# STRAIGHT UP

BUILDING OFFICIALS INSTITUTE OF NEW ZEALAND

**Tākina**

A Distinctive Architectural Marvel: Tākina, Wellington's Bold Waterfront Innovation

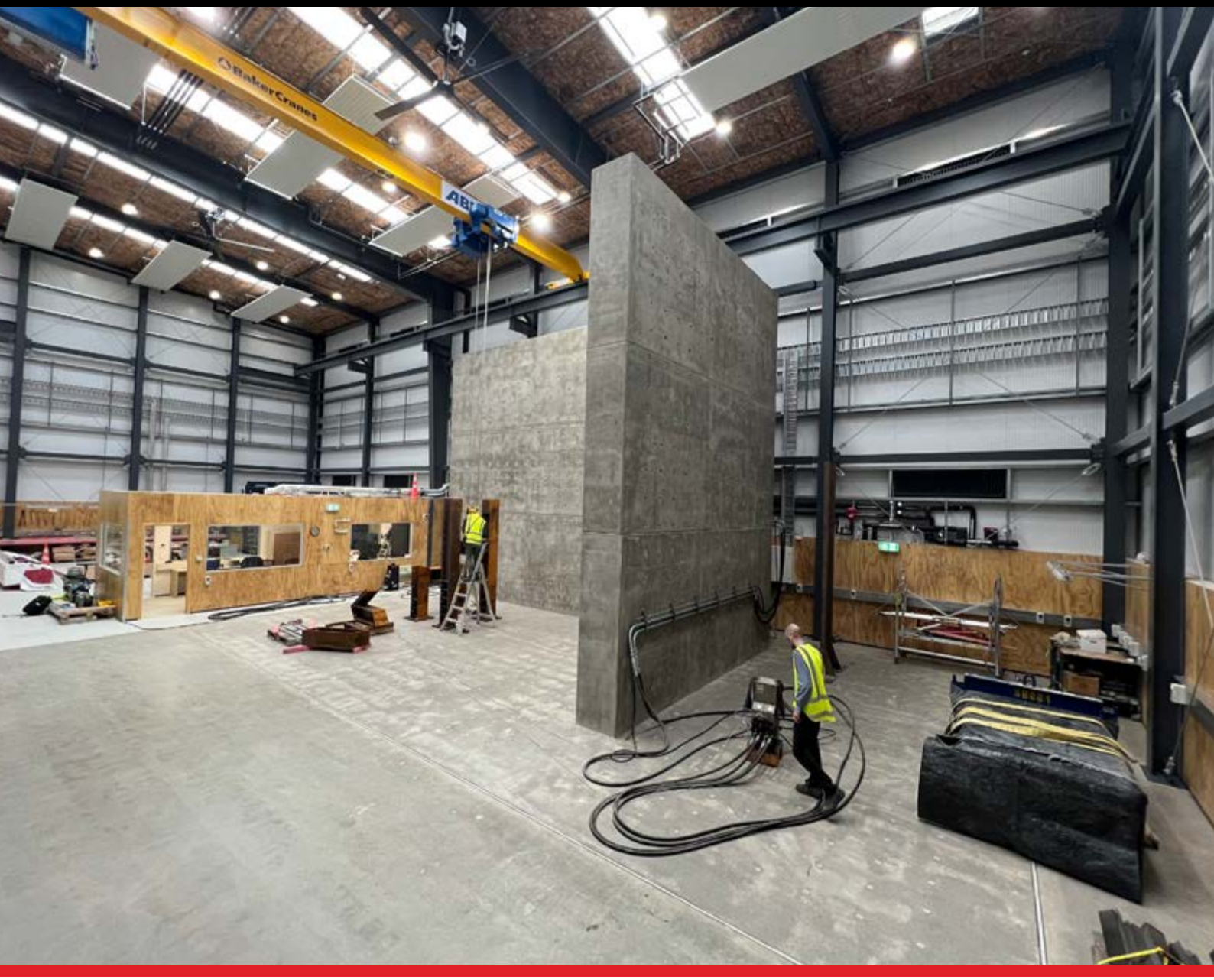
**Construction Accord**

Offsite Manufacturing Delivers Multi-storey Timber Frame Apartments

**BOINZ Legal Support**

BOINZ Launches Legal Support Service


SUMMER 2023

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# STRAIGHT UP

BUILDING OFFICIALS INSTITUTE OF NEW ZEALAND





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# President's Message

*With the increasing complex nature of building, and the components that need to be assessed leading into construction, it is vitally important that we continue to be recognised as the "guardians of quality & safety" relating to the built environment*

**With this being the last issue of Straight up before the end of 2023, I trust you are reflecting on a more positive year which has passed and you are looking forward to precious time to be spent with loved ones, exploring new places or visiting favourite holiday spots, and getting that chance to recharge your batteries.**

It certainly has been a year of change and consolidation, with pressure being on us all with the cost-of-living challenges, dreadful weather events which have ripped the guts out of many communities, whist also showing the heart and compassion of the good people living in those communities. Our members have been at the forefront of disaster relief and working professionally to ensure that buildings are appropriately assessed for their safety after these adverse events. I have been heartened to have many conversations with friends, politicians, colleagues about the important role that our members have played in these disaster recoveries – we are well respected in our communities for the work we do.

My wish going forward (or at least one of the wishes!) in times of political and likely regulatory change is that the group of people making decisions do think long and hard about the important role of building safety and the role of the building survey profession ensuring there is a quality "third party" assessment of building plans and construction. With the increasing complex nature of building, and the components that need to be assessed leading into construction, it is vitally important that we continue to be recognised as the "guardians of quality & safety" relating to the built environment.

Too often and by too many people we are seen as being obstructive and to be slowing down the building process. Having been through a couple of construction consenting projects myself this year, I can absolutely attest to the valuable role which both councils I have applied to have done. There has been misconceptions and misunderstandings from the design and construction professionals about what code requirements need to be met, and why some of those requirements have been in place. I have not seen any examples of un-necessary RFIs or delays caused outside the council consenting functions - so a huge congratulations to all of our members working away well in your roles.

I had a good friend buy a property during the year and they were incredibly grateful for the pre-purchase inspection information they received from one of our ABS members, with a professional report that alerted them to serious items which needed to be discovered, and in the same week I watched a TV program which showed a couple let down badly by a second rate "builders report" which has legal battles ensuing. Our decisions around quality reporting and a high bar for applicants to be assessed to for their entry to the ABS scheme are a reflection on the integrity of our institute and the proud members within it.

## OUR BOARD

**Peter Laurenson**
President

**Karel Boakes**
Vice President

**Cory Lang**
Director

**Jeff Fahrensohn**
Director

**Alana Reid**
Director

**Peter Sparrow**
Director

**Nick Hill**
Chief Executive

International Code Council (ICC) delegation visits BOINZ in November. Pictured: Nick Hill (BOINZ Chief Executive Officer), Stuart Tom, (ICC President), Peter Laurenson (BOINZ President) and Dominic Sims (ICC Chief Executive Officer).

President Peter Laurenson who visited the ICC Conference in 2023 will be reporting on the valuable information BOINZ has potential to benefit from through collaboration with ICC.

All the above leads me to be incredibly proud to advise members that we have officially now had recognition from the NZ Qualifications Authority (NZQA) that they are accepting of our proposal for the starting of a degree qualification for us. Just yesterday they confirmed the naming of our degree qualification will be "Batchelor in Building Surveying and Control" with a likely launch date of July 2024. There are some recommendations for tweaks to the curriculum which NZQA have suggested which Future Skills along with BOINZ will be undertaking prior to that release.

This degree qualification is a pretty significant milestone in our professional development. I can attest to the fact that many of our respected colleagues within BOINZ have worked away tirelessly for at least a minimum of the last 20 years to get a specific "fit-for-purpose" qualification framework in place that provides a professional career pathway for individuals upskilling within the industry, and critically to attract the next generations of entrants into our profession. A huge congratulations to all those who have made this happen at a governance level, writing the content and training delivery programs, being the early adopters going through the APL process for the diplomas, or working in cohorts through the In-Employment programmes. We have had several detractors and road-bumps along the way – but together we have got there. The outcome provides excellent learning tools, respect in the community for our profession, improved remuneration and recognition.

I do have a request for each of you which I must sound a bit like a broken record on, but here goes again. Please ensure you work hard personally to put the most that you can into your institute and tell your colleagues and bosses about how important it is. There is no way that the qualifications framework and all the benefits it provides would exist without BOINZ – I can guarantee it!! We have seen some employers pull back on their funding for BOINZ membership this year and it is incredibly disheartening for us as a voluntary charitable organisation. Our ability to do good work and provide additional benefit to the community through our members is directly limited by some short-sighted decisions. It is important that you continue to ensure your membership is an integral part of your employment conditions, many of us have done that. The annual membership fee is very modest especially compared to comparable professional organisations, and we also encourage you to push for as much professional time to be made available to you as possible to attend branch functions, training events, and conferences on a regular basis.

There are some other substantial items which we have progressed throughout the last year that we should be very proud of. All the work that has gone into the constitution review is about to come out to members for ratification in the new year, and we are making progress down the

track of evaluation of potential Chartering for our profession. We have made a considerable number of submissions on legislative matters and continue to do valuable work on Standards committees and in our advocacy with central government. It remains a very tough financial environment with a downturn in consenting volumes. This should allow an uptake in training programs but unfortunately the purse strings continue to be sadly constrained around the country. The work done by our Trainiung Academy team to develop new courses is really important and needs to be supported through bookings to allow further development to continue.

We have a lot of uncertainty leading into the new year with a new government and new minister in the seat, alongside the culmination of the Building Consent System review, so we will need to be agile to be involved in implementation of any changes that are forthcoming.

It is timely I feel to remind members that there are local branch AGMs occurring with election of branch officers being a great opportunity to get more involved locally and to participate nationally as well. With the proposed changes to the constitution coming up, there is also an election coming up for the full set of Board positions in the new year. Having been on the BOINZ board since 2011 when I was co-opted and subsequently having been elected a further 6 times - with the last 4 years as your elected president, I can truly say I have thoroughly enjoyed all my time on the board and especially being able to meet so many of you through the branch network and at our conferences. As many will know – I have changed over to a different profession since March 23, with my new role being General Manager for a company based in Queenstown which runs an engineered Landfill and Quarry operation. So, although I have continued to serve as your president since that change in my career, I do think it is appropriate that I will not be putting my name forward for the board elections in the new year. I intend to carry on my membership personally and will continue to play a part for the good of BOINZ and its members as I genuinely believe in the good work we do, and in making improvements in the building regulatory system. So, I really encourage you to consider how you may be able to take part in the work of BOINZ and encourage you to consider standing for the Board if you are interested – I would be happy to talk to anyone with providing advice.

**Peter Laurenson** - President

For now, on behalf of the Board I wish you all a very merry Christmas and a happy new year. Enjoy that time with friends and family and prepare yourself for a successful year ahead.

*Peter Laurenson*
*President*

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## the easy access advantage.

There are certain products in the building industry which stand alone as category leaders. So, when you look at all the benefits Posi-STRUTS deliver it's hard to imagine a better solution for floor joists. Posi-STRUTS are ideal for today's building needs because they offer a wide range of advantages which deliver savings to the Architect, Engineer and Builder. They are a truly customised, totally engineered flooring system which combine the versatility of timber with the strength of steel.

### OPEN WEB DESIGN

The unique 'open web' design of trusses made using Posi-STRUTS provides excellent access for services, whilst making them lighter and quicker to install than solid timber joists or steel alternatives. Plumbing, electrical, heating and air conditioning/ducting can all be easily accommodated by this ingenious 'open web' system. In fact, forget cutting through solid timber joists and reducing their strength, Posi-STRUT trusses make difficult access a thing of the past.

### TOP CHORD SUPPORT

No other Beam can boast 'Top Chord Support'. This means that in many cases there is no need to use expensive joist hangers and custom brackets for fixing that other solutions require.

### SPAN AND INSTALLATION

Posi-STRUT trusses can be manufactured in lengths up to 8 metres, with either 70mm, 90mm or 140mm wide chords, depending on your load bearing requirements. They can span large open areas with minimum use of internal supports, making them the ideal solution for open plan designs. They can also be specifically designed and engineered for special projects and tailor made to accommodate special support conditions like hidden steel beams.
The wide chord surface of Posi-STRUT trusses ensures easier fixing, plus it enables the truss to be placed upright, without the need for temporary bracing. They also provide a rigid floor structure that's even and uniform. The unique strongback bracing system used with Posi-STRUT floors tie adjacent Posi-STRUT trusses together to minimise bounce.

More than just a flooring solution, Posi-STRUTS have been used in innovative applications in roof construction, with everything from standard roof to curved roof lines.

### USAGE

Although popular in domestic construction, Posi-STRUTS are now making a name for themselves in a vast array of commercial and light industrial applications because they offer a far more cost-effective solution to steel and are much easier to install. In fact, Posi-STRUTS make excellent purlins, rafters...or floor joists! They're also ideal for second storeys, sites with poor foundations and steep sites avoiding the need for cut & fill, and costly retaining wall structures.

If all these benefits weren't enough, there's also the added plus of all round cost-effectiveness. In fact, when you take into account the ease of installation and the easy access advantages for services, the savings on-site, in man hours alone, can be considerable.

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# A Distinctive Architectural Marvel: Tākina, Wellington's Bold Waterfront Innovation

## Tākina's Significance

Tākina stands as a testament to Wellington's architectural innovation and city development. As the largest infrastructure investment in the Capital since the construction of the Wellington Stadium two decades ago, this bold new addition to the waterfront has captured the city's imagination.

Tākina was completed within its scheduled timeline and incurred an additional expenditure of $5.75 million, resulting in a total cost of $185 million.

## The Unique Venue Design and Purpose

The purpose-built venue combines two plenary halls of conference space and boasts New Zealand's largest gallery with 1,280sqm of exhibition space and capabilities to accommodate international touring exhibitions.

Tākina's convention facilities can comfortably host up to 2,000 delegates in a variety of spaces and configurations.

The a building was designed to host everyone from small children enjoying dinosaur Lego to international business conferences.

Designed by Studio Pacific Architecture for Wellington City Council, the building possesses a show-stopping façade with a shimmering curved bronze glass façade. Inside, visitors are welcomed by stone floors, large steel diagonal beams, and a set of escalators.

As a result of Wellington's variable weather, the building's transparency changes throughout the day.

Opened in June this year, the 18,000m2 building sits in the heart of Wellington's CBD between Cable and Wakefield streets and across the road from Zealand's National Museum - Te Papa.

Due to its geographical placement, it has had to respond to many complex requirements, including pedestrian movement patterns, combining public and private use, solar access and closely surrounding buildings.

The Convention and Exhibition Centre is expected to have huge positive flow-on effects for the city's hospitality, accommodation, and retail businesses. It is expected to supply 372 direct jobs and bring in and protect business worth around $45 million a year in GDP to Wellington's economy, including money spent in hotels, restaurants, bars and shops.

## Green Star Design Certification

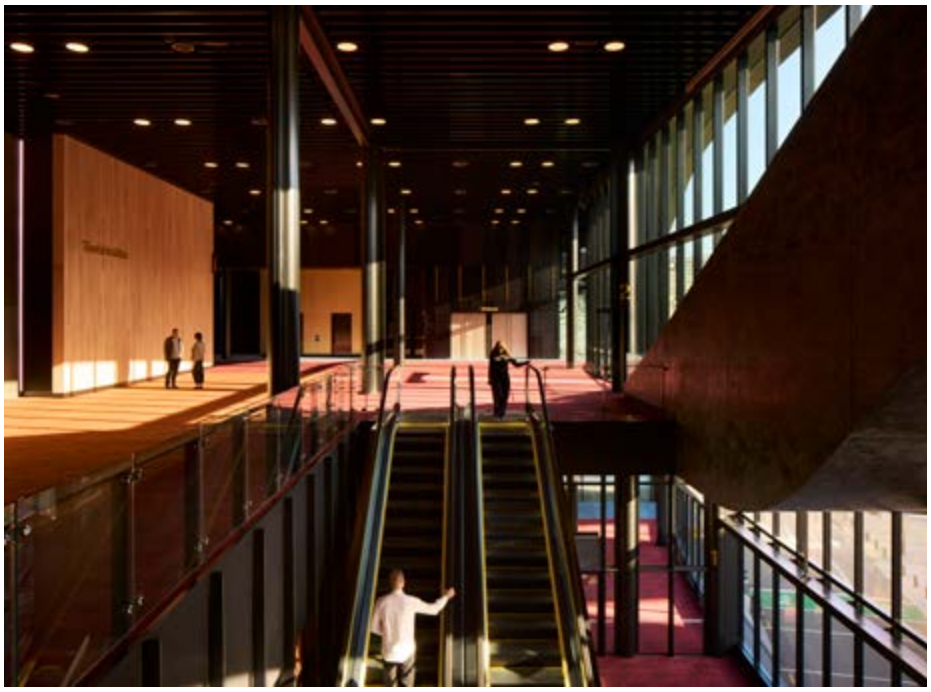
Sitting across two levels this five-star building is Green Star design certified – the first conference centre in New Zealand to achieve this standard. The building includes sustainable features and adaptable systems to emit 60-70% less carbon and use 60-70% less energy than similar buildings.

Sustainability features include:

- Enhanced thermal insulation and high-performance double glazing using SEFAR technology, for improved thermal comfort and energy efficiency.
- Rainwater harvesting system (30,000 litres) for toilet flushing and evaporative cooling to reduce water consumption by 30 percent.
- Adaptable and demand-controlled air conditioning system reducing energy use.
- Predominantly heat pump heating to reduce reliance on fossil fuels.
- Post-occupancy energy optimisation systems to monitor and fine tune energy usage.
- Future proofing to accommodate on-site renewable energy generation via solar array.
- The use of environmentally preferable materials for improved indoor air quality
- Timber materials sourced from sustainable forestry.
- Display screens communicating real-time building sustainability metrics such as water and energy consumption, as well as carbon emissions.

## Architectural and Engineering Challenges for Building Surveyors

Matthew Hodgkinson from Wellington City Council was heavily involved in the inspections of code compliance and the compliance schedule across the project. To gain a deeper understanding of the consent and code of compliance processes we asked Matthew a few questions.



***What technical expertise are required to handle the scale of this project?***

Commercial 3 competency in Building and Plumbing and Regulation 18 qualifications.

***What challenges did the project face in terms of building permits, resource consents, or other regulatory approvals, and how were these challenges overcome?***

The consent was applied for in four stages.

Stage 1 enabling work and demo of existing thrifty building. 6 inspections carried out for this stage and 2 documents to issue CCC.

Stage 2 Super structure including piling foundation slab and underground services. 30 inspections carried out for this stage and 15 documents required for CCC.

Stage 3 Architecture, fire and building services (this stage had 4 amendments). 124 inspections carried out for this stage and 42 documents for CCC.

Stage 4 Facade. 61 inspections carried out for this stage and 19 documents for CCC.

In total there was 221 inspections carried out and 78 documents to for reasonable grounds for CCC.

***Were there any unique architectural or engineering features in the development design that posed particular challenges for building surveyors and compliance with building codes?***

The external cladding (Ultra Clad) was a challenge with the curves on the building. To overcome this the cladding was fitted then removed numbered sent to be powder coated then refitted.

Overall, this was a 4-year project from consenting to code of compliance. This required a lot of quality site notes to capture all the progress on site with many hours of reading extremely complex plans and specifications to carry out the inspections required and to qualify the documents received.

## Unique Architectural and Cultural Significance

Tākina, meaning ‘to invoke’, is a name that reflects both the building and the capital as a place people come together to connect and collaborate.

It also draws from Māori mythology, particularly Te Ūpoko-o-te-Ika-a-Māui (Maui’s head of the fish). The legend refers to the forming of Te Whanganui-a-Tara, Wellington's unique harbour and waterfront topography.

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*By BOINZ*

# How New Mass Timber GIB® Encapsulation Systems Supports Fire Safety in Built Environments

**One of fastest growing environmentally friendly building materials is one that is centuries old, with mass timber becoming hugely popular in New Zealand over recent years. According to the World Economic Forum, cross-laminated timber, as it's also known, is as big an innovation for the building sector as the invention of reinforced concrete more than 150 years ago.**

Designers and engineers can now create practically any type of building using timber, from high rise commercial office spaces to multi-purpose residential projects. Examples like the Tauranga City Council premises, which is now under construction, is utilising mass timber to achieve a net zero emissions build. The building is set to become New Zealand's largest mass timber building when completed in 2024.

Cross-laminated timber and other engineered wood products benefit the climate in a multitude of ways. Trees capture and store carbon as they grow and long-lived wood products then lock the carbon in. They are also a lower carbon emission substitution for materials like concrete and steel, with some reports suggesting they could reduce building emissions by as much as 15-20%.

Building with mass timber also contributes to lighter builds, offering highly precise production with offsite prefabrication, and faster overall construction times which can further reduces costs, so it's easy to see why it's become so popular.

## Challenges to fire safety

Mass timber construction poses some significant fire safety challenges however, given the mass timber is combustible, which can contribute significantly to the overall fuel load inside the building compartment.

An artist's impression of Tauranga City Council's new office building, which is set to be the largest mass timber office building in New Zealand. This building targets a net zero carbon footprint for the building's construction process.

Current New Zealand Building Code C/VM Verification Method and C/AS Acceptable Solution documents do not adequately address the additional fuel load contributed by the exposed mass timber.

## Encapsulating mass timber with GIB® plasterboard

One way to mitigate the fuel load and avoid the need for separate fire severity calculations is to encapsulate mass timber with plasterboard.

Winstone Wallboards recommends 'universal' lining systems such as GBUW and GBUC specifications for mass timber wall and floor applications respectively. 'Universal' lining systems are designed to limit back-of-lining temperature and protect mass timber from char so are suitable for mass timber encapsulation. Recent fire resistance testing has also shown that additional encapsulation systems are possible with an open or insulated cavity. Table 1 summarises mass timber GIB® encapsulation systems for mass timber walls and floors.

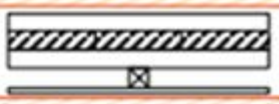
Some systems allow limited unsealed service penetrations through battened wall linings or suspended ceiling linings. It may have up to 4 evenly distributed unsealed service penetrations per $m^2$, each not exceeding 100mm in diameter of equivalent area. All outer layer fastener heads stopped and sheet joints tape reinforced in accordance with the publication entitled "GIB® Site Guide". Inner layer can be left unstopped.

## Want to know more?

If you're keen to know more about mass timber encapsulation system we've recently updated our GIB® Fire Rated Systems Supplement, which is available on our website or call the GIB® Helpline on 0800 100 442.

*Frank Kang, Technical Support & Development Engineer at Winstone Wallboards Ltd*

**Wall**

| Encapsulation time | Lining requirements | Installation guide | Detail |
|---|---|---|---|
| **Direct fixed or battened** | | | |
| 30 minutes | 1 layer 16mm GIB Fyreline® | GBUW 30a |  |
| 30 minutes | 2 layers 10mm GIB Fyreline® | GBUW 30b |  |
| 60 minutes | 2 layers 13mm GIB Fyreline® | GBUW 60 |  |
| **Battened** | | | |
| 30 minutes | 1 layer 13mm GIB Fyreline® on minimum 45mm open or insulated cavity | GBTL 60 (or GBS 60) |  |
| **Direct fixed and battened** | | | |
| 30 minutes | 1 layer 13mm GIB Fyreline® and 1 layer 13mm GIB® Standard on minimum 45mm open or insulated cavity (unsealed penetrations through battened lining)* | GBTL 60 and GBTL 30b (or GBS 30) |  |
| 60 minutes | 1 layer 13mm GIB Fyreline® and 1 layer of 13mm GIB Fyreline® on minimum 45mm open or insulated cavity (unsealed penetrations through battened lining)* | GBTL 60 and GBTL 60 (or GBS 60) |  |

**Floor**

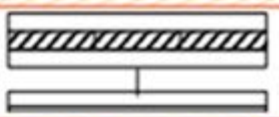
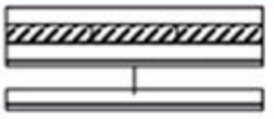
| Encapsulation time | Lining requirements | Installation guide | Detail |
|---|---|---|---|
| **Direct fixed or suspended ceiling** | | | |
| 30 minutes | 1 layer 16mm GIB Fyreline® | GBUC 30 |  |
| 60 minutes | 2 layers 13mm GIB Fyreline® | GBUC 60 |  |
| **Suspended ceiling** | | | |
| 30 minutes | 1 layer 13mm GIB Fyreline® on minimum 90mm open or insulated cavity | GBSC 30 |  |
| **Direct fixed and suspended ceiling** | | | |
| 30 minutes | 1 layer 13mm GIB Fyreline® and 1 layer 13mm GIB® Standard on minimum 90mm open or insulated cavity (unsealed penetrations through suspended lining)* | GBFC 30 and GBSC 30 |  |
| 60 minutes | 1 layer 13mm GIB Fyreline® and 1 layer 13mm GIB Fyreline® on minimum 90mm open or insulated cavity (unsealed penetrations through suspended lining)* | GBFC 30 and GBSC 30 |  |

**Table 1**: Mass timber GIB® encapsulation systems summary table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When innovative designs need unique solutions for approval, ICC technical experts can develop reports that assess the applicability of International Code (I-Code) content to local requirements for an Alternative Solution.

**Call us today to get your products easily approved for installation!**

*Evaluation Service Appraisal (ESA) report is for illustrative purposes only. Actual report may vary. ESA's do not guarantee approval by local building officials, but are well-known and widely-accepted.*

**Neil Savery**
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23-22612


AIBS

# Vacant and Derelict Buildings: Why We Should Care

**Vacant or derelict buildings are hazardous. The examples of this are numerous and we've seen a vivid illustration of the dangers posed by vacant buildings earlier this year in central Sydney, with images beamed all over the world, of a seven-storey building ablaze with big sections of its masonry walls falling outward from about 20m above whatever was below. Irrespective of the circumstances, this event should bring into focus the long-term consequences of regulatory failures and why we should all care about what regulators are doing about vacant buildings.**

But what has the fire in Sydney got to do with regulatory failure? If there is any link, this is by no means clear at this stage. Whilst there has been public reporting about some of the causative factors involved, there has not been any public discussion about the role of regulators in that disaster. Without making any statements about what might have happened or the like, let's think about other situations and how they play out.

Where a regulator turns a blind eye to activities they should be regulating, the consequences can be very dangerous. Consumers have long been suffering the effects of the inadequacies of the approach to regulation by bodies charged with regulation of a particular sector. For example, lack of proper oversight was allowed to flourish at the Victorian Building Authority, and the Royal Commission level examinations into the banking and disability and aged care sectors have all demonstrated this point. When disasters happen and particularly when people die as a result, the community is right to ask why and what could or should have been done to ensure this doesn't keep happening.

"Collectively, building surveyors can and should speak up about matters

that cannot be addressed within the constraints of the authority they are given. In doing so, these issues can be addressed. As professional building surveyors we should be assured that we speak up with the full support of the public who appreciate the credibility and public interest motivation in what we say."

All over Australia, there are buildings that are vacant. Some are vacant pending redevelopment. Others are vacant awaiting establishment of a new lease. There are others that are vacant because the owner is no longer requiring the use of the building and hasn't yet determined what to do with it. There are also buildings that must meet more stringent requirements in any future development that the owner is not prepared or able to meet so that the building sits effectively in limbo. The period of time that building sits vacant can vary considerably.

Most capital cities in Australia will have buildings that have sat vacant for an extended period of time – ten years or more. It could be a building that is subject to a heritage control of some sort, or some other similar limitation that means that the existing building cannot be removed and replaced. The cost of refurbishment or refitting the building to modern standards is excessive in comparison to the likely investment returns so that the investment doesn't proceed. A building in this state will likely end up as a home to local wildlife, pigeons and rats are common early adopters of vacant space opportunities.

"Most capital cities in Australia will have buildings that have sat vacant for an extended period of time – ten years or more. It could be a building that is subject to a heritage control of some sort, or some other similar limitation that means that the existing building cannot be removed and replaced. The cost of refurbishment or refitting the building to modern standards is excessive in comparison to the likely investment returns so that the investment doesn't proceed. A building in this state will likely end up as a home to local wildlife, pigeons and rats are common early adopters of vacant space opportunities."

Social conditions ebb and flow with economic cycles and from time to time these buildings will become especially attractive to those who have no other opportunities for shelter. A building owner that is insufficiently motivated to actively ensure that a building remains secured against unauthorised entry will inevitably suffer these intrusions into their asset.

The things that motivate a building owner to secure a building can come from several points – an insurer who is astute to the risks arising from a vacated building, neighbouring property owners aggrieved by the actions of unauthorised occupation of empty buildings or the like, and a local council or other regulatory body that is similarly astute to the public risks that are to be managed with vacant buildings.

For insurers, the rationale is pretty clear – mitigate risk of loss that might lead to a claim.

For neighbours, the rationale is also usually fairly straight forward – an unsightly building or anti-social activities might impact neighbours by keeping them awake at night if the neighbouring building is a hotel or residential building, by creating negative experiences for customers if the neighbouring building is a commercial premises etc.

For local councils, it seems that the motivation to engage with vacant buildings is considerably less clear. Should a council become aware of a threat to safety arising from the condition of a vacant building, it would be usual for some form of action to be taken. Similarly, if there are complaints from the public or neighbouring property owners about what is happening with a vacant building, it is likely there will be a response from the council or similar regulator.

Buildings known to contain asbestos can become a threat to public health where unauthorised entry has been occurring and walls or other building elements containing asbestos have been vandalized, particularly if this means that asbestos fibres or material containing asbestos is able to escape or otherwise make its way to the public realm. The accumulation of combustible materials in vacant buildings can also become a fire hazard, particularly if the building is no longer connected to the water supply that would otherwise ensure sprinkler, hydrant and hose reel coverage was available.

Sometimes it is difficult for a council or similar regulator to act. The powers might not have been used frequently so that delegated staff may no longer be in the roles that would allow them to act or may no longer be employed by the council. Sometimes there are political pressures that would influence the willingness of a council or similar regulator to act to force a property owner to do something because of the sensitivity of an ongoing dispute between the owner and the regulator, about whatever it is that is stopping the owner from redeveloping the site.

As we saw in Sydney, large fires impact the public realm quite substantially so that the public could reasonably expect that local councils or similar regulators would be monitoring vacant buildings and acting to guard against this risk.

It is worth thinking about heritage preservation rules that apply in many jurisdictions in this matter too. A heritage listed building that is allowed to deteriorate to a point where the heritage value no longer exists is a building that may as well have been approved for demolition despite the approval supporting the loss of heritage. The only difference is the timeframe involved as the outcome is the same. If the community can be adversely impacted by a disaster in a vacant building that exists because of such an impasse, are there sufficient powers that can be applied to compel a building owner to halt the deterioration of a heritage place and at the same time address the wider risks of vacant buildings?

Why don't we see vacant buildings registers or directions issued to preserve heritage?

Is the cost of doing this work being considered against the scarcity of thanks you get from the relevant building owners?

Is the cost being compared against the similar levels of thanks you get from the broader community for doing this work? If no-one is asking about what the regulators responsible are doing, is there any consideration given to doing this work at all?

Many think that building surveying is about what a completed building will look like and do. Of those who know what a building surveyor is, it is usual that they will understand it to

be a role that responds to community expectations, mostly by ensuring that the standards that are set by governments regarding process, procedure and all things technical, are met. It is often a surprise to learn that building surveyors are very concerned when a vacant building erupts in flames.

We building surveyors know that the community has an expectation that building surveyors will be there upholding the public interest. The inability to intervene to the point where it is possible to prevent the kind of calamity that we saw in Sydney is therefore concerning to building surveyors.

All too often, building surveyors working in the private sector have been criticised for being too close to the clients who engage them. When large vacant buildings that represent significant risk to the community and business activities around them go unchecked, there are no outcries of favouritism or collusion or bias or whatever else between the responsible public regulator and the building owners that allows a building to get to be in such a state that it becomes a public risk.

If we can ask questions after events have happened, surely it is not that hard to ask questions earlier, preferably before things go bang so loud that the reverberations travel around the world. Building surveyors engaged privately in relation to projects where risks of this nature exists should act professionally to advise their clients about mitigating these risks.

As building surveyors working for public authorities, ask yourself these key questions: is your local authority doing what it should be to ensure that vacant buildings are not going to feature in international news reporting someday soon?

Is there a plan for how and when to act to mitigate public safety risks? If there are deficiencies in the powers available, what are they and how can they be addressed? If you are not satisfied with the answers to these questions, you have a professional responsibility to say something.

A professional building surveyor should always have an eye on what the public might expect of a professional. In general, the public will expect that a professional is a person who could do something. Collectively, building surveyors can and should speak up about matters that cannot be addressed within the constraints of the authority they are given. In doing so, these issues can be addressed. As professional building surveyors we should be assured that we speak up with the full support of the public who appreciate the credibility and public interest motivation in what we say.

"We building surveyors know that the community has an expectation that building surveyors will be there upholding the public interest. The inability to intervene to the point where it is possible to prevent the kind of calamity that we saw in Sydney is therefore concerning to building surveyors."

If what we say is taken to cause controversy, so be it. In this way, the public will come to understand building surveying a little better.

*By Jeremy Turner*
*AIBS Technical & Policy Manager*

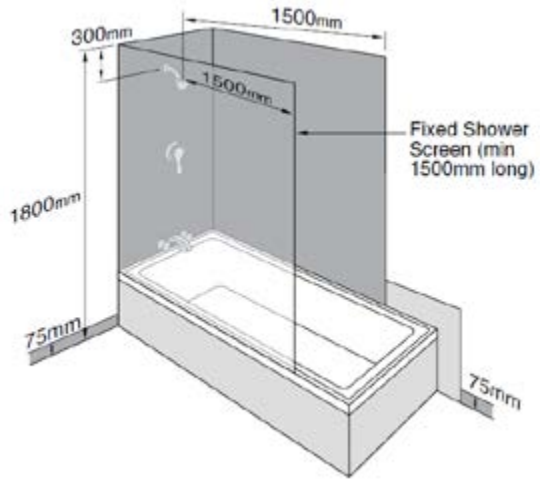
# Best Practice Series

## Wet Area Systems

# 7 THINGS TO CONSIDER WHEN INSTALLING GIB AQUALINE® – WET AREA SYSTEMS

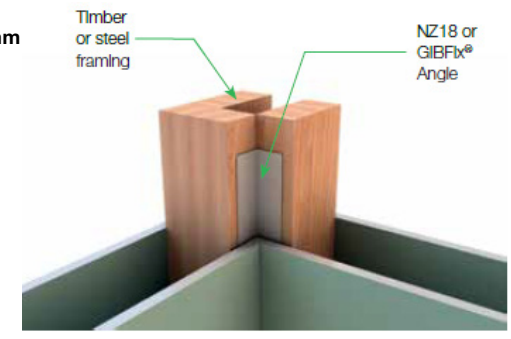
01. Always use GIB Aqualine® on walls and ceilings to help protect against moisture and steam damage.
02. Use waterproof membranes in the right areas - such as to the edge of showers, baths and vanities to be tiled.

**Enclosed Shower over bath**




03. To provide stability use a GIB® Rondo® NZ18 or GIBFix® metal angle attached to the internal corner of timber framed shower walls.

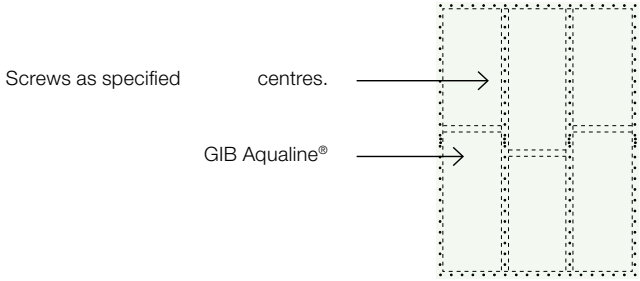
**Vertical corner GIB® Rondo® NZ18 32 x 32 x 0.55mm or GIBFix® 45 x 45 x 0.55mm galvanised steel angle to a minimum height of 1800mm.**




04. Fix GIB Aqualine® horizontally where possible to reduce joints and improve the finish.
05. Use 13mm GIB Aqualine® on ceilings to protect against moisture and steam.
06. When tiling*, fasteners are required at 150mm centres to the perimeter of the sheet and to all intermediate studs.

**10mm GIB Aqualine® is for tile weights up to 26kg/m² and 13mm GIB Aqualine® up to 40kg/m². Most wall tiles weigh under 25kg/m².*

**Fixing bracing elements**




07. Bracing systems must not be located behind showers or baths because of durability requirements, renovation likelihood and other practical issues relating to fixing bracing elements.


**The GIB Aqualine® Wet Area Systems literature contains all the information you'll need to correctly install GIB® Wet Area Systems.**

AUCKLAND COUNCIL

# Incorporating Truss Design into Building Design: Certificate of Design Work (CoW) Considerations

**Refer Determination 2023/008**

This determination explored whether a certificate of work is required from a licensed building practitioner for the design of the roof trusses. This required a decision whether the design of roof trusses is part of the primary structure of a dwelling and restricted building work.

The design of trusses in a factory as part of off-site manufacturing is not considered Restricted Building Work (RBW). However, it is the responsibility of the lead design Licensed Building Practitioner (LBP) to ensure that the truss design aligns with the overall building design, meeting the requirements of the Building Code. This includes providing accurate information to the truss manufacturer and verifying that the manufacturer uses the correct information supplied.

As the design LBP will be incorporating the truss design into their overall building design, it is important to reflect this in their Certificate of Design Work (CoW). Consequently, the design of trusses should not be included in the CoW. Instead, the design LBP should clearly indicate in the CoW how they have integrated the trusses, as designed by the manufacturer, into their own design.

It is worth noting that while the determination is clear regarding trusses, the same principles apply to other proprietary structural elements within buildings. Therefore, elements such as proprietary floor joists and laminated beams will also require inclusion in the CoW.

*Auckland Council*


Photo credit: Frank Productions

CONSTRUCTION ACCORD

# Offsite Manufacturing Delivers Multi-storey Timber Frame Apartments

**This Construction Sector Accord case study showcases how a multi-storey timber frame apartment complex across three six-storey buildings containing 216 modules is being constructed with offsite manufacturing.**

The project focuses on 108 apartments in Richardson Road, Owairaka, Auckland. The Richardson Road project consists of three six-storey apartment buildings containing 216 modules. Upon completion, the project will be constructed completely with timber volumetric modules, which is a first in New Zealand and a significant step forward for timber volumetric modular construction at this height.

After seeing a market demand for suppliers who could deliver quality housing at pace and scale, Property Partners decided to investigate offsite manufacturing. They started researching offsite manufacturing methods around the world, and ultimately decided that the Swedish model was the best approach for them to bring to the New Zealand market.

While the use of offsite manufacturing techniques is becoming increasingly popular around New Zealand for small-scale builds, Property Partners wanted to use timber volumetric modular construction, a form of offsite manufacturing in which buildings are put together by connecting a series of pre-built modules and stacking them vertically to build apartments. This offsite manufacturing method is common in Sweden and globally.

## Approach

Property Partners has been developing its volumetric modular construction approach over the course of several years. They made a prototype design model based on an existing three-storey walk-up apartment as it allowed them to do an 'apples-to-apples' comparison with conventional site-based methods. Due to the seismic conditions being different in New Zealand to those in Sweden, Property Partners'

architectural subsidiary, Oxygen Architects, went through a number of additional design and installation challenges. These issues were worked through with the architectural and build teams, who made the necessary adjustments.

Property Partners used the learnings from the design model and applied them to another project. The apartment building they manufactured offsite had the same architectural design as the conventionally built apartment buildings they were also working on as part of the project. They leased an empty warehouse to manufacture the volumetric modules. Although the process was very manual (since they did not yet have any manufacturing machinery), Property Partners used similar techniques to the ones they had learnt about in Sweden. Once completed, the modules were loaded onto trucks and taken out to site. The modules were then craned into place, which only took one and a half days. Property Partners then completed the ancillary work, such as landscaping, access stairs and services.

Evergreen Modular animation

After seeing the benefits of volumetric modular construction first-hand, Evergreen Modular invested in an offsite manufacturing plant. Setting up their Wiri manufacturing plant was challenging as the industrial lease market was tight, the company still needed to do due diligence and there was a lot of work to complete to get the site operational. The production line had to be designed from scratch and equipment had to be imported from Europe to ensure the production line was set up properly. The inventory system, quality assurance system and inspection testing systems also had to be set up. Evergreen Modular then had to find and train 60 staff in the midst of the Covid-19 pandemic, all while setting up and developing its offsite manufacturing processes and systems. It took a lot of effort to get everything up and running, consulting with their Swedish partners for tips and tricks along the way.

Since launching its Wiri manufacturing plant, Evergreen Modular has focused on a few key things to increase efficiency and create cost reductions that can be passed onto clients:

Building capacity: Evergreen Modular is currently working at increasing capacity without overinvesting in the factory. They have taken things slowly, focusing on getting the basics right, such as implementing and refining their processes, products, software and systems, as well as training and developing their staff. Once they are confident that they have built a strong foundation and are in a position to scale up, the company is planning to bring in more automation and invest in a large-scale purpose-designed facility.



*The project is the tallest timber-framed building in New Zealand to have used offsite manufactured timber volumetric modules*

Improving products and processes: Refining the product and how that product flows through their production line, and connects to the building site, is crucial. Evergreen Modular has worked to improve their design for manufacture and assembly (DfMA) processes and how they standardise various structural components.

Implementing software and systems: Evergreen Modular has focused on implementing the right software and systems that will enable them to scale up when the time is right. For example, the manufacturing software has the capability to produce a simple A3 printed shop drawing, which the floor team can use to make walls, floors and ceiling elements. The same datafile can direct a chain of automated robot cells simultaneously working together that can produce the same elements whilst maintaining precision tolerances. Future-proofing their software now will give Evergreen Modular the ability to scale up quickly when they are ready to do so.

Research and Development (R&D): Through their R&D department, Evergreen Modular continually makes small improvements over time. The R&D working group includes team members from Evergreen Modular, Property Partners, Oxygen Architecture and Build Partners (another Property Partners subsidiary), as well as a specialist team of consultants and engineers. The group meets monthly to review lessons learnt and come up with better ways to design, manufacture and deliver modular construction. There are project reviews at various stages throughout each project to capture learnings, and those learnings are subsequently used in other projects. Evergreen Modular have regular meetings with their Swedish mentors and continue to bounce ideas off them to keep learning and improving.

The Wiri manufacturing plant has enabled Evergreen Modular to deliver several large-scale projects, including 108 apartments in Richardson Road, Owairaka, Auckland. Evergreen Modular is using cutting-edge offsite manufacturing fabrication that was modelled in a fully detailed building information modelling (BIM) environment, as well as a DfMA methodology. The Richardson Road project consists of three six-storey apartment buildings which will be constructed primarily using timber volumetric modules. The project is the tallest timber-framed building in New Zealand to have used offsite manufactured timber volumetric modules. The project also included a number of unique aspects, such as a seven-storey high scaffolding with a slidable roof for all weather construction.

To watch the short video clip, read the full case study and the how to guide, please visit:

https://www.constructionaccord.nz/good-practice/beacon-projects/case-study-offsite-manufacturing-delivers-multi-storey-timber-frame-apartments/

# Embodied Carbon – New Resources from the Building for Climate Change Programme

**Whole-of-life embodied carbon refers to emissions associated with the use of materials in a building and the construction processes throughout the whole lifecycle of the building including initial construction, maintenance, renovation and demolition.**

Embodied carbon assessments measure and record the embodied carbon of a new building or building work. Understanding the emissions associated with building designs, products and materials can help building developers and owners make informed choices about lower-carbon options.

## Driving consistency through scope definition

Undertaking an embodied carbon assessment requires decisions such as what building elements to include and what data to use. Different decisions in these areas lead to inconsistencies in assessment results.

The Whole-of-Life Embodied Carbon Assessment: Technical Methodology was published in 2022 by the Ministry of Business, Innovation and Employment (MBIE) Building Performance team to support the consistency of embodied carbon assessments, by giving direction on scope

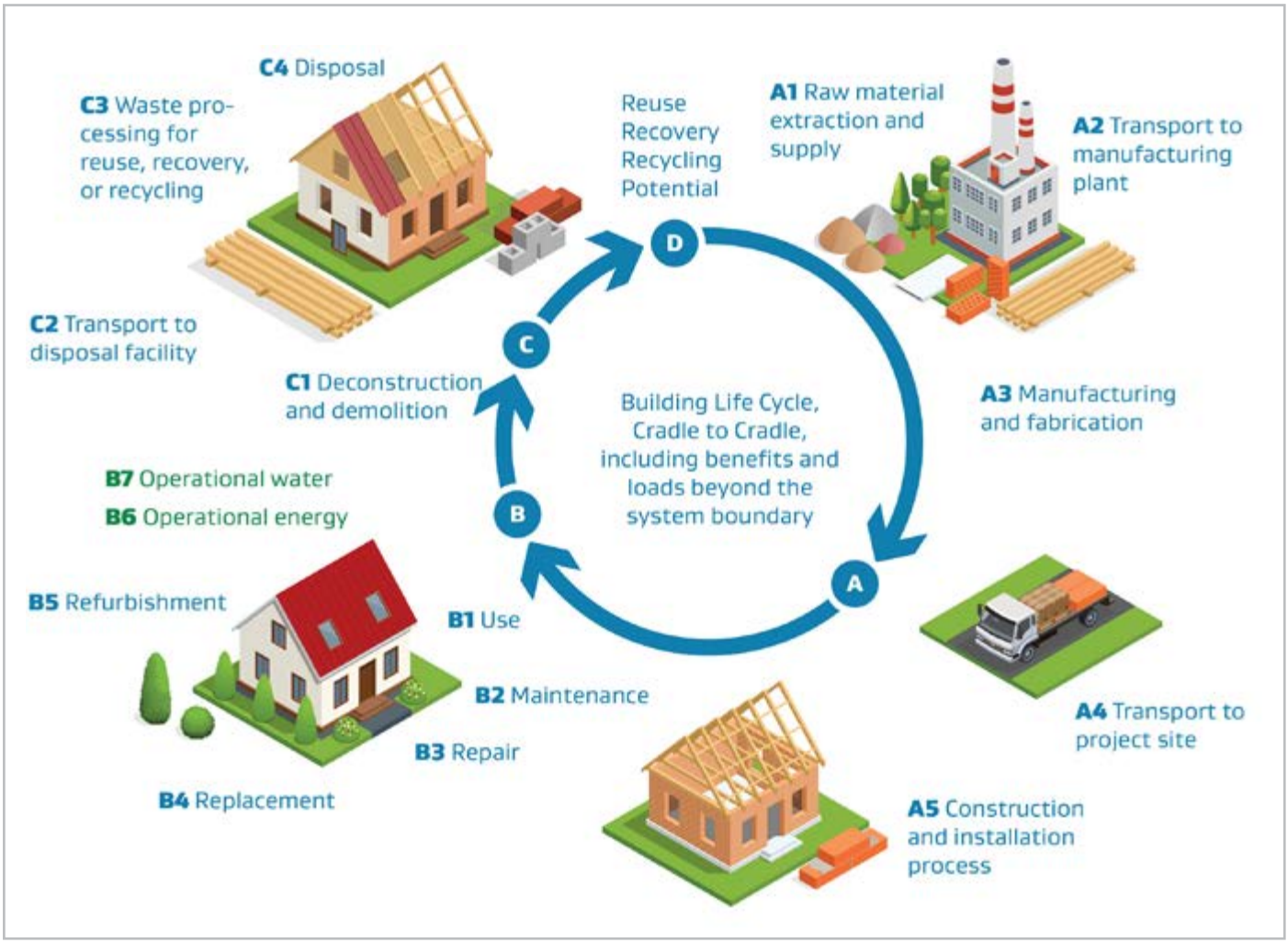



**Figure 1**: Module framework for life cycle assessment of buildings – embodied carbon emissions are reported in all modules with the exception of B6 and B7, where emissions associated with the operation of a building are reported.

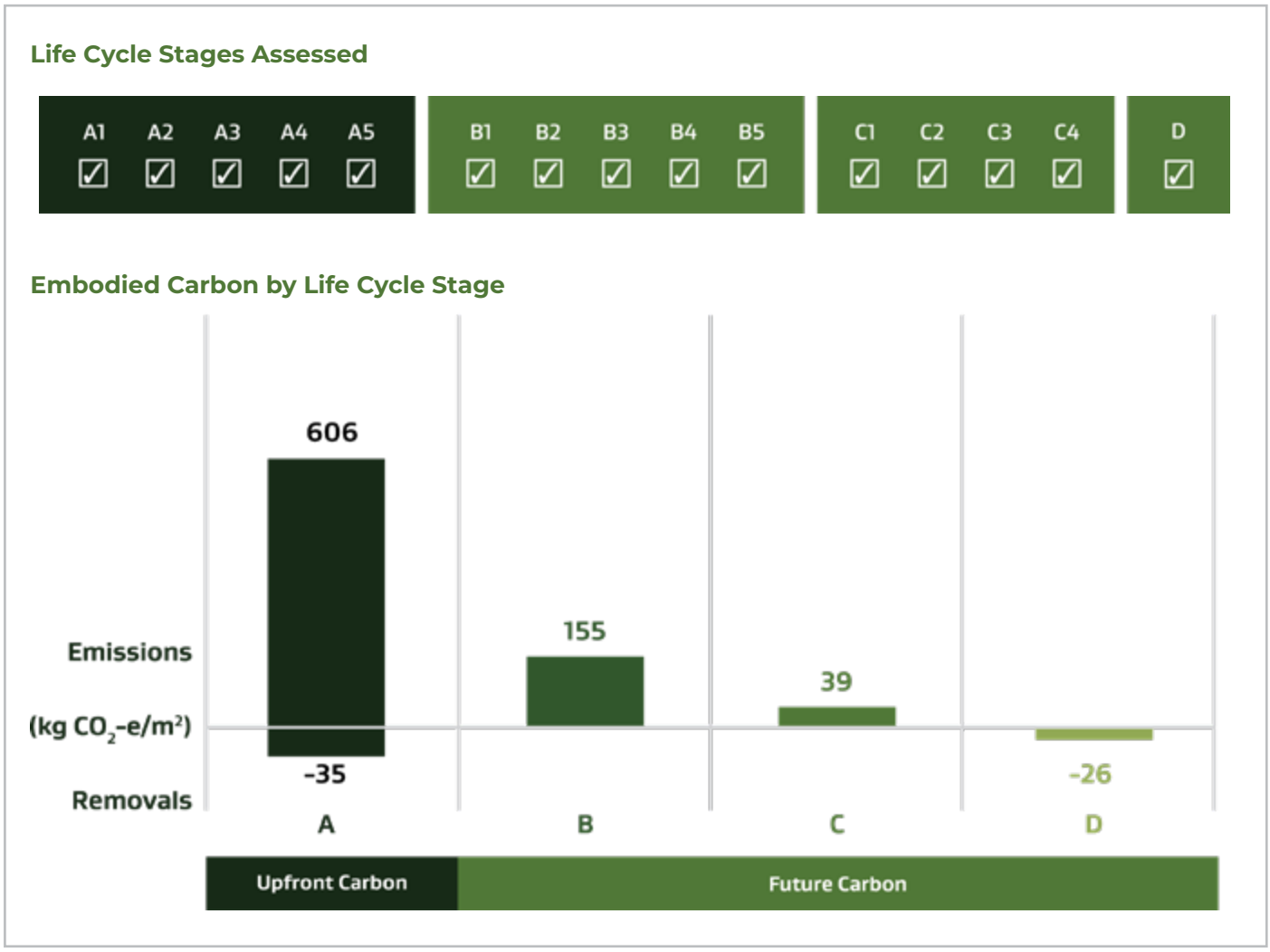



**Figure 2**: Summary of results from one of the embodied carbon assessments.

areas. There are many companies and organisations that conduct embodied carbon assessments, and the methodology is intended to enable these early adopters to incorporate these scope definitions in their own processes.

## Embodied carbon assessment examples

The Technical Methodology also introduces embodied carbon assessments to those parts of the sector that may be less familiar with the concepts. To further support this, MBIE has published some examples of embodied carbon assessments produced by members of the building and construction sector, to illustrate what they can look like.

Each example provides embodied carbon values for the building and outline which building elements accounted for the most significant embodied carbon emissions. These insights can support design teams and others across the construction sector to reduce the embodied carbon of the building throughout the design and construction process, as well as future buildings they work on.

The assessments cover a range of building typologies, and they differ in style, reflecting the different scale of building and the resources available to the assessors. At the start of each assessment report, MBIE has provided a summary, including a presentation of the results in a consistent format, to show the embodied carbon totals across the life cycle modules.

Take a look at the assessment examples on the Building Performance website https://www.building.govt.nz/getting-started/building-for-climate-change/emissions-reduction/embodied-carbon-assessment-examples.

To give any feedback on this resource, please email the Building Performance team. buildingforclimatechange@mbie.govt.nz.

BUILDING PERFORMANCE

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# BOINZ Launches Legal Support Service

## 20 MINUTE FREE CONSULTATION FOR MEMBERS

**BOINZ and Duncan Cotterill our Employment Law partners are delighted to announce a member service providing a 20 minute free consultation on employment law issues to Institute members – Another great benefit to assist our membership.**

**Additionally, Duncan Cotterill will be providing members with employment law updates providing awareness of both responsibilities and rights with the employment law frameworks.**

**In the current economic climate, many employers are looking to cut back on employee entitlements. But what if these are specific to individual employees and required to perform the duties of the position?**

### BOINZ membership – an employee entitlement

BOINZ membership is held on an individual basis and usually paid for by the employer as part of professional development. Often, this is because membership is seen as supporting a core technical skill such as building surveying.

So, what are the relevant employment principles if an employee entitlement such as coffee or a BOINZ membership is taken away?

### Removal of an employment entitlement – things to check first

The best way to protect an employee entitlement is to have it specifically mentioned in an Individual Employment Agreement (**IEA**). Check the IEA (or company policies) if an entitlement is proposed to be removed - something like BOINZ membership may be a term and condition of employment.

Most BOINZ members will also have obligations to participate in continuing professional development as part of their role – a building surveyor is a key example. The IEA may contain references requiring the employer to support this.

Review the position description. It may mention an expectation to complete professional development, or it may reference specific duties that require professional development.

### Your employer is going to remove an employee benefit. What can you do?

Whether or not the employee benefit is mentioned in the IEA, an employer cannot usually take it away unilaterally. Employment law in NZ is very process driven – acting in good faith, conducting a fair and reasonable process, being responsive and communication – are all key principles.

Before an employer can remove an employee entitlement, it must first consult with the employee – this obligation is heightened if the entitlement features in the IEA. What is the benefit that they are proposing to remove? Why are they proposing to remove it? What are the benefits to both the organisation and its employees for doing so?

An opportunity for feedback should be provided. Does the employee agree with the proposal to remove the benefit? If not, why not. This would be where the employee would have the opportunity to say that the benefit is either specifically mentioned in the IEA, impliedly promised (perhaps mentioned in discussions but not explicitly mentioned in the IEA) or required to perform the duties of the position.

Agreement is always best! Employment relationship problems often come down to communication issues. If agreement can't be reached, the employer would need to issue the decision based on the proposal made to the employee(s) and the feedback provided in response.

### Steps to take

In principle, an employee benefit cannot be unilaterally removed without agreement. If you are an employee and an employment benefit is proposed to be removed, please contact Kirsty Wallace of Duncan Cotterill for advice as what you can do next.

*BOINZ & Kirsty Wallace - Senior Associate, Duncan Cotterill*
*d +64 4 471 9411 | p +64 4 499 3280 | m +64 22 617 7100*
*kirsty.wallace@duncancotterill.com*
*duncancotterill.com*

Duncan Cotterill


INVERCARGILL CITY CENTRAL

# Invercargill's Historic Makeover:
## $180 Million Inner-City Redevelopment Project

**The Invercargill inner-city redevelopment is a visionary project that was designed to restore the heart and bring back the life and vitality to the CBD.**

The six-stage development and $180 million city block development is a once in lifetime opportunity for New Zealand's most southern city.

Invercargill Central Limited took up the challenge of undertaking a complete block redevelopment on an already-established site, a feat that has never been accomplished before.

The central mall type-complex nestled in prime building space between Esk Street and Tay Street, bordered by Dee Street and Kelvin Street includes a new retail precinct, food and beverage outlets, and 650 car parks.

Due to the project's magnitude, the redevelopment is anticipated to generate numerous positive economic impacts. A projected labour expenditure of $80 million and the creation of 400-500 new jobs are expected during the development phase. Upon completion, the centre is poised to attract more visitors to the region, encouraging extended stays and boosting local spending.

The timing of this block redevelopment is particularly crucial, coinciding with a period when Invercargill requires rejuvenation. The central block, housing a hotel and cinema, serves as the ideal site for development. Expanding upon this existing foundation makes perfect sense, enhancing the city's central offerings.

Demolition commenced in mid-January 2020, with construction of the new building beginning October 13th, 2020. Development is not completed yet with only a few tenancies left to occupy.

The Southland Regional Development Strategy (SoRDS) was a stroke of genius and we're keen to see the continuation of the strategy's philosophy. SoRDS set a goal of bringing 10,000 more people to Invercargill by 2025. They anticipate the inner-city redevelopment will provide a significant contribution to achieving this.

Invercargill Central Project Manager Hayden Rankin says:

*"The AF3P process was a vital component in the construction of Invercargill Central. This process allowed construction to progress and at a rapid rate on multiple work faces and under multiple building consents.*

*The relationship between the developers' project management team, main contractor and council was vital. This not only gave council reassurance that appropriate inspections/ monitoring were being undertaken but also gave the developer itself, reassurance that documentation was*

*being updated by the main contractor, to allow the staged openings to happen in a timely manner.*

*Having the developers' consultants undertake their inspections and provide more regular updates to council rather than the end of the project increased the speed of progress on site. This eliminated the need to book regular council building inspections.*

*The monthly meetings with the council, developer and main contractor allowed council time to review and discuss the consultants' monthly reports.*

*Overall, this AF3P process allowed the development to be delivered in a timely and cost-effective manner in a very challenging time in the construction industry."*

*By BOINZ*

# New Building Agency Training Centre Opens

**The Building Agency is pleased to announce the opening of our new Training Centre located at Wairau Park Auckland. The opening night was well supported by the Northern Master Builders group on Wednesday the 8th of November.**

The Training Centre will focus on the installation methods of our product and systems, and how they conform with the New Zealand Building Code through vigorous system testing, design, and certification. The products on display are EQUITONE, ALUCOBOND, ALICLAD (Cladding & Soffit), INNOWOOD, CEDRAL, READYSLATE, FRONTEK, and as well as a range of innovative interior products.

We are registered to present Continuing Professional Development (CPD) presentations and potential Licenced Building Practitioner (LPD) points on selected prerequisites. We welcome all Building Officials, Quantity Surveyors, Architects, Builders, Installers, Fabricators and Engineers to visit at any stage of a project you are currently working on. For appointments, please contact us via email at info@buildingagency.co.nz or call 09 4152669.

*By Vaughan Brown, Product Development Manager – Technical, The Building Agency*

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# Honouring the Legacy of John Apeldoorn - A Pillar of Excellence in Building Control

**The Institute wishes to recognise and celebrate the life of John Apeldoorn, who passed away at the age of 83 on the 8th of October after a short illness. John had a distinguished career in the building control sector, proudly holding BOINZ membership for 50 years.**

John joined the institute in 1973 when it was named the NZ Institute of Building Inspectors and began to show an immediate interest in the affairs of the Institute and in particular the financial aspect of the branch.

In 1976 John was elected and appointed Secretary/Treasurer of the Waikato/Bay of Plenty branch and held this position until 1986. In 1986 John decided to resign from the job of Secretary but agreed to continue as Treasurer which he did for a further seven years until 1993 when he accepted the appointment as Waikato/BOP delegate to the National Executive where he took a very active role in the business of BOINZ at that level.

In 1996 John was elected National Vice President of the New Zealand Institute of Building Inspectors (NZIBI) as BOINZ was called then and was appointed Chairman of their Amalgamation Committee established up to arrange the amalgamation of NZIBI with the Institute of New Zealand Plumbing and Drainage Inspectors in 1998, which then resulted in a name change to the Building Officials Institute of New Zealand (BOINZ). The Amalgamation Committee was also working with the New Zealand Institute of Clerk of Works Inc around this time as well, and their membership merged into BOINZ in 2002. In 2002 John was elected National President of BOINZ and introduced a national restructuring programme for the Executive to consider. The rest is history...

John received the ultimate tribute for his unwavering commitment and long service, being honoured with life membership.

A devoted husband to Julie for 58 years, John was known for his courtesy and willingness to help others by sharing his knowledge.

In his personal life John shared a passion for bowls and was a long-standing stalwart of the Te Awamutu Bowls Club. In his professional career, John was fully committed, excelling, and dedicating himself to the cause. He held the esteemed title of Life Member and served as a past President. Beyond his administrative roles, he was a competitive player, well-known, and respected throughout the Waikato's bowls fraternity. He also earned a reputation as the club's garage sale organiser extraordinaire.


John Apeldoorn (Pictured Centre)

As a competitive player, John's smooth delivery style, paired with his distinctive red bowls, secured numerous championships and tournament victories. The honours board from the last season alone showcases John's triumphs, including winning the Men's Triples, along with the Mixed Singles and Triples. In the 2021-2022 season, he continued to excel in various championships.

John was admired for his high energy levels and his unwavering commitment to the club's best interests.

*By BOINZ*

SPOTLIGHT ON A MEMBER

# Spotlight on a Member - Lyndon Paul

**Lyndon started start his career as tradesmen joiner initially, moved into carpentry, then a process technician at Tiwai Aluminium Smelter followed by several years at a MDF plant also as a technician. In 2003 he took the leap on his first role as a building control officer for the Southland District Council. 20 years later having working in various roles for CDC, QLDC, director of a fire protection franchise and now at Invercargill City Council as a contractor specialising in commercial compliance and technical support. Lyndon still gets the buzz from the challenges that building controls brings on a daily basis.**

### What has been the highlight of your career so far in Building Control?

The most recent would be working closely with project managers Cronos Projects Geoff Cotton & Hayden Rankin on the Invercargill Central mall development. Being involved in the project from demolition of nearly a whole CBD block to what is now a thriving city centre that Southlanders are proud of has been an rewarding opportunity.

I come to ICC when Covid hit in March 2020 Jonathon Shaw was the Building and Planning Manager at the time who was changing the way we thought about building controls

to bring in a stronger customer focus to old issues. Like myself and many other in this industry we came off the tools so we knew the difficulties on both sides of the fence. Jonathon introduced the 3rd party verification process which is where specialists like geotechnical, civil, hydraulics, structural and fire engineers could outline their intention to provide construction monitoring with thorough quality assurance processes in place of council inspections. Monthly meetings with these specialists were not only of great benefit to council for clear perspective on compliance with the approved plans, the customer saw better communication with council employees and productivity on site was more fluid. This process is now used regularly in residential and commercial building work which the customers enjoy the benefits of not having delays around inspection timeframes.

Lyndon and Geoff Cotton, Project Director

### And a highlight of the last six years in your business?

Training other building compliance officers and seeing them flourish and becoming experts in their roles. It's all in the detail and when staff get the support they deserve amazing things happen and it's so awesome to be part of that and that's the buzz that money can't buy... now they're telling me what to do and we are learning from each other.

### What are the biggest changes you've seen in the industry?

For me it's the internet, links to the most relevant manufacturers technical literature, legislation it's all there on your computer or phone and you can access it just about anywhere. Being able to make informed decisions in a shorter timeframes when on site is a game changer to keep the construction moving. Gone are the days of going back to the office to get advice or look something up.

### What advice would you give someone looking to start their career in this industry?

There's so many areas you can advance into specialist fields and a great way to see the country side of a BCA. There's entry level BOINZ courses into building controls with awesome presenters and its nothing like school. If you have the right attitude and willingness to learn then you will flourish in this great industry. If you like being challenged then building controls is the place to be.

### How do your relax outside of work?

I'm a bit of a workaholic and I'm not very good at sitting still and generally have a few projects on the go or planning the next one. If there's an opportunity to go for a dive then I'm always keen to get a feed of paua.

### What do you find is the benefit of a BOINZ membership and the training we offer?

The networking is it for me and the key is the content it is so specific, clear and easy to follow with good interaction from like mind people is my experience from attending multiple courses every year. Competency is king now days and having specialised courses available is essential, the addition of BOINZ TV is just another added benefit for members.

### Where do you see the industry going?

We've got a long way to go but we are getting there, recent changes to H1 for better energy efficiency in houses, better early warning with interconnected alarm systems is significantly improving the wellbeing and safety of building users in New Zealand. I think we've got a bit of work to do around sustainable housing design and production here in New Zealand to ensure the next generation don't end up in caravan parks as that's a scary prospect for our kids children in the future.

### Is there anything else you like to add?

If anyone wants to progress themselves in building surveying and controls to be the best you can then get involved with your local BOINZ Branch, the networking and learning is the best thing to take your building surveying and controls knowledge to the next level. I have gained lifelong friends from just getting involved more and I can't emphasize this enough. It's so good having extended contacts you can ring and chat to, there is a wealth of knowledge in our membership who are only too willing to share it with you.

*By BOINZ*

# INTEGRA

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# People on the Move

## NZIC Chief Executive to step down in April 2024

The Chief Executive of The Insurance Council of New Zealand, Te Kāhui Inihua o Aotearoa (ICNZ), Tim Grafton, will step down from the role next year.

After almost 12 years of service to ICNZ, he has signalled his desire to explore new opportunities following the organisation's AGM in April 2024.

ICNZ's President Toni Ferrier said Tim has capably led the industry body through 96 major insured events in the New Zealand general insurance sector ranging in size from just over $1 million up to the current weather events that are on track toward $4 billion in insurance payments.

His tenure has included the Canterbury earthquakes, the Kaikoūra earthquake, major floods, tornadoes, fires and cyclones. He has also led the industry's engagement with Government to modernise and strengthen New Zealand's insurance legislation and regulation.

"The ICNZ Board are grateful for the contribution that Tim has made to the industry over many years and will be looking to recruit a new CEO who will be as committed to the future of Aotearoa New Zealand, the community and the general insurance sector as Tim has been," Ms Ferrier said.

"Until then Tim will continue in his role as CE and is committed to ensuring a smooth transition to a new CE for his team and our industry body." she said.

Tim will continue in his role as the Vice-President of the Global Federation of Insurance Associations until he leaves ICNZ.

*By Insurance Council of New Zealand*

## John Chapman Appointed MATES CEO

We're delighted to introduce John Chapman as the newly appointed Chief Executive Officer of MATES in Construction New Zealand. He took on the role of Acting CEO in May 2023 before assuming this position.

John brings a wealth of diverse experience and skills to MATES, adding genuine value to our team. Born in Wellington and raised in East and South Auckland, John proudly boasts Irish and Maori heritage, specifically Ngāti Tūwharetoa, Te Whanau Apanui, and Te Whakatōhea.

After completing secondary school, John began his career in the trades, initially working in turf grass, concrete/paving, and building. Several years later, following his return from Canada where he played and coached rugby, John transitioned into sports administration. He started as the Horowhenua District Sports coordinator at 'Sport Manawatu' and was subsequently appointed as CEO of the Horowhenua Kapiti Rugby Football Union.

His professional journey has taken him through various roles in business, management, and decision-making within education, youth, and community development, spanning the NGO, public, and private sectors. However, one of his proudest achievements is his time managing grassroots Alternative Education Programs in the Horowhenua and Wellington Central, where he had the opportunity to assist and support young people in their development and growth.

John's friendly disposition, genuine care for others, and his ability to navigate diverse environments make him a valuable asset and advocate for this role. MATES Chair Dan Ashby expressed, "John has quickly made a positive impact on the organization, with his fresh style and approach receiving a warm reception from the team."

In addition to his role at MATES, John also wears multiple hats, including being a husband to his wife, Sarah, and a father to his two sons. He serves as the Co-Chair of the Waihanga Ara Rau Construction and Infrastructure Workforce Development Council and is a business owner and co-director of KAEA. Beyond his professional life, John enjoys being an armchair sports critic, rugby coach, and avid fisherman.

"I am humbled to hold this role and uphold the vision of such an important kaupapa (purpose). Suicide has affected many of us in different ways and I do not hold this responsibility lightly. I am joining a great team of people and I anticipate achieving much together. It will take all of us to achieve that."

> *Ehara taku toa i te toa takitahi, engari kē he toa takitini –*
>
> *Success is not the work of an individual, but the work of many.*

*By MATES in Construction New Zealand*

## AIBS Welcomes New CEO

BOINZ would like to acknowledge the appointment of Sid Gokani to the role of CEO for Australian Institute of Building Surveyors.

Mr Gokani has extensive senior management experience across a wide range of roles and industries and he takes over from Brett Mace who departed in August after ten years as CEO.

# How Can You Be Certain of Your Building Materials' Source?

**Ensuring that steel that's supplied is exactly what was ordered is critical. There is always a risk in complex supply chains that the specified requirements of steel have not been received or understood.**

From our view across ANZ and global steel markets, we increasingly see steel products being rejected when their traceability can't be verified. The traceability of reinforcing or structural steels is required for compliance with New Zealand standards, because these materials are safety critical so ensuring they perform as specified by the designer is of utmost importance.

## Making sure steel complies

The ACRS certification process required manufacturers of reinforcing and structural steels to demonstrate traceability for all products. To become ACRS certified, manufacturers and processors of reinforcing and structural steels must demonstrate they have procedures to ensure traceability from point of manufacture to site, and that the product meets the requirements of the relevant Australian/New Zealand Material standards. Fabricators of structural elements also need to demonstrate that the materials utilised are compliant with the relevant New Zealand standards and also have full traceability. Typically this is achieved by purchasing ACRS-certified product and using third-party fabrication schemes such as the SCNZ Steel Fabricator Certification (SFC) scheme to verify compliance with the structural steel fabrication and erection standard.

## The role of building officials

Although not involved in the day-to-day processes of procuring and verifying compliance of steel products, building officials have a significant role to play by ensuring that buildings are compliant and fit-for-purpose.

Firstly by ensuring that the specifications delineate materials and processes with third-party certification to demonstrate compliance – such as the ACRS scheme, which includes traceability.

Secondly, during construction, building officials should ensure that the appropriate documentation from the reinforcing processor of the steel fabrication is provided. This documentation must demonstrate compliance with the material standards and full traceability of products. Specifying ACRS-certified materials and processors assures this is true and easily verifiable.

Everyone is striving for buildings that are durable and fit for purpose.


Ensuring that materials used in the built environment are compliant and meet specifications is key. The ACRS scheme – which rigorously audits manufactures and processors of reinforcing steels annually by independent assessors – provides assurance that the products covered by its certificates have been manufactured in a conforming manner, and that traceability of the product back to the mill can be obtained.

Find out more about ACRS Schemes at steelcertification.com.

*By Dr. Andrew Wheeler, Executive Director, ACRS*

# BOINZ Training – The Year That's Been and the Year Ahead!

**In this last issue of Straight Up I thought it timely to look back over a 2023 and then ahead to the New Year coming.**

## Wow, where did 2023 go?

I started in the Training seat in February and on 1 February we were straight into the first courses, Communications and Ethics, of the new Entry to BCA (EBCA) - Part Two programme. Twelve weeks later, on a Res 1 diet of Building Controls, Structure, Weathertightness, Durability, Fire Documents and more, I felt well connected back into the world of building controls.

One highlight of the year was seeing our Entry programme participants graduate in Wellington in May – Ben Raynor, Garth Foden and Keeley Jones from Timaru District Council were hard-working and thoroughly deserving graduates. Graduation Day saw them enjoy a tour of the factory at Niche Modular Construction in Petone and a visit and talk at MBIE before returning to the BOINZ office for a presentation.

Another highlight of the year has been working with our great group of trainers who clearly take much enjoyment from working with all of you and share a keen interest in advancing knowledge of building controls. As does the terrific group of BCA managers who make up our Technical Advisory Group and give guidance and advice on course and programme development – thank you Jayson Ellis, Kerry Walsh, Emelia Lukins, Tessa Sayliss, Warren Kitchens, Helen Lawton and Les Smith.

The year saw BOINZ travel around the country, including to Auckland, Rotorua, Hamilton, Kapiti, Blenheim, Rangiora, Christchurch, Dunedin and Invercargill, delivering our fundamental and advanced level courses face-to-face to BCAs and other organisations with an interest in building controls. Our 'Understanding the H1 Changes' course was particularly popular. It has been great to meet many of you in person at these training events. We had to miss an opportunity to train in Whangarei due to Cyclone Gabrielle, an event that has profoundly impacted parts of the country - and the work of those BCAs.

While COVID restrictions are now something of a memory, online training remains an important part of BOINZ's training services and many of you have joined us on zoom. I know the online medium, including in hybrid sessions, has challenges that we'll be working to address and improve on through 2024. However, it has allowed many of you from across the country to get training on a wide choice of topics without the need for additional travel and time costs. Also, many of you have also been able to complete at your own choice of time and place our online, self-paced modules accessed via our Intuto Online Learning System, such as our two swimming pools courses.

Finally, other highlights of the year have been further occasions I've met some of you in person – such as at the May Conference in Auckland, August's SBCO Forum in Blenheim and on the first of my own road

*We appreciate your constructive feedback in course evaluation forms and other less formal channels – it helps us in progressing work like this*

trip visits to discuss the training needs and interests of you and your teams.

At the SBCO Forum we trialled an Early Bird-type special for the 2024 Entry to BCA – Part Two programme. It's had positive take-up so may be on the cards again in 2024.

### So, what is on the way for 2024?

We are kicking off the year by practising what we preach and supporting our trainers with some professional development of their own on several Train the Trainer days. The programme is designed to help our knowledgeable trainers continue to grow their understanding of and skills in teaching and learning. I'll be there too. We are all looking at how we can improve on what we deliver for you.

I've now scheduled quite a collection of 2024 courses, with more to add. If you don't see what you are looking for in the Training Calendar on the website, please contact me at BOINZ – I may be about to schedule it or may be able to add it for you. This includes face-to-face sessions – please get in touch if you're interested in us running face-to-face on location any of the fundamental or advanced courses currently listed as 'online'. We'll do our very best to make it happen and can check with neighbouring BCAs to try and make up a viable group.

We're set to go with our 2024 Entry to BCA-Part Two programme, starting on 31 January. If newer BCOs are looking to build their Res 1 knowledge and competency, this online Entry programme is a great option – whether the BCO is looking to ready themselves for the rigours of the Future Skills Diploma or whether the BCO already has another Reg 18 qualification and needs to add an understanding of the building controls context.

An important task scheduled for December and the year to come is reviewing our courses – updating courses, re-shaping courses, and developing courses. We appreciate your constructive feedback in course evaluation forms and other less formal channels – it helps us in progressing work like this. We hope you will be able to see reflected in the coming work our attention to your learning needs and preferences. On that note, I also plan to continue trying to get about and meet more of you, hear more about your particular training needs and preference and how we can better support you.

The two Kirstys of the Training Academy, myself and Kirsty Lett, wish you the very best for a safe and enjoyable festive break. We look forward to seeing you in the New Year.

*By Kirsty Wallace, Professional Development Manager, BOINZ*

# BOINZ Membership Update: Membership Classes

**The Institute is a member-based organisation for individual professionals with a vested interest within the Building Surveying Industry.**

What this means, is our activities are dedicated to the development of our member professionals who collectively form our membership. Importunately our efforts and returns on investments are delivered back to the membership unlike private organisations and individuals that work in our sector.

Our Constitution allows for a range of membership classes each of which carries responsibilities and benefits and is tiered to facilitate career growth and support while ensuring recognition of our members accomplishments.

When an individual applies for Institute membership, they have to choose the most appropriate member class based on their qualifications and work roles. On selecting a member class (Licensed Accredited, Associate, Affiliate, or Student) the application is submitted to the Membership Department for initial vetting and completeness, prior to being forwarded to the Chief Executive for a final overview then onto the Institute's Board who then review the applications with options of accepting, challenging or declining. Retired, Corporate I, and Not for Profit class applications are treated similarly. A membership class is not a choice, rather decided based on an individual's qualifications, stage in their career and their current role and area of employment.

The Institute represents Building Surveying, which is a vital role in the credibility and success of the New Zealand's build economy. As the country's peak body representing building surveyors' interests several membership classes involved in the roles of Building Surveying have voting rights, whilst others do not.

| CPD ACTIVITIES CAN INCLUDE: | | MAXIMUM CLAIMABLE CPD POINTS PER YEAR |
|---|---|---|
| Participating in Branch Meetings | | Unlimited - 1 Hour = 1 CPD point |
| Participating in BOINZ Training Academy courses, including online training and webinars | | Unlimited - Points as allocated |
| Viewing live and archive episodes of BOINZ TV | | 1 point |
| Participating in BOINZ or third party provider seminars, workshops, and training | | Unlimited - Points as allocated |
| Third party seminars, workshops, or training | | 8 points |
| Participating in the BOINZ Annual Conference – full attendance | | 16 points |
| Participating in the BOINZ SBCO Forum – full attendance | | 12 points |
| Participating in BOINZ advisory groups, committees | | 4 points |
| Accredited Building Surveyors technical panel | | 10 points |
| Participating in government and industry related committees e.g. Standards NZ | | 4 points |
| Study group facilitated discussion group, or technical discussion between peers including reasonable preparation - can include Staff Meetings | | 2 Points |
| Peer review / observation of a colleague's work | with no record keeping | 2 points |
| | with documented records | 4 points |
| Planning of Training and Networking Events for BOINZ branch meetings | | 4 points |
| Teaching, instructing, presenting including reasonable preparation | | 4 Points |
| Speaking presentations to BOINZ branch meetings and industry conferences | | 4 Points |
| Writing or contributing to work-related newsletters/articles/ submissions | | 4 Points |
| Participation in developing procedures and processes (documented) | | 4 Points |
| Induction training / training in the use of BCA or business systems and processes and equipment (e.g. use of measuring devices, digital technology, etc). | | 2 Points |
| Reading of relevant material | Licensed Members | 2 Points |
| | Accredited Members | 10 Points |

One such class is Licensed Membership, where members are admitted with appropriate technical qualifications and work experience. They are in a technical role, and work within a Building Surveying context. The majority of our members in this class work or have worked in Building Control, as this work pathway traditionally facilitates the uptake, education, and work experience in New Zealand. The qualification pathway has been led and supported by the Institute with the development of bespoke diploma qualifications in Building Surveying.

A Licensed member has similar benefits to other classes, but as a Licensed Member there is an obligation to both personal professionalism and the Institute.

Annually (July to June) Licensed Members are required to log 25 Continuing Professional Development (CPD) points through their MyBOINZ portal, signalling and proving their commitment to being a Building Surveying professional and Licenced Member of BOINZ. Like our counterparts in other build sector institutes, professionalism carries both personal and public expectations. Given the high value placed on our Licenced Member roles continual professional development is an essential part of career growth and an insurance in times of challenge.

CPD points are earned and collected through a range of acknowledged day-to-day workplace and training related activities *(technical meetings, training other staff, reading relevant materials, technical reporting, meetings imparting technical updates, presentations, peer reviews, writing work related newsletters/articles/submissions etc).*

The table on the previous page illustrates how many points may be allocated per activity per year. The list is not exhaustive, rather designed as an easy template for members to self-populate their CPD record with ease. There is also an option for an individual member to have the Institute consider learning outside this list.

The Institute also works with other like-minded and reputable not for profit and organisational industry providers of quality training to allocate BOINZ CPD points approved specific, relevant courses. Examples of some institutes and associations where BOINZ has supported courses relevant to our members are Engineering New Zealand, BRANZ and Concrete New Zealand.

As you would expect the Institute needs to monitor its CPD programme ensuring credibility and accuracy. So, each year an audit is carried out on Licenced Members (and Accredited members who also have a CPD requirement). The process involves a random selection of members in these classes for audit. The process has shown that most members meet their minimum annual CPD requirement, but not everyone logs onto the MyBOINZ portal to log in their CPD undertakings in a timely manner. In some cases, it is as simple as transferring their own personal training records onto the BOINZ system. If you find yourself, wondering how to do this, or are struggling do it in a timely manner get in touch with the Institute via email on membership@boinz.org.nz. We are, after all here to support your professional development.

*Simbai Manyumwa*

*Membership Relations Co-ordinator, BOINZ*

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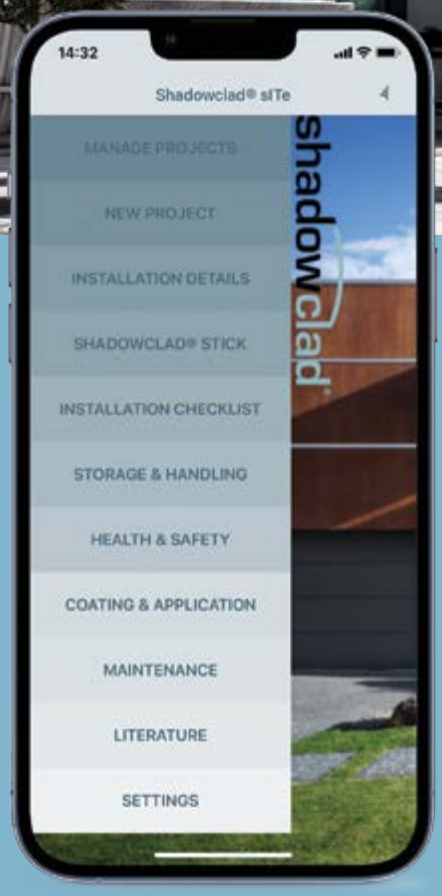


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# WELLINGTON 24

## BOINZ Annual Conference & Expo

## Partner & Exhibitor Prospectus


# Building Resilience

20-22 May 2024
TSB Arena, Wellington

Our Annual Conference is the hub where Building Control thrives, and where industry leaders help shape the future of our sector.

Our conference promises unparalleled opportunities, and a unique networking experience you won't find elsewhere.

### Resilience in Partnership: Sponsorship that Resonates

The theme for Wellington 24 is Building Resilience, but it will encompass much more.

Over the course of the 3-day event, we will delve into key areas aligned with our theme: People Resilience, Resilience of the Building Consent System, Educational Resilience, Resilience of Competency, and Financial Resilience.

### Lets Talk Numbers

| 300+ | 40+ | 35 |
|---|---|---|
| Attendees | Attending Companies | speakers |

*Wellington 24 is an event you won't want to miss! Contact us today if you would like a Partner & Exhibit Prospectus.*
*Email: marketing@boinz.org.nz*