as R5.0 insulation.

- **Clean score and snap** means cleaner cuts and better edges.
- **Low edge breakout** and damage means less wastage.
- **Easy screw bedding** means quicker installation.
- **Excellent uniformity** means a consistent, quality finish.
- **Great flexibility** means easy sheet manoeuvrability with less risk of damage and wastage.
- **Strong and rigid** with low sag for easy sheet lifting and flat ceilings.

To find out more about GIB® Standard Plasterboard, visit gib.co.nz/newstandard

TRIED. TRUSTED. TRUE.

GIB®

PrefabNZ Top 5

IT'S ALL ABOUT KEEPING UP WITH THE JONESES

Photo courtesy of Sourceable

ArchiBlox have developed and built Australia's first carbon positive prefab home. It's highly efficient design incorporates a number of eco-friendly features such as in-ground cooling tubes, a green roof and 'sliding edible garden walls'. All of which are designed to help with producing more energy than it uses.

KIAORA TO PREFAB

Pamela Bell features in the February issue of Kiaora magazine and discusses the benefits of prefabrication and the potential for this innovative approach to construction to help solve some of the housing issues currently being faced by New Zealand.

PREFABRICATED STARTER HOME FOR YOUNG PROFESSIONALS

Courtesy of DeZeen

Heijmans ONE Project is all about providing solutions for young professionals who fall between the social housing and affordable housing options in Amsterdam. The Dutch construction company has developed a prefabricated starter home that can be installed on vacant city-centre sites in under 24 hours (+ movie).

BUILDING IN THE BUSH – THE FRONTIER LODGE

Nestled within the deep valleys of North Island back country, on the banks of the Whanganui & Retaruke Rivers, is Blue Duck Station, a conservation retreat that will take you back in time to where New Zealand all began.

The station, run by conservationist and competitive axe-man Dan Steele, is leading a major conservation effort aimed at protecting the threatened Blue Duck, or Whio and conserving the spectacular native bush that this rare bird calls home.
At the heart of the station is a brand new Eco Lodge designed by First Light Studio.

COMMERCIAL PREFABRICATION SAVES MILLIONS

According to a study by University of Colorado Boulder engineers, the recently completed St Joseph Hospital in Denver saved $4.3mUSD and cut 72 days off the construction schedule by using prefabricated technology

Proposed NZMRM Systems Warranty Initiative

The New Zealand Metal Roofing Manufacturers (NZMRM) is an incorporated body representing the majority of metal roofing manufacturers in New Zealand. Metal roofs constitute over 95% of all Commercial roofs and around 75% of all Residential roofs in New Zealand. The NZMRM is a voluntary organisation and provides the metal roofing and cladding industry with a vehicle to lift standards, by addressing technical and regulatory issues at an Industry level, and to "increase the size of the pie", by targeting generic promotional opportunities.

In 2002 the New Zealand Metal Roofing Manufacturers launched SCOPE magazine, which promotes the benefits of steel roofing products to some 10,000 designers, builders and roofing companies throughout New Zealand.
In 2003 the NZMRM published the Code of Practice, which has become the Industry guidance document for the selection, design and installation of metal roofing and wall cladding systems.

In 2011 the NZMRM commenced work on an Industry Systems Warranty program. This work was undertaken in direct response to the pending Building Act amendments, which come into effect 01 January 2015, and which require Builders to offer "10 year regime" responsibilities for materials and workmanship. These pending changes have created a "vacuum" opportunity in the market that is not covered by any of the existing Supplier component warranties. Furthermore, the proposed Systems Warranty product is complementary to the existing Builder Warranty & Guarantee products and its proposed cover extends beyond the entire existing guarantee products in the market.

During the last four years the NZMRM has been actively working on an Industry Systems Warranty program for pre-painted longrun products used in new and re-roof residential applications. The development of the proposed NZMRM Systems Warranty program has been an organic journey involving Members, Suppliers and Industry Partners, including the Roofing Association of New Zealand. Latterly the NZMRM has met with the Certified Builders and Master Builders Associations in regards to the proposed program. In due course the NZMRM will meet with ADNZ, NZIA and BOINZ representatives and Building Supply Merchants and other Industry participants in regards to the proposed program. The potential roll out of the proposed Systems Warranty program into other product areas and applications such as Wall Cladding, Metal Tiles and Rainwater Goods will be dependent upon demand.
The key value proposition supporting the proposed Industry Systems Warranty program is that it;

- Applies when the Product, Supplier or Installer is no longer around
- Mitigates Builders Building Act Responsibilities
- Supports Roofers Building Act Responsibilities
- Supports, in conjunction with the NZMRM Code of Practice, best practice design, products and systems.
- Becomes an inclusive "Quality Mark" for a published list of Approved Suppliers and Products

In addition, the proposed Industry Systems Warranty program reduces Industry compliance costs, supports professional and ethical behaviour, via a Systems Warranty Supplier Code of Conduct, inhibits the inappropriate substitution of customer specified products and provides the NZMRM with a financial vehicle to promote metal roofing growth opportunities.
The Certified Builders and Master Builders Associations clearly understand the value proposition of the proposed Systems Warranty program and are supportive of it in principal, subject to viewing the final offer.

The NZMRM expects to have provided committed Members, Suppliers and Industry Partners with a "beta" version of the proposed Systems Warranty program for legal, peer and financial review by mid-April 2015. The NZMRM understands that the April circulation of the Systems Warranty management company and product documents will essentially be the "starting point" in the development of a successful and sustainable Systems Warranty program and that there are still a number of unresolved issues including the ongoing compliance requirements for existing products and the testing and verification requirements for new products. The NZMRM is also working on a final review of the Building Amendment Act, the Fair Trading Act and the Consumer Guarantees Act to ensure that they are fully accounted for within the proposed Systems Warranty program. However, subject to there being no "show stopping" issues and a favourable review of the proposed

Systems Warranty management company structure and product options, the actual introduction of a NZMRM Systems Warranty program would then be dependent upon it being accepted by the NZMRM Members at the September 2015 Annual General Meeting or an earlier Special General Meeting.

Though the catalyst for the proposed Systems Warranty program has been amendments to the Building Act requiring Builders to offer "10 year regime" responsibilities for materials and workmanship and for Warranty providers to prove that they are financially able to meet their long term liabilities, the proposed Systems Warranty program will also incorporate recent changes to the Fair Trading Act and Consumer Guarantees Act. The primary intention behind the proposed Systems Warranty program is to make it more attractive for Designers, Builders, Roofers and Homeowners to specify Systems Warranty approved products and suppliers by providing them with a cost effective "minimum performance" backstop warranty program that reflects the "fit for purpose" regime requirements of the Building Amendment Bill. To achieve this, NZMRM will be actively working with Industry Suppliers, including RANZ, to include a best practice design and performance requirements section within an updated version of the NZMRM Code of Practice, which will set the minimum standards required of the Systems Warranty.

Under the proposed program Roofers, Builders and Homeowners would be able to choose from a "Warranty Continuum", ranging from the existing component Warranty options through to the proposed Supply & Install Systems Warranty program, as best suits the needs of their individual requirements and the project opportunity. It is also envisaged that NZMRM members would lodge the individual Systems Warranty applications from a published list of Accredited Suppliers and Code of Practice approved Products as a result of Designer, Builder, Roofer or Homeowner specification. As a result the proposed Systems Warranty program is an incremental value added offer to existing route to market and supply options.

Due to the "minimum performance" baseline requirements of the Systems Warranty program it is highly likely that, in many instances, the component warranties offered by Individual Suppliers will offer additional cover to that of the proposed Systems Warranty, and Suppliers will therefore be actively encouraged to promote their individual value propositions within the Systems Warranty program. The proposed Systems Warranty program will be run by a separate Warranty company in order to mitigate potential liability issues. The Systems Warranty Management Company will also provide Designer, Builder, Roofer and Homeowner customers with the protection of an independent platform to manage Warranty issues, which is of particular value if a Supplier was no longer around. It is also intended that the Systems Warranty Management Company will be a financial vehicle to lift and maintain standards and to actively target metal roofing growth opportunities. It will also provide the Industry with a co-ordinated vehicle to communicate with the Homeowner in regards to their maintenance and sub-trade responsibilities.

The NZMRM is currently targeting a 01 July 2015 launch of the proposed Systems Warranty program subject to it meeting its various "sign off" milestones and being accepted by the NZMRM Members at a May or June 2015 Special General Meeting.

The NZMRM Systems Warranty sub-committee is composed of Darrell Back (Taranaki Steel Formers), Phil Prior (Roofing Industries), Warren Oliver (Franklin Longrun) and Gary McNamara (Consultant).

Please do not hesitate to contact Gary McNamara directly on 021 975 891 or gmacconsult@gmail.com if you would like any further information on the proposed NZMRM Systems Warranty program.

8 Questions for Steel Users

BE AWARE: not all steel "product" certificates are the same. How does the steel 'certification' scheme you are using fare in our simple '8 Question Test' ?

1. a) Is the certificate you are given actually product certification for steel?
   b) Is the certificate only for quality management systems (ISO 9001) and/or a laboratory test certificate?

2. a) If it is a product certificate for steel, is it for steel manufactured to AS/NZS standards for the product sizes and grades specified?
   b) Is the product certificate for steel made another country's standards?

3. a) Can you see clearly that the product certificate is for the actual batches steel you have been supplied?
   b) you are not sure?

4. a) Is the product certifier an expert body, which specialises in only certifying construction steel to Australian and New Zealand standards and specifications?
   b) does the certifier covers a wide range of products and industries?

5. a) Are the product certifier's auditors all technical experts in the products, processes and Australian & New Zealand standards they are assessing to?
   b) Are the product certifier's auditors quality systems auditors with someone else providing technical advice for steel to the Australian and New Zealand standards?

6. a) Do the product certifier's auditors select test samples during the site audit from typical production, conduct independent testing and analyse the results?
   b) does the supplier select the samples for testing?

7. a) Do the product certifier's auditors check the supplier's product conformity at least every three-months throughout the year?
   b) just at audit time?

8. a) Do the product certifier's auditors visit every production facility, at least once every year?
   b) just some production facilities, and perhaps not every year?

If you have steel supplied with ACRS steel product certification, then you have answered every question a) and have the best assurance of compliance to AS/NZS steel Standards.
If you answered b) for any question then you may be receiving steel that does not comply with Australian and New Zealand Standards.

ELIMINATING BREAKS IN THE 'CHAIN OF CERTIFICATION'

ACRS certification covers reinforcing, prestressing and structural steel products supplied to Australian and New Zealand standards. It provides a vital link between the steel manufacturer and the construction site, and ensures that:

- All materials are from an ACRS certified supplier and satisfy the requirements of the relevant AS/NZS steel Standard
- Materials supplied from the mill are correctly processed during fabrication so that material performance is not compromised before supply to site
- All necessary procedures and documentation are in place to ensure adequate product traceability from the steel mill to the processor

For any steel to be ACRS Approved it must produced by an ACRS Certified supplier. Any break in the 'chain of certification' of the mill and the processor means the steel delivered to site is not ACRS Approved.

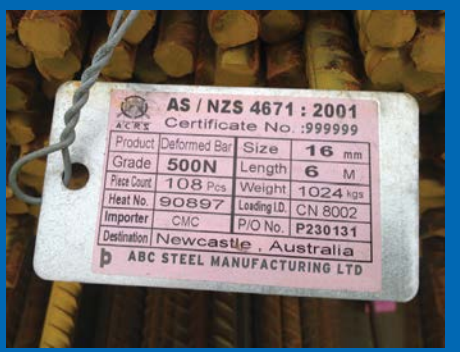
For instance, with steel reinforcement, ACRS certifies BOTH the steel mill that manufactures the steel AND the steel reinforcement processor and mesh supplier. Verification of the outputs of both these supply streams is essential for any steel reinforcing materials claiming to be Standards-compliant.

It's no good purchasing conforming steel from the mill and then ruining it with poor cutting and bending at the reinforcing processor – the steel simply won't meet Standards when it leaves the processor and does not meet the Construction Code. But how do you know?

With structural steels, ACRS certifies the steel mill, who must actively demonstrate traceability of their supply to the steel distributor. ACRS is working with allied organisations to develop a new structural steel fabricator certification scheme that will provide confidence in fabricated structural steels from the purchase of verified steel from ACRS certified mills right through to delivery of the finished fabricated steel to the project site.

NOT ALL TAGS ARE CREATED EQUAL EITHER!

Your products may arrive with tags, but what are they really telling you. While at first glance the example on the left may appear to tell you all you need to know (there's even a reference to an Australian Standard) it's missing some CRITICAL information, including the manufacturer and point of origin. The example ACRS tag on the right provides all of the information needed and, most importantly, the validity of the certificate number and other information can be checked online – quickly and easily.



FAQ

What do I need to do to minimise my risk in steel purchasing?
There's a simple, industry-approved solution for steel compliance – just make sure the steel supplier is ACRS certified. That way you can be certain that the reinforcing and structural steels that you use comply with the requirements of the relevant Australian and New Zealand Standards

What do I need to do to get ACRS Approved materials?

- Specify the AS/NZS Standard (e.g. AS/NZS 4671 – Steel Reinforcing Materials, or AS/NZS 3679.1 – Structural Steel - Hot rolled bars and sections
- Specify the means of demonstrating compliance with point 1. The easiest and surest way is to specify ACRS certification

What about test certificates, aren't they the same thing?

No, they're not. Test certificates from the supplier are simply a "snapshot" of the manufacturer's own test results of the material on the certificate, not its regular supply. ACRS certification demonstrates independently that the supplier manufactures consistently to the Standards stated on the certificate. Unless you are going to check and validate every single test certificate against every delivery, you should check the ACRS certificates for the manufacturer and supplier instead.

What should I check?

Confirm from your supplier where it sources its steel and check at www.steelcertification.com that they are all certified by ACRS. Then simply check the ACRS reference on the bundle tags on your steel deliveries to make sure the products are from those sources.

ABOUT ACRS.

Beyond checking the supplier's ACRS certificate and tags, there's no need for you to make any further checks on certified materials.

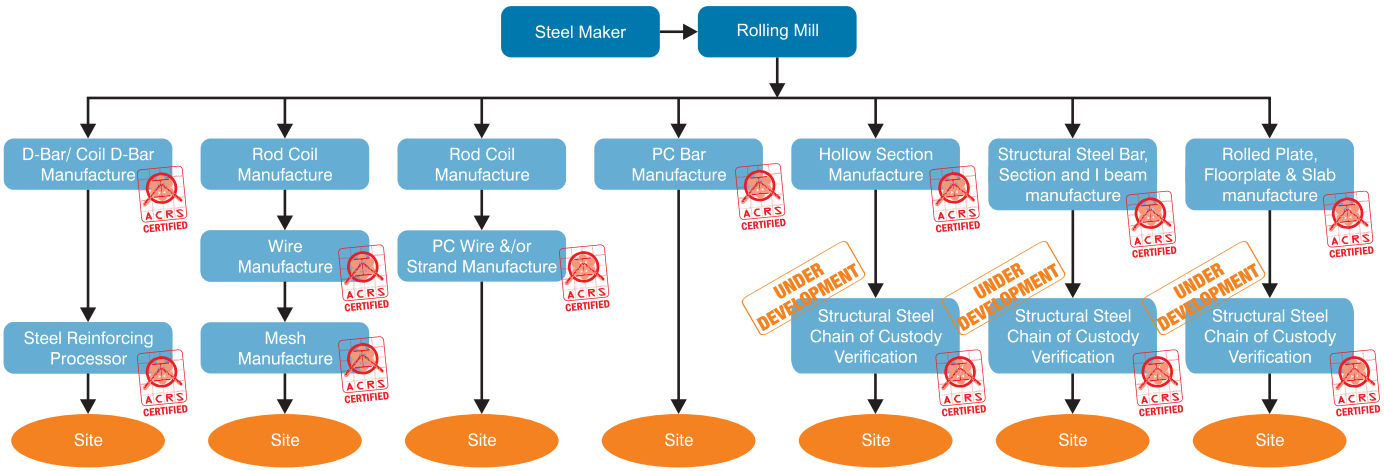
- No more checking materials properties against technical specifications;
- No more checking batch numbers against the test certificates.

Does ACRS certification add cost to steel?
No. Steel reinforcing producers have to do all the tests anyway and ACRS assessment costs are only a small addition to this. So there should be no difference in price. Non ACRS-Approved steel may be found that is offered more cheaply, but that may because it is non-conforming steel that is cheaper to make. Are you willing to take the risk?

For further information about the validity of certification for any materials being supplied into your project, please visit the ACRS website www.steelcertification.com, or contact ACRS, Phone: (02) 9965 7216.

Established in 2000 with the support and endorsement of leading engineering and construction groups, such as Austroads, Engineers Australia, Consult Australia, Master Builders Association, and the Housing Industry Association, ACRS (Australasian Certification Authority for Reinforcing and Structural Steels) has become the leader in the field of steel conformity assessment and certification to Australian and New Zealand Standards. Indeed, with over 1,000 audits and 3,500 materials assessments now completed, ACRS is recognised locally and internationally for both its rigorous and practical scheme, and its expertise in the compliance of construction steels to AS/NZS Standards.

JAS-ANZ accredited, ACRS is a not for profit independent Authority that provides expert, impartial assessment and certification that gives specifiers and customers the widest available choice of construction steel materials demonstrably compliant with Australian and New Zealand Standards. ACRS presently certifies 42 steel mills and processors, in over 150 production locations around the world.



Standard will help comply with Building Amendment Act 2013

The Building Amendment Act 2013 introduced changes to further protect consumer rights and remedies for residential building work. Included is a mandatory requirement for residential building contracts for work above $30,000 to be in writing and to contain certain information. These changes are contained in regulations which came into force on 1 January 2015.

NZS 3902 Housing, alterations and small buildings contract will help meet the Building Amendment Act 2013 and also make the building contract process smoother and easier for homeowner and builder.

NZS 3902 now contains an electronic Microsoft Word form that can be filled in by all parties to the contract. The Word form contains an update of Section 3 of NZS 3902 which is used for the contract details.

Whether the work is building a new home, carrying out renovations, or altering an existing home, NZS 3902 provides a standard form of building contract agreement suitable for owners who are making their own building arrangements. It is written in 'plain English' so it is easy to understand, and was developed by a broad range of industry experts and with consumer representation. It is intended to be a fair contract that sets out rights and responsibilities for all parties.

The new form must be used with the full standard.

NZS 3902:2004 is also available in other formats including as a pack of two hard copy books.

NZS 3902:2004 including the new electronic Microsoft Word form will help with requirements for residential building contracts under the Building Amendment Act 2013.
Buy the standard at www.standards.co.nz.

For more information on standards visit www.standards.co.nz or call 0800 782 632.

Building officers gain diplomas

The Whakatane District Council now has one of the best-qualified building control teams in New Zealand, with six of its seven Building Control Officers being awarded with double national diplomas.
The Diplomas in Building Control Surveying for small and medium-large buildings are only available to building control officers who have been in the industry for at least five years.

Four of the Whakatane District Council's six double building control diploma candidates pictured after their recent awards ceremony. From left are: Shay Harrop, Shannan Dewes, Shaun McGuiniss and Eric Scholte. Absent are Geoff Winship and Taylor Wong.

Accreditation required a formal assessment of the body of work undertaken by each candidate in the previous year, plus the successful completion of a professional competence interview with a panel of experts.

The Council's Manager of Strategic Projects, Jeff Farrell, says that level of external qualification is very rare in New Zealand building consent authorities.
"The Council has made a considerable commitment to facilitating the Building Control Officers' attainment of these qualifications, which place us in a very strong position of technical competence.
"In addition, one of our officers is the youngest to have qualified in New Zealand, and the seventh member of our team will commence the qualification process in 2015, so we really are unique."

The New Zealand Qualifications Authority national diplomas were developed specifically for building control officers by sector representatives, supported by the Ministry of Building, Innovation and Employment.
The Small Building Diploma is a NZQA Level 5 course, and the Medium and Large Building Diploma is a Level 6 qualification. Both were introduced following a successful pilot programme run by Otago Polytechnic in 2012, with the qualifications offered nationally in 2013.

Credit: sunlive.co.nz

Four of the Whakatane District Council's six double building control diploma candidates pictured after their recent awards ceremony. From left are: Shay Harrop, Shannan Dewes, Shaun McGuiniss and Eric Scholte. Absent are Geoff Winship and Taylor Wong **Credit: Whakatane District Council**

Sir Ian Athfield, Architect 15 July 1940- 16 January 2015

Ian Athfield's architecture is stimulating, challenging, ever-changing but never careless. The architecture, like the man, evades type-casting. Since he established his own practice in 1968 he has always been prepared to experiment; he has embraced all sorts of architectural manners. This eclecticism, like the hirsute appearance of his earlier days, masks a formidable sense of purpose… from public projects such to commercial buildings to private residences; he has exhibited mastery on all the fronts on which New Zealand architects operate. What defined Athfield above all was his contagious enthusiasm, his devotion to architecture, and his unswerving belief in its possibilities… He has demonstrated a strong commitment to architecture's public realm: the streets we live in, the urban centers we inhabit, the countryside we love and so often abuse. Athfield has stepped into areas which New Zealand architects have not previously occupied. For him, urban design is not primarily a site for architectural performance, but a social ground.

Ian Athfield in 2004. Photographer: Simon Dewitt

SIR IAN ATHFIELD ON:

The Auckland University School of Architecture:

"I had come from the technical side so I was among the downgraded students. The degree students got all the scholarships and the overseas trips and the diploma course was on the other side. We got the worst lecturers, we had the best fun, and we got into the most trouble."

Sacked in 1968, and starting his own practice:

"I went down to the pub, shed a few tears, and said to the guys, 'Well, that's it boys, I'm dismissed'. They said, 'What are you going to do now?' I said, 'I'll have to rescue my life, won't I, and quickly.' … That night I went back into the office at about midnight, grabbed as much tracing paper as I could carry, left with a lift full of stuff and started practicing the next day."

On criticism:

"I don't necessarily want to be taken seriously… I don't want to fall into the area of self-consciousness where all of a sudden I'm starting to analyze myself and why I do things. Sometimes you actually feel you're getting trapped and it's better not to be trapped." [All from Arch NZ, 3 (May/June), 2004]

On designing houses, and other buildings:

"The most important things are getting the sun into interior spaces and providing shelter and some personal privacy. Also, the ability to meet people by accident rather than design. You provide big and small spaces, and sometimes the big spaces will be used by people, and sometimes the small. Spaces left over are always as important as the spaces you do build." [Home Work]

On his own house:

"In 1965 I started his house, and what I was thinking was that I was going to demonstrate that architects should be seen, if not heard… I decided I would build in a prominent position and by doing so might prompt people into thinking that an architect could build them a house that was quite different."

His relationships with the house:

"I think there's a sort of unspoken acknowledgement that it's probably better that I shouldn't be questioned about what I'm doing up here… I don't think the council is interested in picking a fight".

On urban design:

"I suppose the area which I am really interested in is what has been termed 'urban design', which is a corny name. No one has actually taken the high ground which is quite good. People can enjoy sitting at a coffee table in the street and feeling the space suits them, but if you tried to provide regulations for that space you wouldn't do terrible well. So, it's not a regulatory environment that we're talking about. It's context – it's about how you place things in the larger environment." ***[Gold Medal citation 2014]***

"It is impossible to separate Ian and his vocation. He is complex, socially-oriented, and thoroughly engaging. In numerous projects he has drawn on his ample reserves of confidence… He possesses in abundance that rarest of human qualities: the ability to inspire courage in others." Citation: ***NZIA Gold Medal, 2004***

"It is not the sort of place for which definitive drawings can be produced, for it constantly changes… The whole thing is a labyrinthine village: the story of the life of Ian and Clare, their parents, their children and their enterprises… It is a powerful, passionate, witty argument for gentleness, humanity and a deep understanding of place and nature… It is one of the most wonderful houses of the twentieth century."
Peter Davey, Architectural Review, July 2000.

"Ath likes to position all of his buildings at the edge – of something! In many cases at the edge of a theoretical position which, although he can always articulate clearly, he rarely if ever write about it. He prefers his buildings to speak for themselves, as they push the boundaries (of structure, enclosure openness, weatherproofness, fabric or skin technology, etc.) past, and often over, the edge of what others would consider prudent… This pushing against boundaries distinguishes Ath's work". ***(Ross Brown, ANZ)***

"Regardless of his penchant for eternally rediscovering his child within, Ian is an architect who has never had an immature period of design. He has constantly manipulated the power of architecture to shape a response that society as a whole cannot resist." ***(M.Cook, ANZ)***
"Every project Ath works on is subject to his innovative eye and special sensibility, which combine to produce overwhelmingly beautiful, fit-for-purpose and unique buildings. He is an asset to Wellington because of his creativity, visibility and entrepreneurial ability." Celia Wade-Brown, Mayor of Wellington (2014)

"If it's democratization of architecture that you're looking for, you've come to the right place, and Ian Athfield is the strongest provocateur of such forces in this part of the globe…" ***Gerald Melling, Joyful Architecture: The Genius of Ian Athfield (1980)***

SIR IAN ATHFIELD, ARCHITECT	
15 July 1940	Born Christchurch
16 January 2015	Died Wellington
1963	University of Auckland, Diploma of Architecture
1962	Stephenson and Turner (NZ), Auckland, Architect
1963-68	Structon Group, Wellington, Partner
1968-2015	Athfield Architects, Founding Director
1974-1993	Tutor and Critic, Victoria University of Wellington (VUW) School of Architecture
1976	Winner, International Design Competition for Housing, Manila, Philippines
1987-88	First Professional Fellow, VUW School of Architecture
1996	Companion to the New Zealand Order of Merit
1997	Alumni Fellow, University of Auckland
2000	Honorary Doctorate in Literature, Victoria University of Wellington
2004	New Zealand Institute of Architects Gold Medal
2006-08	President, New Zealand Institute of Architects
2009-15	Board Member, New Zealand Historic Places Trust/Heritage New Zealand
2010-11	New Zealand Institute of Architects 'Architectural Ambassador' to Christchurch
2010-15	Council Member, Māori Heritage Council
2013	New Zealand Icon Award, Arts Foundation of New Zealand
2015	Knight Companion of New Zealand Order of Merit

"A wild colonial boy with a dandy side – his formal outfit of bespoke pinstripe suit and old school tie is at once peacock plumage and sartorial send-up – Ath has proved that the handicap of a non-competitive persona needn't hold you back. In fact, his young practice got off to a flying stat in the early 1970s when it won an international competition to design a larger squatter settlement in the Philippines. (Ath and Amelda: an unlikely combination, but then Mrs. Marcos was never one to think inside the box, unless it contained a pair of Ferragamo pumps.) HW

"One of Ian's most notable attributes is his ability to encourage and nurture young talent… He is remarkably charismatic and many young architects have learned from Ath and been inspired by Ath… Another of Ian's major attributes is his remarkable ability to entertain while he is educating… Without any shadow of doubt, Ian is one of the most impressive people it has been my privilege to work with…There is nothing ordinary or dull about anything he does."
Graeme Moore, Wellington

Ian is a constant reminder of how important it is to maintain one's values, particularly in the face of adversity. I have found over the years Ian's uncompromising stance on quality and humanity are rare sources of inspiration…His values of social justice, equity of access, identity and tenacious endeavor are most needed in this day when commercial pressures subsume all."
Guy Cleverley, Architect, Wellington

"Ian Athfield is a New Zealander of rare talent, with great charm and humor, and his work has made a lasting statement about the type of people we are and the uniqueness of New Zealand. Ath has always held the courage of his convictions and been ready to challenge conventional ideas and practices. HE has been willing to give back to his communities and profession, and has given New Zealand architecture an international profile."
John Buck, Chairman, Te Mata Estate Winery (Client).

"Ath has been a mentor and inspiration to me, as well as to countless others who have collaborated or worked around him, as colleagues, clients, stakeholders, users or observers of architecture, and had enabled and influenced many to achieve beyond what they might otherwise have achieved within and around the margins of architecture.
In my view, Ath's greatest contribution is not necessarily best measured by his built projects, but more his ability to engage and inspire others. To many, both inside and outside of New Zealand, the name Ian Athfield is synonymous with New Zealand architecture.
With his down to earth, generous, gregarious personality, wicked sense of humor, and unfaltering optimism and strong belief in architecture's broader relevance, and fundamental responsibility to benefit everybody, Ath has inspired and motivated countless others, of all ages and backgrounds inside, and perhaps more importantly, outside of the architectural profession. In doing so, he has advanced awareness of the architectural cause, and assisted the development and contribution that architecture has made in New Zealand immeasurably over the years."
John Hardwick Smith

"Ian Athfield is New Zealand's most distinguished and most creative architect. He has enriched and enhanced New Zealand, more than any other visual artist, architect, artist or sculptor." ***Sir Miles Warren***

"For many years Ath has been, by common consent, New Zealand's leading architect, and his great body of work stands testament to that. For some fifty years, his buildings have been innovative, fresh, provocative, groundbreaking, and brilliant. More than that, he has been a strong and consistent voice for good urban design and planning. He ahs been an important and vital influence among his profession, and that influence is readily visible up and down the country… Above all, he is area inspiration to all New Zealanders: challenging, original, articulate and visionary." ***Sam Neill***

New approach builds better relationships

Commercial Building Officials Team Manager Aaron Haymes says quality assurance consenting is common overseas.

Standfirst: Two trials by Christchurch City Council building officials have shown faster consent processing and improved relationships with the industry.

Processing commercial consents through a quality assurance system can avoid problems before they occur while also reinforcing relationships between industry and the regulator.

Christchurch City Council's experience in a pilot scheme is helping the Ministry of Business, Innovation and Employment (MBIE) as it develops regulations to support changes to the Building Act 2004.

The changes mean consents for certain types of building will be required to go through a quality assurance process rather than normal consenting.
There are several benefits to having the consenting authority involved at a very early stage with the owners and consultants, says Aaron Haymes, Manager of Christchurch City Council's Commercial Building Officials Team.
Issues are identified early and many potential problems can be avoided
"By discussing plans early, the design can be influenced before it gets too far down the track, which is better than us telling them that what they have done is wrong or needs to be changed."

So what are the advantages of quality assurance processing?

As well as better relationships between the industry and regulators, there are time savings. By investing time at the outset, consents can be processed more quickly than the 20-day statutory timeframe. Clients save by not having to redraw plans and with greater certainty when planning a start date on-site.

"Quality assurance is quite a common approach overseas and it relies on a good understanding by the industry of the regulations and building law. Sadly this depth of knowledge can be lacking in some areas in New Zealand and is one of the challenges implementing a process that relies on people having the right qualifications for their role."

For consent officers, the focus of the job may change slightly. In the Christchurch pilot, it has not led to a reduction in the number of consent officers or inspectors required.

"We need to be diligent in monitoring aspects of compliance. This means assessing applicants' quality assurance processes and the people running them. It requires a high level of technical skill."

Quality assurance is a more robust system than the current one, Mr Haymes says.

"It involves bigger projects in which only those people with the appropriately matched skills and experience will be able to do certain types of work."
The Council's pilot provided an opportunity for key parties to examine the various stages and requirements of QA Consenting to see how they work in practice, says MBIE Manager Regulatory Implementation Craig Hill.

"MBIE is keen to incorporate these lessons into the work it is doing to develop regulations and guidance for this type of consenting approach. We welcome the positives such as having all of the risk-based thinking done up front and the speed at which a consent can be issued.

"We will work with the Council and participants on what can be tweaked to further enhance the process. It is only when a process like this is tested in the 'real world' that we can assess what works and what needs refining. As such, we thank both the Council and the participants for their efforts."

Quality applications processed faster

Christchurch City Council Building Consent Processing Team Manager Nikki Donaldson discusses the new approach to residential consents for group home builders with Building Consent Officers, from left, Kyle Lewis, Mallory Bloor, Tania McGrath, and Andy Lee.

Christchurch City Council is achieving same-day approval for some types of residential building consents.
It's part of a pilot for Streamline residential consenting, a process for group home builders with quality assurance systems in place. It works on the basis that "less is more" explains Residential Processing Team Manager Nikki Donaldson.

"The approach means that instead of extraneous material, participating group home builders are able to give us what we need and this results in a complete, quality consent application."

By assessing their quality assurance systems, helping them improve the quality of their applications and ensuring the PIM (project information memorandum) is obtained before the consent is lodged we are able to grant consents on average the day they are accepted for processing."

Considering the volume of work being handled by the Council, the ability to turn around consents quickly is paramount. For that reason, no requests for information are issued with Streamline consents. If the application doesn't have all the required detail it is rejected and must be resubmitted.

The success of the trial means Christchurch City Council is looking at extending it.

"It is one part of the end-to-end process we are looking at to give options to our customers.
The Building Consent Officers have found the consistency is great. Streamline consents are much more simple to process and they can easily find the information they need.

"While predominantly for residential 1, low-risk buildings, group home builders are using the format for all the consents they lodge which is resulting in gains in processing timeframes across the board. Inspectors too are finding the documentation to be more succinct and builders involved are well informed so it is working well."

Relying On Councils: Why It's Never The Owners' Fault (Even When It Is)

Mistakes made by a builder when pouring concrete foundations in 2007 led to a successful claim against a council in a recent decision of the High Court. The foundations were wrongly constructed because the builder relied upon preliminary plans which did not show the thickening of the foundation slab under internal walls. The council inspector was misled because he also relied upon the preliminary plans when approving the pouring of concrete for the foundations. The owners of the property had the approved, amended plans. If the approved plans had been followed there would have been no problem. The court concluded that the owners bore no responsibility for the failure to build in accordance with the consented plans. The builder had in the interim died so the council ended up bearing responsibility for all the losses caused by the wrongly constructed foundations.

WHAT WENT WRONG

Mr and Mrs Reeves applied in 2006 for consent to build on land they owned at Hawea Flats, Wanaka. The foundations were slab on grade with the structure of the house to be built using hebel, a proprietary light-weight concrete block product. They engaged a draftsman who prepared plans that were provided to the council. The specifications for the hebel blocks referred to the requirement for a thicker foundation slab, but the council, prudently, wanted this detail to be incorporated into the plans. The council directed the plans to be changed to show the location of slab thickenings under internal load bearing walls. Amended plans were prepared and approved by the council.

In the meantime, the Reeves had engaged a builder who started preliminary site work. He relied on the original plans that were stamped "preliminary". He set out the foundations based on the plans, but did not provide for a thicker foundation slab under load-bearing walls. Before the foundations were poured Mrs Reeves gave the builder a copy of the final consented plans. Her evidence was he did not want to see them, but instead asked that she put them somewhere safe. Mrs Reeves took the request literally and stored them in her bedroom. They were not on site when the council inspector checked the excavations for the foundations before the foundations were poured. The inspector referred to the preliminary plans and did not pick up on the fact that the concrete slab had not been thickened under internal walls. The problem became apparent when the builder started to erect the hebel walls. Once he appreciated the problem, he walked off site and no further construction work took place. Over the next 7 years there were ongoing discussions between the owners, the council and sometimes the builder to resolve the problem. There was a stalemate because each party thought the other party should be putting forward a proposal on how to complete the house.

THE TRIAL

The High Court concluded the council inspector had been negligent. This was because:

1. He relied on preliminary plans which did not show the thickening of the slab.
2. He did not refer to the specifications for the hebel blocks which set out the requirement for the thickening of the slab.

The council argued that even without the slab being thickened, it would have been possible to build a code complaint house provided relatively minor changes were made to the construction. The Court was unpersuaded. The judge referred to the "centrality of the building consent process" to the Building Act 2004. Whilst compliance with the building code is the goal of the Act, the building consent is the statutory mechanism by which this is achieved. For instance, section 90 requires the council to take all reasonable steps to ensure the building work is being carried out in accordance with the building consent. He concluded that:

"Given the clear purpose of an inspection, it is difficult to imagine circumstances where a failure to pick up on a material departure from the consented plans would not be negligent. If the works do not comply with the building consent, the Act expects steps to be taken to draw that to the builder and the owners' attention and that the consent authority will required either rectification of the work, or application for an amended building consent."

WHAT ABOUT THE BUILDER AND THE OWNERS?

The council argued that the owners and the builder had caused the problem. The council approved plans which appropriately showed the need to thicken the foundations to support the load-bearing walls. The inadequate foundations were the owners' fault for providing the builder with unapproved plans and instructing him to commence work, and the builder was to blame for not building in accordance with the consented plans.

The judge was unpersuaded:

1. Although the builder was at fault, the negligence of the council was a "substantial and material cause of loss". For this reason, the judge accepted that the council should bear legal liability for the loss.
2. Focusing on the owners, their liability (i.e. contributory negligence) turned on whether they had acted reasonably. The Court found that they had. It was not expected that the homeowners would appreciate the significance of the requirement to thicken the foundations under the load bearing walls, to make sure that the builder followed the plans or to provide the approved plans to the inspector. The judge expected that the council, as the consenting authority, would already have access to the consented plans.

MITIGATING LOSS

The council complained that the homeowners had not mitigated their loss, for instance by pursuing the builder to undertake building work or to pay compensation, and by obtaining professional advice on the best way to complete their house. Once again, the judge considered what was reasonable in the circumstances. Looking to the claim against the builder, the judge said that the home owners were not required to sue him. Plaintiffs can select which defendant they wish to sue, and it is up to the defendant (i.e. here the council) to join other parties.

The council argued that the builder ought to have been asked to remedy his defective building work. The court accepted this submission, but, unhelpfully, there was no evidence about his financial situation and whether he could have afforded to carry out repairs.

As regards the owners' failure to get expert advice on remedial options, the Court considered the remedial options and accepted that removing the floor slab and 'starting again' was the best option. For this reason, the failure of the owners to obtain expert advice was not significant.

WHAT CAN A COUNCIL DO?

The Building Act 2004, like its 1991 predecessor, emphasises the role of the council as the watchdog of good building practice. The Building Amendment Act 2012 is not yet in force, but it redefines the involvement of councils. For example, for straightforward low risk buildings there is no need for the council to carry out any inspections.[1] The amendments to the Act also give more prominence to the responsibilities of the owner and the builder.[2] The downgraded role of the council, and the prominence given to the role of the owner, may well lead to different outcomes in the future. Until then this decision emphasises that, rightly or wrongly, building owners are entitled to rely on councils to ensure that their house is completed in accordance with the building consent, even if mistakes made by the owners are one of the reasons for the problem.

[1] - Section 52 | [2] - Section 14

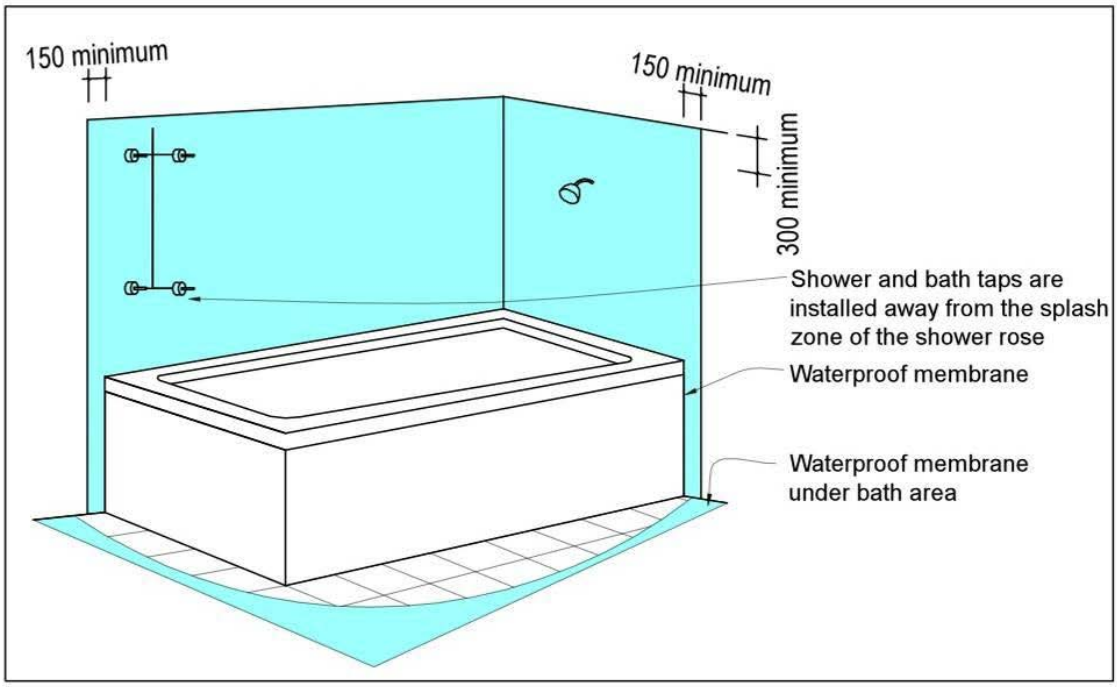
Completed in accordance with the building consent, even if mistakes made by the owners are one of the reasons for the problem.

Reeves v Lakes Environmental Ltd [2014] NZHC 2760

Waterproofing Membrane Association Incorporated Code Of Practice Update

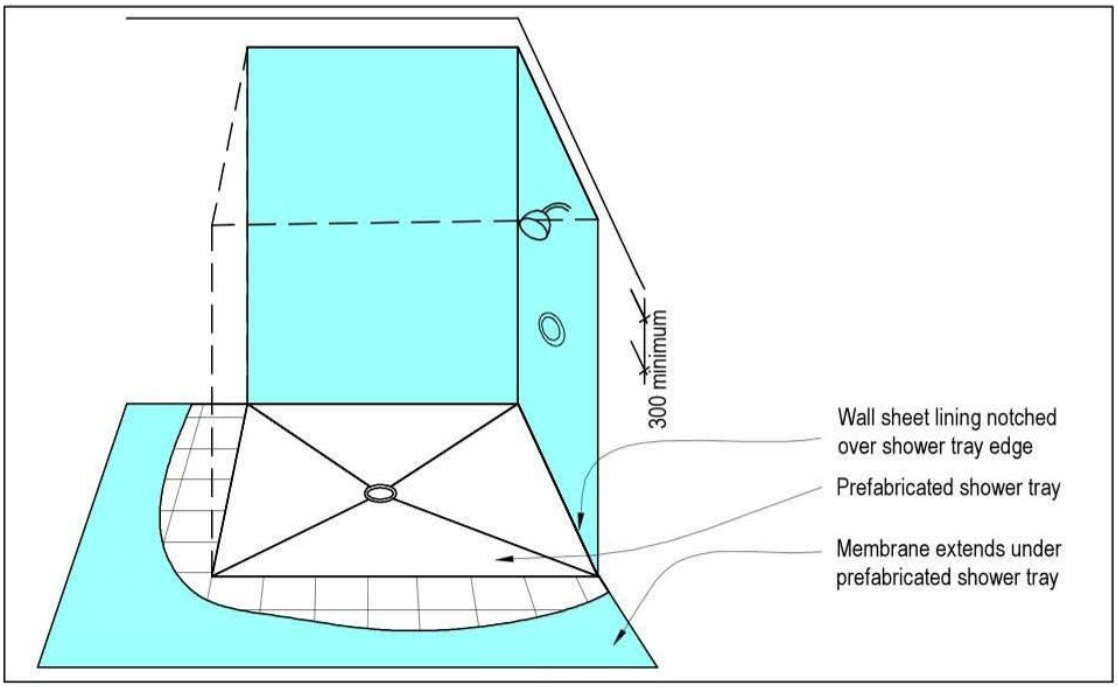
Following on from the first article from the IWAM code of practice, I wanted to take a look at an area that has always posed a significant risk to home owners, simply because this vulnerable area is out of sight.

The introduction of a requirement to install a waterproof membrane under a bath and a pre fabricated shower base is not only good practice, it also mitigates the risk of accidental water overflow and water splash from damaging wall linings and flooring structures. Take into account the sealing of the wall penetrations around the shower mixer and rose or bath taps as mentioned in the last edition, the home owner can expect a level of protection that has up until now not been implemented into our construction design and manufacture.



TYPICAL LAYOUT OF SHOWER OVER BATH

Note that the bath could be either free-standing or in a cradle. If free-standing, the membrane must extend down to the floor.



BOINZ Northland Branch Meeting

On 21st November 2014 the Northland branch held their first social occasion. Members went ten pin bowling in Whangarei, where we played 2 rounds of 8 games with mixed teams. This caused a lot of hilarity, and strong, healthy competition. Post bowling, we went for an early dinner at Gengy's Mongolian BBQ restaurant, where even the biggest appetite was filled with an "all you can eat" menu.
We would like to share with you some of the photos of the activity, and thank our sponsors, the Executive Committee at BOINZ, for organizing this meeting; it was a beneficial team bonding exercise.

Jane Stace
Secretary

2015 Annual General Meeting

The Institute's 2015 Annual General Meeting will be held at the Skycity Convention Centre, 88 Federal St, Auckland, in the Main Plenary (New Zealand Room 3 - 4) on Monday 20th April 2015 commencing at 4.00pm. Access to the 2015 AGM will be done by identification via your current Membership Card, proving your current membership status.

AGM Timelines

As previously advised, Notices of Motion to Chief Executive were to be received by 3rd March 2015
Notices of Meeting, agenda and any notices of motion to members will be conveyed to members by 23rd March 2015

Training Academy: Course Updates

NZS 4229 Concrete & Masonry Building not Requiring Specific Engineering Design

This high quality course is recognised as part of the Diploma in Building Surveying. It has been developed in partnership with CCANZ and complements NZS 3604 Timber Buildings. It will bring those with a desire and need for knowledge of masonry buildings up to speed rapidly in this crucial building and construction discipline.

The Institute's drive to bring innovation and consistency to the Training Academy range of programs is recognised by the very way in which they are using Ralf Kessel and Alistair Russell of CCANZ to facilitate this course. The huge wealth of knowledge and national and international experience these presenters bring to the training program will ensure your understanding and skills grow exponentially.

This course will provide an understanding of the content of NZS 4229:2013 and NZS 4210:2001 and the ability to apply this knowledge to ensure compliance of a completed concrete masonry building.

THE DATES FOR 2015 ARE:

June	**23-24 Auckland**
September	**1-2 Wellington**
November	**5-6 Christchurch**

For further Information on these courses you can go to the website or you can contact Victoria training@boinz.org.nz or 04 4736003

B2 Durability

This 2 day course has been newly developed for 2015. All Building Surveyors, Designers and Builders should look at attending this course.
The Building Code stipulates requirements around the durability of various building components, ensuring the continued safety and health of building users.
The building surveyor plays an essential role in ensuring a building is fit for purpose, by meeting the code requirements with only normal maintenance.

THE DATES FOR 2015 ARE:

May	**11-12 Christchurch**
August	**10-11 Auckland**
December	**3-4 Wellington**

Simple House

Here is another great 2 day course which has been newly developed for 2015. All Building Surveyors, Level 1 Designers and Builders should look at attending this course.
The concept of Simple House revolves around a dwelling that will satisfy requirements of Level 1 LBP (Licensed Building Practitioners).
It is an acceptable solution that will allow those that design and build to this level of dwelling such that it provides the solution for all clauses of the code that apply to a low risk dwelling.

THE DATES FOR 2015 ARE:

April	**1-2 Wellington**
August	**5-6 Christchurch**
December	**10-11 Auckland**

THE INSTITUTE'S WEBSITE

www.boinz.org.nz
To access the new 'My BOINZ' area, simply log in using your email and membership number.

Here you can:

Update your details ,Register online for Training Academy Courses
RSVP to branch meetings ,View your bookings ,Keep up to date with your branch meeting minutes & notices ,View Member Newsletters + much more

Accredited Building Surveyor Training Programme

20th – 22nd of April 2015

Skycity Convention Centre, Auckland

The Institute is proud to announce our recently developed Accredited Building Surveyors (ABS) Training Programme. This Programme is designed to provide the training and professional support required to enter this field, as a skilled practitioner operating in the pre-purchase home inspection environment.

The ABS Training Programme is the only education and accreditation programme specifically designed for pre-purchase property inspectors, as the Institute continues to professionalise the Building Surveying sector.

WHO SHOULD ATTEND

- If you are an appropriately qualified and experienced building practitioner, and wish to enter the field of residential property inspections and reporting
- If you are already practicing, appropriately qualified, and wish to refresh your skills to a professional level and network with other practitioners

HOW TO APPLY

- It is a course requirement that all applicants complete all the application documents in the application pack. Please note, the minimum entry requirement for this course is the National Certificate in Carpentry, and a Ministry of Justice Record check is required.
- Application packs can be downloaded from boinz.org.nz, or email accreditation@boinz.org.nz

REGISTRATION

- Full registration for the ABS Training Programme is NZD $1,995.00 (ex GST).
- There is also an initial non-refundable Administration Fee of NZD$150.00 (ex GST).
- Total Payment Required - NZD$2,466.75 (including GST)

FULL REGISTRATION INCLUDES:

- Administration and Information Verification
- ABS Training Programme Materials
- Site Visit
- Exam and Report Assessment
- Full Catering (Morning Tea's, Lunches, Afternoon Tea's)

AS PART OF THE INAUGURAL COURSE OFFER, YOU ARE ALSO INVITED TO ENJOY:

- Entry to the Institute's Annual Expo (Monday 20 April- Wednesday 22 April 2015) and Social Programme which includes: Sunday Networking Event, Monday Networking Event, and Gala Dinner.

There are limited places, so register now to secure your place!

If you have any further inquiries regarding the ABS Training Programme, please contact the National Accreditation Division at accreditation@boinz.org.nz, or phone 04 4736003.

Building Officials Institute of NZ
ACCREDITED BUILDING SURVEYORS

2015 Training Academy Public Schedule Calendar

APRIL		
1	TA010 Light Steel Framing	Auckland
1,2	TA007 Simple House (NEW COURSE)	Wellington
1,2	TA009 NZS 4229 Concrete & Masonry Building	Christchurch
16	CCANZ Weathertight Concrete Course (CP01)(NEW COURSE)	Wellington
28	TA004 Accreditation	Wellington
29,30	TA006 Site Inspection	Nelson
MAY		
4,5,6	TA002 Building Controls	Christchurch
7	TA015 Clause D1 Access Routes/ TA015 Clause F1 Safety of Users	Christchurch
11,12	TA014 B2 Durability (NEW COURSE)	Christchurch
13	NZHHA Solid Fuel	P North
13	NZHHA Solid Fuel	Christchurch
15	MiTEK Timber Truss & Wall Framing	Christchurch
18,19	TA013 E2 Weathertightness	Auckland
20,21	TA005 Plan Processing	Auckland
25,26,27	TA020 Fire Documents	Christchurch
27	NZHHA Solid Fuel	Dunedin
JUNE		
8	TA010 Light Steel Framing	Wellington
8	Kop-Coat Timber Treatment for Enclosed Framing Seminar	Invercargill
9	Kop-Coat Timber Treatment for Enclosed Framing Seminar	Dunedin
9,10	TA012 H1 Energy Efficiency (NEW COURSE)	Wellington
10	Kop-Coat Timber Treatment for Enclosed Framing Seminar	Christchurch
11	Kop-Coat Timber Treatment for Enclosed Framing Seminar	Nelson
15,16,17,18	TA008 NZS 3604 Timber Framed Buildings	Auckland
22	NZHHA Solid Fuel Heating	Hamilton
22,23,24,25,26	TA019 Plumbing Drainage & Compliance	Auckland
24	MiTEK Timber Truss & Wall Framing	Dunedin
23,24	TA009 NZS 4229 Concrete & Masonry Building	Auckland
29	NZHHA Solid Fuel Heating	Napier
JULY		
1	MiTEK Timber Truss & Wall Framing	P North
2	MiTEK Timber Truss & Wall Framing	Napier
20,21	TA006 Site Inspection	Auckland
20,21,22	TA020 Fire Documents	Auckland
22,23	TA013 E2 Weathertightness	Wellington
27	TA001 Communication/TA003 Ethics	Auckland
28	TA004 Accreditation	Auckland
29,30,31	TA002 Building Controls	Auckland
AUGUST		
3,4	TA005 Plan Processing	Christchurch
5,6	TA007 Simple House (NEW COURSE)	Christchurch
10	Kop-Coat Timber Treatment for Enclosed Framing Seminar	P North
10,11	TA014 B2 Durability (NEW COURSE)	Auckland
10	TA015 Clause D1 Access Routes/ TA015 Clause F1 Safety of Users	Wellington
11	Kop-Coat Timber Treatment for Enclosed Framing Seminar	Napier
11	TA010 Light Steel Framing	Christchurch
12	Kop-Coat Timber Treatment for Enclosed Framing Seminar	Hamilton
13	Kop-Coat Timber Treatment for Enclosed Framing Seminar	N Plymouth
SEPTEMBER		
1,2	TA009 NZS 4229 Concrete & Masonry Building	Wellington
3,4	TA013 E2 Weathertightness	Christchurch
7,8,9	TA002 Building Controls	Wellington
7,8,9,10	TA008 NZS 3604 Timber Framed Buildings	Christchurch
14,15,16	TA020 Fire Documents	Wellington
21,22	TA012 H1 Energy Efficiency(NEW COURSE)	Auckland

2015 Training Academy Public Schedule Calendar

OCTOBER		
1	Kop-Coat	Selwyn
12,13,14,15,16,	TA019 Plumbing Drainage & Compliance	Wellington
19	TA001 Communication/TA003 Ethics	Christchurch
20	TA004 Accreditation	Christchurch
21,22	TA006 Site Inspection	Christchurch
29	TA010 Light Steel Framing	Auckland
NOVEMBER		
2,3,4	TA020 Fire Documents	Christchurch
5,6	TA009 NZS 4229 Concrete & Masonry Building	Christchurch
9,10,11,12	TA008 NZS 3604 Timber Framed Buildings	Wellington
16	TA015 Clause D1 Access Routes/ TA015 Clause F1 Safety of Users	Auckland
18,19	TA005 Plan Processing	Wellington
23,24,25	TA002 Building Controls	Christchurch
DECEMBER		
1	TA010 Light Steel Framing	Wellington
3,4	TA014 B2 Durability (NEW COURSE)	Wellington
7,8	TA013 E2 Weathertightness	Auckland
7,8	TA012 H1 Energy Efficiency (NEW COURSE)	Auckland
10,11	TA007 Simple House (NEW COURSE)	Auckland

The Training Academy also provides an In-house training option for our courses. This has been utilised by individual councils and cluster groups.

Should you wish to customise a course please don't hesitate to discuss options with us to allow you to meet your objectives. Please be aware that for various reasons we may have to change our dates so just keep checking the BOINZ website for the most up to date information.

For more information, course details and to register please visit our website www.boinz.org.nz or contact Victoria on training@boinz.org.nz for queries on next year's course dates.

Building Controls Essentials 2015

A great resource for your office or car.

Book Contents:

- Preface
- Building Act 2004
- Building Regulations 1992
- Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005
- Building (Accreditation of Building Consent Authorities) Regulations 2006
- Building (Residential Consumer Rights and Remedies) Regulations 2014
- Building (Earthquake-prone Buildings) Amendment Bill 2013
- Subject Index

Book Size: A5 (approx.)
Pages: 508 (approx.)
Price:
Member price $48.30 (including GST)+ Postage
Non member $55.20 (including GST)+ Postage

Visit our Store at
www.boinz.org.nz for more details

48TH ANNUAL CONFERENCE & EXPO

19 -22 APRIL 2015

AUCKLAND

SKYCITY CONVENTION CENTRE

Building Officials Institute of NZ