



STRAIGHT UP

BUILDING OFFICIALS INSTITUTE OF NEW ZEALAND

Symposium & BCA Leaders Forum

Elevating industry
knowledge and
connections

BOINZ Vision and Values

Shaping the future
together

Building Act 2004 Reforms

It's time for councils
to work together and
innovate

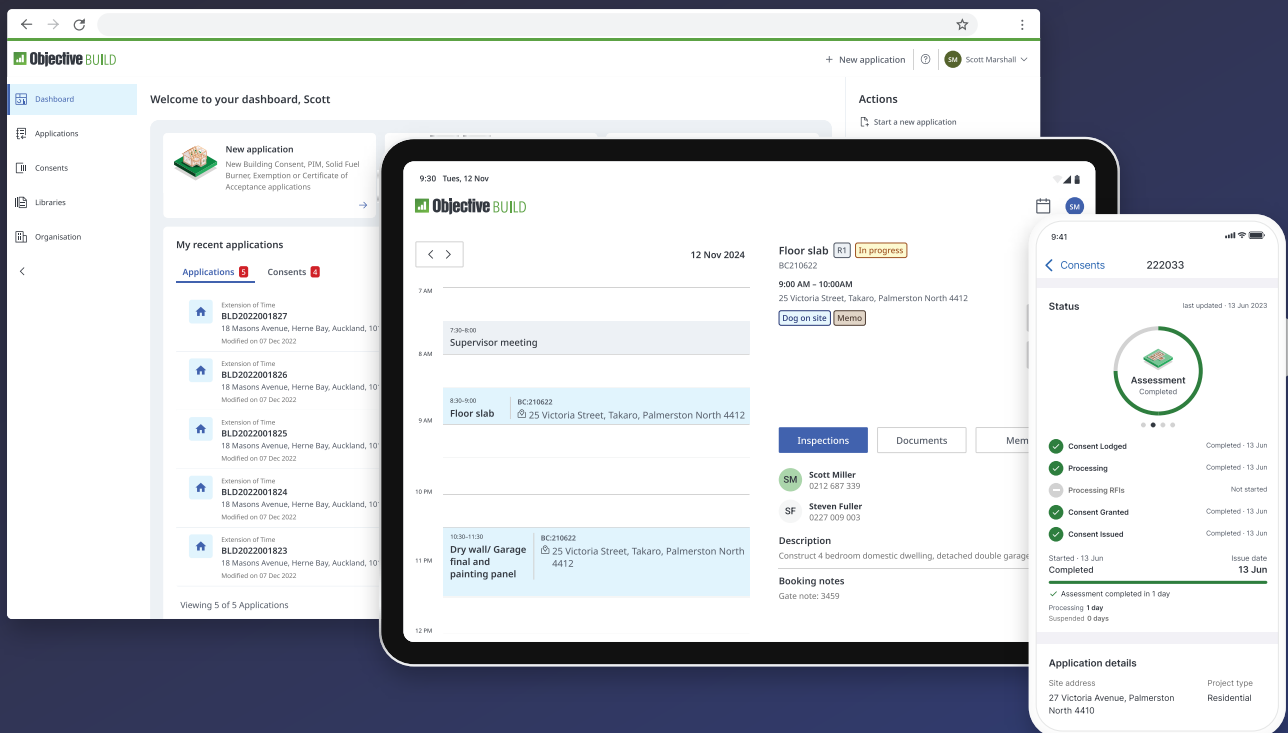


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Design & Print

no9.co.nz

ISSN 1175-9739 (print)

ISSN 2230-2654 (online)



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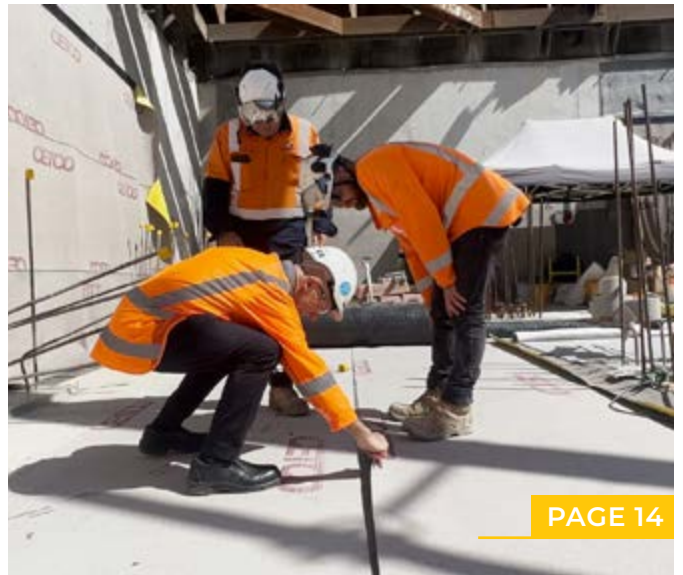
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Message from the CEO



Improving building outcomes is about long term vision, getting the settings right, ensuring accountability and insisting on qualifications.

It's hard to believe we are three months into the new year. For BOINZ, we have started with a hiss and a roar, dealing with consultations, preparing for our amazing new events offering and setting in motion new initiatives for members across our branch and training areas.

We have brought together our Branch Chairs and Secretaries for an interactive workshop session covering a number of topics. This was a great experience that mixed learning, sharing ideas and setting scenes for the future.

We are shaped by our experiences and unforgettable events, and this allows us to better navigate the future. The Board's work on our Value Proposition is progressing well and the next steps are to bring workshops and surveys to the members, allowing the Institute to hit the reset button and create a vision of what BOINZ and its membership should look like over the next 5, 10 and 15 years.

We won't be taking this project lightly, ensuring careful evaluation and consideration of ideas, data and competency expectations. We really want members to be part of a positive environment, and a sector where our experiences add value to others in terms of consumer expectations particularly around accountability and responsibility.

Some of you may know I enjoy early morning walks, a time for contemplation and perspective. I sometimes think our regulatory environment risks venturing back into some of the darker times in

history, with gains made over many years being lost due to a lack of networking, collaboration, and use of data.

Objectivity and inclusiveness are how we roll, and within the build environment we experience the successes and the not so good. Our role is to protect, through our independent position build outcomes that our regulations and customers expectations demand. The price of poor workmanship has for decades cost our country and people.

Improving building outcomes is about long term vision, getting the settings right, ensuring accountability and insisting on qualifications. There is no shortage of builders or for that matter designers, brick and block layers, tilers, etc. There is though, an unfortunate acceptance that allows non-qualified individuals to work in these trades. I am in awe of our qualified professionals; plumbers, electricians, certified builders and so forth – they like ourselves, Building Surveyors, have a professional perspective on what our roles and public expectations are.

So, why do we have politicians and law makers looking to a small section of the built community with louder than necessary voices when they should be talking to professionals.

My frustration at some recent legislative initiatives was exasperated recently when I was approached by a former association CEO, criticising and advocating for changes to the consent system.

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Board Member

I found it incredibly easy to counter the poor outcomes and accountabilities of his argument and, in fact, his misinformed or agenda-driven positions. As he walked away, I was convinced he probably had too much sway and our bureaucrats and politicians weren't doing enough to counter single focussed and inherently poor information and advice.

Our sector shouldn't be treated like a political tick box exercise – it needs strong analysis, long term goals and an absolute vision about “what good looks like” – and most certainly moving the pendulum to delivering on consumer expectations, in respect of accountability and responsibility.

A great start would be to analyse the contingency fee allocation builders put into their tenders and pricing. A recent conversation indicated it could be as much as 25%. If this is the case, is it no wonder building affordability is off the scale in New Zealand? We could also reset the discussion about moving away from joint and several liability, which in my

view, is the single most unethical component of New Zealand's building environment. I expect insurers would rightly want a better quality of builder with qualifications to support this move and designers who better understand the Building Code - and so do the rest of New Zealand.

It's not about whether it's the “chicken or the egg” when it comes to improving built outcomes – it's about sorting the chickens – not the consenting system. Better inputs in terms of required qualifications and regulatory awareness along with business acumen are needed across the built sector.

The UK's recent response to the Grenfell Enquiry provides interesting reading. Importantly, though, it is about accountability and responsibility and the enhancement of competence in the construction sector. There is a strong focus on collective responsibility to drive meaningful and permanent culture change to enhance the levels of competence at all levels.



Nick Hill - Chief Executive

It is only when we lift the bar that our LBP environment will deliver on required behavioural and efficiency changes to improve economic efficiencies and expectant built outcomes.

Nick Hill
Chief Executive

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"Being a Member" - What Does It Deliver?

I have thoroughly enjoyed my 22 years (and counting) of being a BOINZ member and I would like to reflect on what it has done for me (and for the various teams I have worked with). I truly believe that by being an active member of BOINZ, you will always get more benefits than the effort it takes to participate. There's a catch to reading this article though – you will be expected to do more to help yourself and your colleagues – so please read on...

Any successful professional membership organisation relies upon the power of a large percentage of its participants being an active member. I am really concerned about a relatively recent trend of employers pulling back from supporting professional memberships. For many years BOINZ has advised members about the need to negotiate your BOINZ membership into your employment contract as a benefit which you wish to have protected. It not only shows that you value that membership, but it raises the importance of it in the eyes of your employer. It makes it easier to confirm the need for attending branch meetings, conferences, webinars and training opportunities. But you need to do more than that – you need to be active and contribute – be it through leadership, training, articles, submissions, mentoring, gaining qualifications, branch meeting attendance etc.

I can't believe it is a year since I finished my term as your president after a total of 13 years on the board. There is a need to have people put themselves forward for the upcoming election to the board in line with the new constitution. So, please have a think about it personally or make a suggestion to one of your colleagues to consider the opportunity.

I have been reflecting on what BOINZ membership has delivered for me. It includes conferences, international travel, speaking opportunities, technical learning, fellowship, recognition, work opportunities,



fun, challenges. A lot of the most enjoyable parts of my working career have revolved around BOINZ membership and opportunities, through advocacy and interaction with my peers. Add to that the monetary benefits you get with your membership through BOOST savings on things like paint, tyres, rental cars, whiteware, accommodation and more. Just recently I saved around \$350 on a rental car deal through a good daily rental price, and avoiding a one-way rental fee. Every time I go to Bunnings or other stores there are many discounts which add up to way more than the annual membership fee. In terms of paying for annual membership I have been fortunate with my employers to get them to pay my membership fee on most occasions, and I haven't missed a conference or forum in the whole 22 years of membership – that could well be a record. But there have also been times where I have paid my own way personally and it is totally worth it. I am no longer employed in the industry, but each year I pay my subscription because I truly believe in

the good work done by the Institute, and I want to see it continue to provide benefits and growth to the next generation of building surveying professionals.

There has been a lot of advocacy for years by BOINZ on the importance of the Building Surveying role – recognising professionalism, lifting pay brackets tied to qualification and skill levels. Those that think these just happened and we achieved impact within regulations because they were put forward by central government truly have no idea the amount of work put in by their peers and through BOINZ over many voluntary hours. The recent changes to the maximum time period for competency assessment moving out from one to two years was completely spearheaded by BOINZ and has led to benefits for BOINZ members and importantly their employers. I have written in Straight Up before to explain the saving per employee per annum for BCA employers is a factor of around six times the annual individual membership fee.

I do want to call out some bad behaviour in the industry that negatively impacts all of us, and I would like your assistance to reverse some of these impacts. There are a number of organisations who don't support their staff to be BOINZ members and don't encourage them to be involved, some are BCAs, private accredited organisations and government agencies. They are effectively in my view selfish and demonstrate a parasitic and lethargic attitude. It is short sighted and they are taking advantage of others by indirectly getting the benefit of all the advocacy work done by the Institute on behalf of its members. These organisations are profiting on the back of their employees and yet they are not prepared to support them individually to be part of their professional body. A number of them demonstrate greed by operating a sub-contractor model, which provides no security in harder times, and doesn't foster a continual growth approach through training. As an example, I specifically call out the management of Consentium in this regard. This is a government owned organisation which in its set up benefited from "buying" experienced people from BCAs that had invested in their people's professional development and had supported

them as BOINZ members. They received a lot of support from BOINZ national office and then last year just arbitrarily removed support for their staff by cancelling membership without consultation, simply based on "financial pressures". Making that sort of decision is not only disrespectful to their professional staff but it also impacts on the services able to be delivered for the building surveying industry as a whole. The amount of work that goes into submissions to consultations, or to develop training material needs to have a wide membership basis to spread the investment required.

Training provision is something which is beholden upon all members to support through BOINZ in my view. There are a number of training providers out there who on the face of it offer a cheaper product, but I am genuinely concerned with the varied delivery of technical content. My advice to any individuals or organisations that want to provide training to the building surveying profession, that is fine – but please do it through BOINZ. Get involved as a training developer, or trainer. If you don't think the current suite of BOINZ training offerings is accurate or broad enough – get involved, play your part in shaping the content. We

need scale and support to enable a professional result.

I am aware that a fair number of people reading this article in Straight Up are already members and in some respects, I am speaking to the already converted. However, I do encourage you to speak to any of your peers who may not be members and explain to them why they should take part in their professional membership organisation. There are a couple of very good publications available from national office which demonstrate the benefits of membership, so please familiarise yourself with those and be prepared to advocate for others to join. Get more involved, be that in advocacy, contributing to submissions, branch meetings, articles, training etc. Protect quality – push back on people making comments about requirements for faster and cheaper buildings if quality is not a component of the result.

By Pete Laurenson

BOINZ

Submission Update for Members

The 2024 year was a very busy one for the Institute with six significant submissions to MBIE completed between April and December of 2024. Some of these arrived with limited lead time but we are pleased with our submissions and grateful for the engagement we managed to achieve with our members and stakeholders.

BOINZ has worked diligently with various industry experts over many days to research, gather data and prepare these documents. They include the following:

- Lead and Corrosion Resistance in Copper Alloy Plumbing Products - April 2024

- Removing barriers to using overseas building products - June 2024
- Making it easier to build granny flats - August 2024
- Temperature limited water heaters - September 2024
- Remote Inspections - November 2024
- Building Code Fire Safety Review - December (collaboration with FENZ) 2024

To read these documents, please visit our website.

We want to thank all those who contributed to the process, we value your input and welcome it for future consultations in 2025. We will be messaging you with upcoming consultations, so keep an eye out for them and please email in your comments and suggestions to ea@boinz.org.nz or feel free to ring 04 473 6002 to speak with us in person.

International Building Safety Day



With the support of twenty eight international organisations, the inaugural International Building Safety Day (IBSD) was launched on 22 May 2024.

The purpose of IBSD is to establish an annual day dedicated to promoting and celebrating building safety, and the benefits it provides to the health and welfare of people worldwide. The day is set aside to focus on the critical issue of international building safety and serves as a poignant reminder to governments, communities and all stakeholders within the built environment to uphold the importance of building safety.

At its core, building safety involves avoiding the loss of life and injury to the occupants and users of buildings through events such as fire or structural failure. But it also involves the health and well-being of people through their daily experiences of the buildings in which they live, work or visit. This may include internal air quality, thermal comfort, weather-proofing, resilience to natural events and access. It can also involve the impacts buildings have on the broader environment or the financial and emotional costs incurred by consumers as a result of building defects.

We all know that building safety is no accident. As buildings become increasingly complex, the supply chains for products continue to expand internationally, and the demands made of practitioners multiply, the building control system itself needs to have the ability to respond to innovation in design, the application of



new technologies, construction methodologies and products, as well as emerging building policy considerations.

This year's IBSD theme of 'Building for the Future' is intended to promote the changing nature of building in terms of modern methods of construction, design and materials responding to environmental performance objectives or other related subjects relevant to the local context. Take the time to think about how this might apply to you in your work, your experience of the built environment or those you engage with.

IBSD also provides an opportunity to acknowledge the contribution of those serving in roles that support the essential responsibilities of authorities having jurisdiction and the crucial role they play in ensuring building safety. These professionals, and the technical standards and conformance infrastructure that sits behind them, are not often in the spotlight, working behind the

scenes to ensure that people are safe to pursue their daily lives and activities – whether at home, in the office, in a hospital, at a place of worship or school.

The Building Officials Institute of New Zealand was one of the first organisations to join the fraternity of international government, institutional, professional membership, and industry bodies in recognising IBSD and will do so again in 2025.

We would encourage you to join in celebrating this commitment to safety in the built environment and help enhance the health, welfare and resilience of communities across the globe, by promoting it in your local communities, contributing to the online storyboard and discussing it amongst your colleagues at work and in the field.

By ICC-ES



Important Announcement: BOINZ Vision and Values Proposition – Shaping the Future Together

As the landscape of the building consent industry continues to evolve, so too must the organisations that support and guide its professionals.

At the end of 2024, the Board of the Building Officials Institute of New Zealand (BOINZ) gathered to reassess the Vision and Values of our organisation. This is an exciting and important step for our collective future, and we are eager to involve you – our valued members – in shaping this journey.

Why is this important?

The building environment has undergone significant changes in recent years, driven by factors such as evolving legislation, new technologies, and shifting industry standards.

As a result, it's essential that BOINZ remains relevant, adaptable, and forward-thinking to continue providing the best support to our members and ensuring a high standard of service across the sector.

The Vision and Values framework guides how we operate and helps align our goals with the needs of the industry. This consultation process is an opportunity to ensure that our future direction reflects the aspirations of our members, those working at the frontline of building consents.

Your opportunity to get involved

The BOINZ Board is now moving forward with a member consultation process.

Your input will be invaluable in refining and defining the Vision and Values that will shape the future of the organisation. Your perspectives, as those who are actively engaged in the building consent process, are essential to ensuring that BOINZ remains an effective and relevant voice for the sector.

What's coming next?

Over the next few months, there will be a series of opportunities for you to get involved and provide your feedback:

1. **Video overview:** A video presentation from our President Karel Boakes, outlining the proposed changes and the direction for BOINZ will be released soon. This will give you a clear understanding of the process and why your input is so important.
2. **Branch meetings:** Presentations will be held at local branch meetings where members can engage directly with the Board and share their thoughts. These meetings will be an ideal forum for open discussions, and your participation will be crucial in helping us refine the Vision and Values.

3. **Online survey:** For those unable to attend the branch meetings an online survey will be set up.
4. **My BOINZ Section on the Website:** All the details, including documents, updates, and information about the consultation process, will be available under the "My BOINZ" section on our website.

Get involved – your voice counts

The upcoming consultation process is an exciting opportunity to contribute to the future of BOINZ. Together, we can ensure that the Vision and Values reflect the needs of the sector, drive positive change, and enable our organisation to continue to provide outstanding support to building consent professionals across New Zealand.

Stay tuned for further details, and we look forward to your participation in this important initiative.

Please mark your calendars for your local branch meeting and make sure to keep an eye on our website and communications for upcoming resources and opportunities to provide feedback.

Together, we shape the future of the building consent profession!

Building Act 2004 Reforms:

It's time for councils to work together and innovate

In September 2024, the Government announced plans to replace the Building Consent Authority (BCA) system.

The proposed reforms are part of a broader Government agenda aimed at addressing housing affordability across Aotearoa New Zealand - which it has openly attributed to "unreasonably" high building costs and a "cumbersome" consenting system.

Also on the agenda are amendments to the Building Act 2024 regarding building products – sourced both locally and from overseas – and the building consenting system. These reforms are already underway.

The state of BCAs

There are just under 70 BCAs across New Zealand. The majority of these are also territorial authorities and regional councils.

The Government intends to consolidate and standardise this function in order to improve efficiency and provide more consistent, predictable, and cost-effective services to its users. So what does this look like?

Three options

The Ministry of Business, Innovation and Employment (MBIE) has been exploring the following options:

- Voluntary consolidation;
- Regional Building Consenting Authorities; and
- A single national Building Consent Authority

Between November and December 2024, MBIE engaged in targeted consultation with 61 BCAs and regional councils, 20 industry bodies, and 19 other stakeholder groups, on the three options.

Voluntary consolidation

The first option envisages that councils will group together to deliver their building control functions by sharing knowledge and resources.

While BCAs have signalled interest in this option, they have indicated that consolidation, if not mandatory, will be difficult to achieve due to practical barriers related to time, cost and technology.

Regional BCAs

The second option proposes to replace the existing BCAs with a smaller number of regional BCAs.

The purpose of this approach is to ensure that these regional entities are able to drive economies of scale, but staff would retain regional presence and knowledge of local conditions. However, stakeholders have shared concerns with MBIE that regional BCAs that are too large will have the opposite effect.

A single national BCA

The third option is to set up a single and national point of contact for all building control functions. Building inspections will be contracted out to third parties to create competition and encourage specialisation.

While there is agreement on the need for consistency amongst BCAs and clear guidance from a central regulator, BCAs have shared their concerns about local consenting coverage and the system becoming a central point of failure.

Where to next

MBIE has indicated it is in the process of providing advice to the Minister on the proposed changes.

Once this has been completed, MBIE intends to make proposals to Cabinet for approval before it begins drafting the legislation that will ultimately be introduced to Parliament.

In other words, it seems full-fledged legislative changes to the BCA system are still some way off their introduction to Parliament, let alone Royal assent.

But why wait for the Government to legislate these reforms? Councils can and should, in our view, start devising their own solutions that are aligned with the proposed reforms but retain their essential functions and local

knowledge of their regions.

Potential solutions

The majority of BCAs belong to some type of cluster group, typically grouped geographically, where collaboration takes place.

Beginning to formalise relationships, information-sharing and potentially resource sharing, appears to be the logical first step and in our view the bare minimum the Government would expect to see from BCAs.

Another potential solution is to establish a Council Controlled Organisation (CCO) which would oversee the BCA functions. This approach has been tried previously in Manukau and Queenstown with varying results. Given the call for change, it might be time to have another look at these kinds of structures.

CCOs typically provide a greater degree of flexibility in terms of their processes and resourcing and may provide the type of scalability required to respond to natural spikes and lulls in building consent applications.

Final thoughts

Now is the time to think about what solution is best for your community.

Meredith Connell (MC) is already helping councils with innovative solutions to the proposed reforms, while ensuring they retain local presence and expertise. If you would like to discuss this topic further, please don't hesitate to contact us.

www.mc.co.nz

By Sophie Vreeburg, Solicitor and Wade Morris, Associate (Meredith Connell)

We look forward to discussing these reforms and more at the BOINZ Annual Symposium in Christchurch in May.



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on the ground and understand
your issues.”*

Nathan Speir

Partner
Local Government

MC.
Meredith Connell



ACRS

Proposed Changes to Building Standards Should Not Affect Structural Safety

In September last year, the New Zealand government introduced the Building (Overseas Building Products, Standards, and Certification Schemes) Amendment Bill, aiming to increase competition in the supply of building materials and reduce construction costs. This Bill, currently under review by Select Committee, will enable the use of building products certified under recognised overseas standards to comply with the NZ Building Code.

Steel is fundamental to construction, particularly in a seismically-active country like New Zealand. Reinforcing steels placed in concrete structures are essential to safety and resilience. Currently, standard AS/NZS 4671 ensures that reinforcing steel performs reliably under the unique geological and structural conditions of New Zealand. Compliance with such national standards is essential to ensure the local built environment is fit for purpose.

The standard for a reason

With an increasing volume of reinforcing products being

imported, it is essential to ensure all materials meet the required standards. Steel produced overseas may comply with international standards but could fall outside the narrow performance bands required for structural safety in New Zealand. Small variations in tensile or yield strength could lead to structural weaknesses during seismic events.

Product traceability and ongoing compliance testing during manufacturing and processing is key. AS/NZS 4671 recognises that steel undergoes multiple stages of processing, requiring different levels of compliance testing. This includes checks at both the manufacturing and downstream processing stages – processes such as cutting and bending can alter the material's properties.

Independent certification for peace of mind

New Zealand's Building Code currently permits the use of accredited third-party industry organisations to verify compliance. The Australasian Certification Authority for Reinforcing and

Structural Steels (ACRS), accredited by JASANZ, is recognised as an expert in the certification of reinforcing and steel products to AS/NZ standards. ACRS provides confidence to specifiers and end users by ensuring that certified manufacturers and processors have rigorous quality control systems in place.

To maintain structural safety and regulatory alignment, all safety-critical components, should be backed by recognised, accredited third-party certification.

With changes on the horizon, it is essential that building officials remain vigilant in ensuring that reinforcing steel, whether locally manufactured or imported, meets the stringent standards required to keep New Zealand's built environment safe and resilient for generations to come.

By ACRS

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v1.0 | February 2025



ALLCO

Waterproofing and Allco's Technical Advisory (TA) Team

As part of Allco's commitment to supplying premium waterproofing products they provide a Technical Advisory Team (TA). The team plays a crucial role in guiding and supporting their approved applicators, contractors, and design professionals.

Through the applicator training, on-site assistance, compliance checks and warranty approvals, the TA team ensures waterproofing installations are executed correctly and efficiently.

In this Q&A, we speak to them further about the impact of the Allco TA team in supporting construction projects across New Zealand.

Q: What is the purpose of Allco's Technical Advisory (TA) team?

A: Established in 2007, the TA team was created to support and guide Allco's approved applicators and ensure the correct installation of our waterproofing range. This hands-on technical support remains unique in the industry and sets Allco apart.

Q: What kind of support does the TA team provide?

A: The TA team offers technical support, guidance, and on-site assistance to approved applicators and main contractors during

waterproofing installations. Their responsibilities include pre-installation meetings, site inspections, and ongoing training to uphold installation quality and compliance.

Q: How does the TA team help maintain installation quality?

A: By closely monitoring workmanship, project compliance, and site conditions, the team identifies potential issues early and provides advice to prevent costly rework or repairs. Their proactive approach ensures that any challenges are addressed before they become major problems.

Q: What role does documentation play in the TA team's work?

A: The TA team maintains detailed records, including notes and photographs, to track installation progress and ensure compliance. This documentation is crucial for quality assurance and helps build trust with clients, builders, main contractors, and council inspectors.

Q: How does the TA team contribute to training?

A: The TA team is responsible for training Allco's approved applicators,

ensuring they possess the necessary knowledge and skills to execute waterproofing installations to the highest standards. Through in-house and on-site training, the team promotes best practices and consistency in workmanship.

Q: How does the TA team assist with compliance and council approvals?

A: The team helps educate site inspectors and maintains relationships with local councils. This involvement helps reduce project delays and ensures smooth compliance processes, particularly for complex projects requiring council approvals. We also have a dedicated Council portal that can be accessed by site inspectors as a support tool with installation images and information on waterproofing best practice.

Q: How does the TA team build relationships with applicators?

A: Allco's strategy involves training, licensing, and supporting approved applicators, developing long-term relationships to maintain high standards. By working closely with applicators, the TA team ensures consistent product application and industry-leading service.

Q: What is the TA team's role in the approval of warranties?

A: The TA team reviews warranty requests and QA documentation to confirm that all necessary installation steps have been followed. For example, Allco's System Warranties cover both the product and installation for a 20-year period, protecting project owners, architects, and Allco from unnecessary risks.

Q: How does the TA team help architects and specifiers?

A: Architects and designers are not expected to be waterproofing experts—that's where Allco's TA and Product Specialist Team steps in. They provide technical advice, training, and support to help specifiers choose the right waterproofing solutions for their projects. This trusted guidance is part of Allco's commitment to delivering the best service in the industry.

Q: How does Allco's Product Specialist Team support the architectural community?



A: Allco's Product Specialist Team plays a vital role in supporting architects and engineers, providing project-specific recommendations, CAD drawing details, and technical advice. Additionally, we have a geotechnical engineer supporting specifier with advice on projects with high water table, reclaimed land, salt water and contaminated soil. Our in house expertise helps architects and engineers design robust, long-lasting waterproofing solutions that are site-specific.

The Technical Advisory and the Product Specialist Team are an integral part of the Allco's mission

to lead the waterproofing industry through service excellence. By fostering strong relationships with applicators, specifiers, contractors, and councils, Allco upholds industry best practices while helping customers navigate the complexities of waterproofing.

Would you like to learn more? Visit www.allco.co.nz or follow Allco on LinkedIn to stay updated on their latest initiatives and training opportunities.



We have handpicked the leading products from around the globe to offer the best waterproofing solutions for:

- | | | |
|-------------|---------------|----------------|
| ✓ Tanking | ✓ Roofing | ✓ Recover roof |
| ✓ Carparks | ✓ Green roofs | ✓ Podiums |
| ✓ Balconies | ✓ Warm roofs | ✓ Planters |

We provide technical design assistance and robust on-site support to ensure the highest installation standards, every time!

Our approved applicators undergo rigorous in-house and on-site training to ensure top-quality installation. With over 48 years of expertise, our solutions are designed to keep water out!

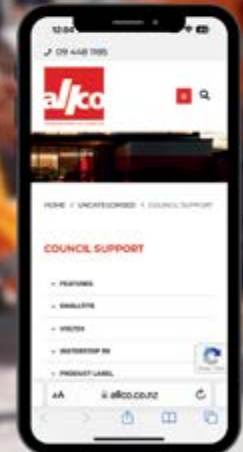
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Ventilated Facades Re-engineered: A New Zealand Solution

The Building Agency is revolutionizing ventilated facade design for New Zealand's unique climate. Our innovative approach combines cutting-edge technology with climate-specific solutions to deliver long-term protection and performance. We're introducing three new innovations.

Firstly, DensElement: The Foundation of Excellence

At the core of our redesigned facade system is DensElement, a groundbreaking 2-in-1 RAB (Rigid Air Barrier) and WRB/AB membrane system. This innovative product offers multiple benefits:

- Cost and time savings
- Factory-manufactured durability
- Compliance with New Zealand Building Code
- Rigorous international testing standards

DensElement eliminates the need for separate building wrap or liquid membranes, streamlining the construction process and enhancing overall efficiency.

Secondly, Alucodual: The Next Generation of Aluminum Panels

We're proud to introduce Alucodual, our new range of engineered solid non-combustible aluminum facade panels:

- Clever combination of aluminum grades
- Established lamination system
- Extremely flat panel surface
- Premium PVDF resin coatings in various colors



- 15% less aluminum compared to standard 3mm solid panel systems

Lastly, Innovative Deflection Testing

Our commitment to excellence is exemplified by New Zealand's largest real-life deflection testing program:

- First of its kind in the country
- Extensive tests on fabricated cassettes
- Reduced need for panel stiffeners
- Improved system performance
- Lower costs and material usage

The testing pushed our cassette systems well beyond New Zealand's most extreme weather events. Even adding safety factors into the results means we can confidently recommend greater spans with less support.

Overall these innovations add to the benefits of Our Ventilated Facade Systems

1. Reduced Maintenance, Increased Lifespan: Minimized exposed caulking and sealant while maintaining a weather-tight barrier.
2. Enhanced Energy Efficiency: Innovative air cavity dissipates heat, reduces thermal bridging, and protects insulation and structural integrity.
3. Built for Durability: Stabilized temperature fluctuations



The true innovation lies in our holistic approach to facade design and implementation.



reduce material wear, ensuring long-lasting functionality and aesthetics.

4. Superior Moisture Management: Efficient drainage and ventilation systems prevent mold, corrosion, and degradation, promoting a healthier building environment.

Our complete facade solutions encompass a wide range of finishes, including Alucodual, Alucolux, Equitone, and Terracotta. The true innovation lies in our holistic approach to facade design and implementation.

For more information on our ventilated facade systems, fixing systems, and facade finishes, visit www.thebuildingagency.co.nz.

By The Building Agency



GP Georgia-Pacific
DensElement



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HERE TODAY.**



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Can be installed in wet weather, schedules are accelerated.



CLADDING VERSATILITY

Can be used with multiple substrates.



FEWER STEPS

2-in-1 system for easy installation and less cost.



DESIGN SIMPLICITY

Easy to understand and install.

www.thebuildingagency.co.nz



2-in-1 system
saving you time and money

Time to get Code Fit!

Demanding times call for fitness. So, in 2025 BOINZ is working to help you keep Code Fit – ready to respond to the various Code and building regulation challenges that come your way!

The BOINZ learning pathway, through Introduction, Foundation, Intermediate and Advanced level courses, already provides the best way to grow your knowledge of the Building Code and New Zealand building regulations. It's rather like the training base we must build and cannot do without. (Laying down the longer base miles of a runner.)

We know too, that being fit for the task also involves applying that knowledge, adding in extra practical sessions. It's about getting in among the plans and situations a processor or inspector could encounter. It's about working through the kind of problems and questions you'll face in your roles as building control officers. It's also about getting actively involved with your peers – sharing and discussing problems. (This bit is like doing some race pace or similar training and actively engaging with others.)

New Code Fit Team Talks

Our Code Fit Team Talks series is first out of the blocks in 2025.

Code Fit Team Talks is a series of two-hour interactive presentation/discussions on building control topics held monthly February to November. Featuring a great line up of facilitators and topics, it runs 8am to 10am – just the time to get the synapses active. Participants can submit questions prior by emailing training@boinz.org.nz.

Great value annual passes are available to organisations and individual BOINZ members by emailing training@boinz.org.nz. These passes are still available at a pro-rata price, which depends on the time of purchase.

The organisation pass gives one spot on each Team Talk for a BOINZ member employee – and it doesn't have to be the same BOINZ member each month.

If you just want to join a particular Team Talk rather than the full series, spots can be booked by members



and non-members via the website Training Calendar.

The 2025 Code Fit Team Talks programme is:

24 February – Swimming Pools

25 March – Section 112 alterations to existing buildings

11 April – Producer Statements

19 May – Remote Inspections

June – topic and date to be confirmed shortly

11 July – Writing Compliance Schedules

27 August – Engineering topic to be confirmed

15 September – Tiny Homes

31 October – Notice to Fix

24 November – Building on sites with natural hazards.

We are working to add more to the new Code Fit training suite, so stay in touch!

BOINZ and Heaney & Partners Advanced Series

Our Advanced Series will run again with support from law firm Heaney & Partners in October. The two-day series of four workshops is a great and interactive way to learn from experienced facilitators and share with fellow senior building control officers. We are putting together the 2025 programme now and you can expect another lineup of valuable topics.

Foundations of Building Surveying

We are renaming our Entry to BCA - Part Two programme and rescheduling it to the second half of 2025. Tailored to those newer to a BCA, the 12-week, 14-course programme is designed with building managers to fast-track participants towards their Res 1 competency. It is perfect if you:

- have an existing Regulation 18 qualification. The programme provides that all-important BCA context.
- do not have an existing Regulation 18 qualification. The programme will ready you for the demands of the Future Skills Diploma.

Stay tuned for details.

Online Self-Paced courses

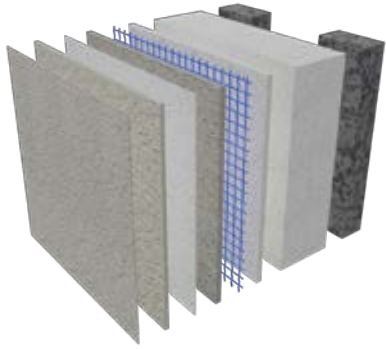
We're also adding new online self-paced courses that you can do anywhere, anytime, starting with a Notice to Fix course.

For info on all our courses, check out the Training Academy section of the BOINZ website.

And of course, the 2025 BOINZ Symposium and Leaders Forum is another great way to extend your learning across a wide range of topics! See you there!

By Kirsty Wallace

Timeless Finish Enduring Quality



INTEGRA lightweight concrete plaster cladding

Driven to create surfaces that make a living environment durable, feel and look good to live in, we believe the tactile nature of plaster cladding is unrivaled.

The construction process contains many facets which when combined, and applied accurately make for a shining, and durable example of the construction process - from the clients needs, the Architecture, through to the selection of products, and the professional trades people that apply their skills.

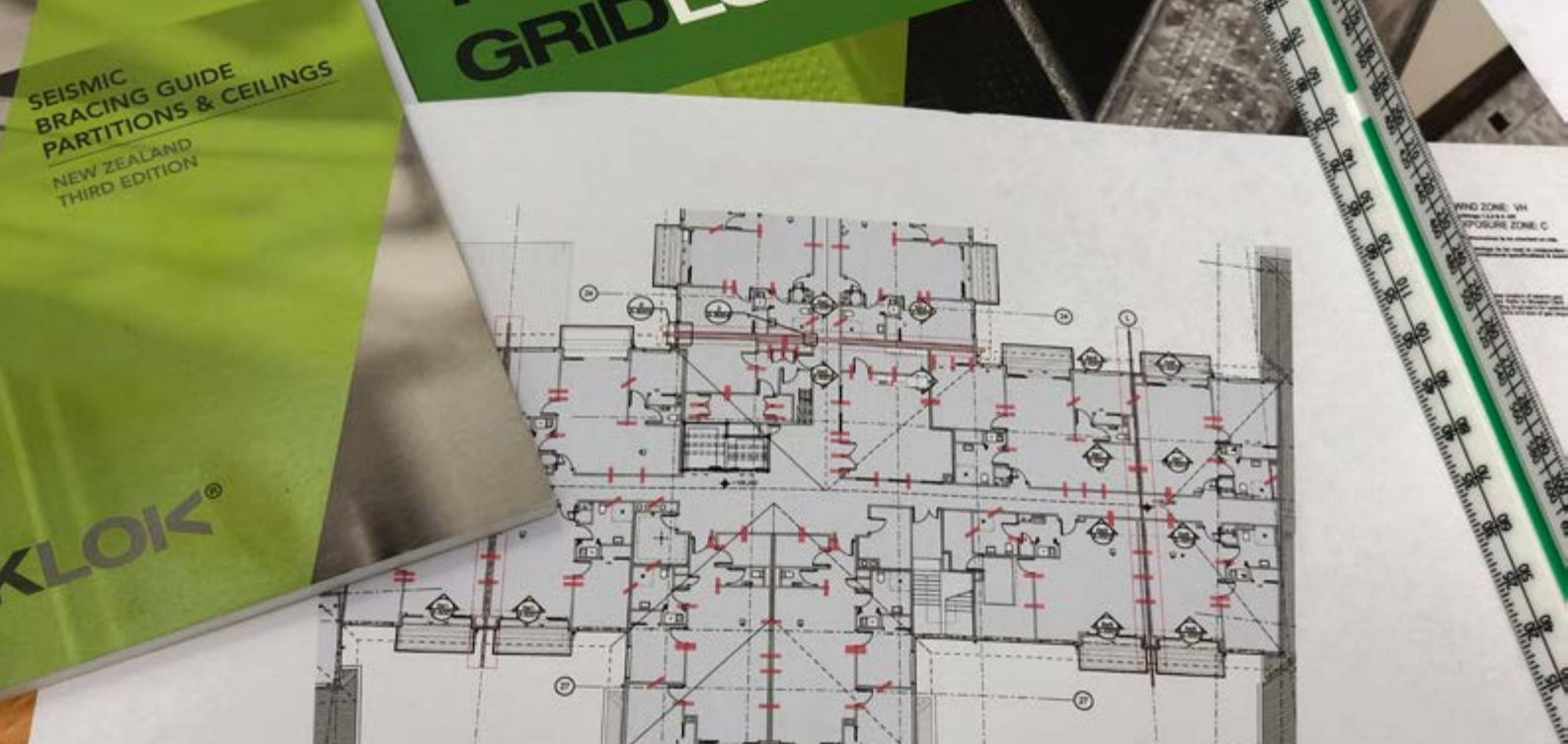
At Resene Construction Systems we only promote tested & trusted products, all applied by LBP registered Plastering Professionals for each and every project.

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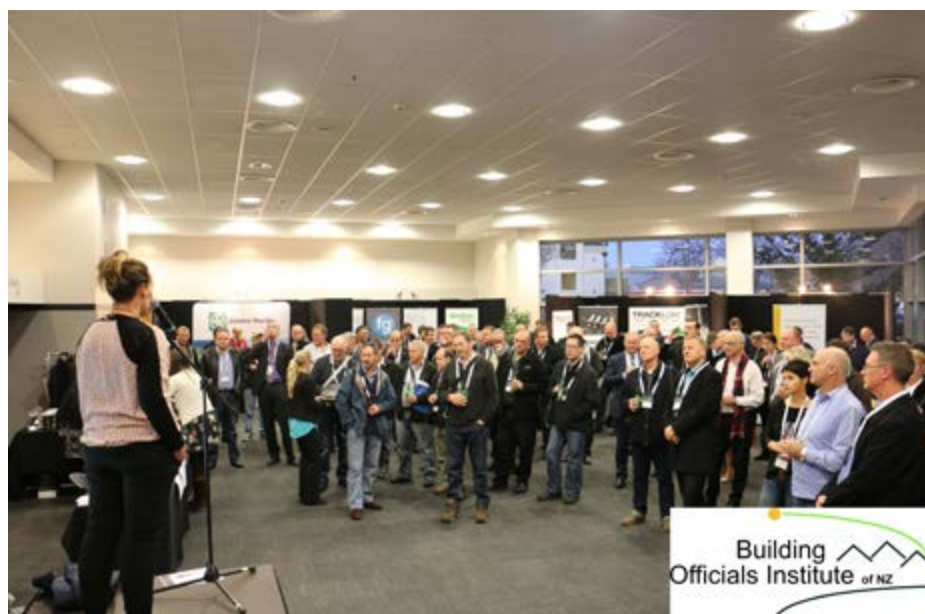
TRACKLOK

Premier Partners working to improve building outcomes for New Zealand – TRACKLOK® and BOINZ

In 2013, following the seismic events that rocked Christchurch, Shaun Evans and Scott Simpson, the founders of TRACKLOK® Ltd, saw an urgent need for a reliable and efficient bracing system to secure part-height partition walls. At the time, a clear gap existed in compliance schedules, particularly for ceiling installations, which prompted Shaun and Scott to invest in a product designed to improve building safety and compliance.

Initially aiming for their products to be specified by architects and engineers, they soon realized that many plans were not being executed as intended, leading to compliance issues on-site. This frustration prompted them to engage with local councils to address these gaps. In this process, they discovered BOINZ and forged a valuable partnership, becoming one of the early exhibitors at BOINZ events.

TRACKLOK® has continued to innovate, with products like GRIDLOK® for ceiling systems and DEFLOK® for vertical deflection in commercial projects. Shaun and Scott's commitment to rigorous testing and engineering has been a



cornerstone of their drive to improve the resilience of New Zealand's built environment. They credit their collaboration with BOINZ as an integral part of their success in achieving these goals.

We spoke to the TRACKLOK® team about their partnership with BOINZ, inspections and their future plans.

How has the BOINZ Partnership helped your business to achieve better building outcomes?

Our relationship with BOINZ has been incredibly valuable, offering us the opportunity to develop connections with the industry, share insights into our systems, and contribute to ensuring better building and building knowledge in New Zealand. Being

one of the first companies to engage in this knowledge collaboration has been a true honour. As a result, the industry has come to recognise and trust both our system and the associated documentation.

When we first started, we worked on a project in one of the larger regions and quickly noticed that the building company and professionals involved were not prioritizing seismic considerations.

This relationship with BOINZ led us to a key question for consenting officials and building inspectors to consider when processing an application:

"Where is the seismic bracing plan?"

Architects, engineers, and builders then reassessed their priorities, ensuring that seismic braces were included and clearly marked on building plans—whether retrofitted or planned for installation.

Over time, we've seen a growing awareness, everyone from the architects and engineers through to the contractors on site, who now recognize the importance of ensuring compliance and safety.

How is Technology Shaping your Market and Driving Change?

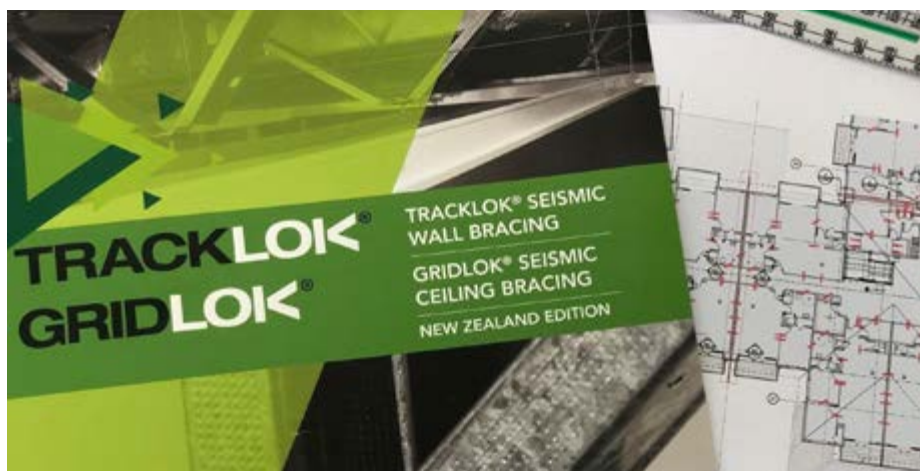
The development of the seismic calculator and AI-based platforms has further streamlined the design process, making it easier and more efficient to create accurate, reliable solutions.

As technology continues to advance, the construction industry is becoming more proactive and better equipped to address complex challenges.

How to Ensure Proper Inspection of Our Product on Site

For TRACKLOK® we have made inspections easier by designing our system to be one complete unit. Ensuring all the screw ports are filled with screws allows inspectors to know that the correct capacity has been achieved. We also provide a free bracing plan markup, which both inspectors and builders can refer to during the inspection.

For the GRIDLOK® system, the inspection process differs. Since the installation plans can vary, engineers will provide a 2785 specification. During the inspection, it's important again, to verify that all screws are



properly installed, as this ensures the system delivers its intended capacity.

Having a bracing plan in place provides inspectors with a clear reference point, helping to identify any potential issues early on. This proactive approach allows for any conflicts or concerns to be addressed before they become a problem. Scott is available to offer guidance and advice when necessary, ensuring that the installation process runs smoothly.

The education process for installers has been key. We make sure that installers are well-trained in how to properly install the system, and we've been actively working to educate them on effective workarounds and solutions. As a result, people now have a much better understanding of what can and cannot be done.

When it comes to inspections, the process often begins with the consent application, during which the brace plan is requested. If the project extends beyond what the product can handle, we recommend consulting an engineer.

Are there any additional Insights and Updates for BOINZ Members?

Testing is a critical aspect of our product development. Each product undergoes thorough testing, including detailed calculations and rigorous physical assessments.

These tests are conducted across New Zealand, Australia, and the United States, allowing us to cross-reference data and ensure our products meet global standards of robustness and reliability.

Looking ahead, we're excited about upcoming developments and innovations. We look forward to further engaging with BOINZ members and sharing what's on the horizon!

We joined BOINZ because we believe in the importance of educating the market about the need for these systems. The relationships we've built and the opportunities we've had along the way have made the journey not only more enjoyable but also more impactful.

By BOINZ

ICC-ES Evaluation Reports Provide Confidence in Approvals

Building products need to demonstrate they are fit for purpose by meeting the requirements of the New Zealand Building Code (the Code). To be reassured in this exercise, practitioners who specify products for their projects and building consent officials needing to verify the evidence of suitability provided, benefit from products that have been subject to testing, inspection and certification (TIC), backed by accreditation for the bodies involved in these processes.

Standards against which products can be tested are an important part of the infrastructure, but do not always provide the full picture of determining where a building product can be used, what part

innovative products, more rigorous forms of evidence should be sought to provide confidence that a product's claims against the Code are conforming, as they are essentially a product 'Alternative Solution.'

An ICC-ES Evaluation Service Report (ESR) issued by ICC Evaluation Service (ICC-ES), represents one such form of evidence. These reports are developed under the ES Mark Scheme endorsed by JASANZ. The ES Mark of conformity provides evidence that a product has gone through a rigorous technical evaluation by expert staff.

An ESR is a comprehensive attestation that provides information about what Code requirements or acceptance criteria (AC) have been used to evaluate a product. ACs are a form of technical specification developed by ICC-ES and used as the basis for evaluation of innovative products not specifically referenced in the Code and where no established standard exists. They are the most widely accepted and trusted building product attestations reports by building officials in the U.S. and are now being promoted for use in New Zealand and Australia.

ESRs, which are a normative document, are divided into eleven major elements, including the report holder, evaluation subject, evaluation scope, properties evaluated, product description and uses, how the product should be installed to meet the requirements, conditions of use and how to identify the product.

An example of an ESR issued to demonstrate compliance with the Code is report number ENZ-2023, for Halfen HZA Anchor Channels and HZS Channel Bolts, manufactured by Leviat GmbH. This ESR includes for example, reference to AC232 for Anchor Channels in Concrete Elements.

By ICC-ES

of any requirements it is attested to perform to and any limitations that might apply to its use. These features are examined through independent certification and should be performed by an accredited conformity assessment body.

As a principle it should stand that where no standard exists, which is typically the case for new and





ICC
EVALUATION
SERVICE®

Why Building Officials Worldwide Trust ICC-ES Reports



ICC Evaluation Service (ICC-ES), a subsidiary of the International Code Council (ICC), is the premier global certification agency for building products and materials.

With over 90 years of experience in product evaluation and building code publications, ICC-ES:

- Provides a comprehensive evaluation process with a rigorous peer review, raising standards for the entire building products industry.
- Employs a team of licensed engineers, specializing in diverse disciplines, delivering evaluations with precision and reliability.
- Through an Evaluation Service Report (ESR), ICC-ES can assess and verify that building products are fit for purpose in compliance with the requirements of the New Zealand Building Code. ESRs are produced under the ES Mark Scheme, endorsed by JASANZ.
- Is the expert in developing Acceptance Criteria (AC), which are developed when an application is received for an ESR on a product where there is no existing acceptable solution. ACs are developed for use solely by ICC-ES, which is the only organization that can provide expert interpretation of the published ACs.
- ICC-ES ESRs are tailored to meet the needs of the building officials enforcing the New Zealand Building Code.

ESRs contain factual, relevant information needed by building consent authorities in order to approve building products for their jurisdiction.

ICC-ES evaluates products to help building consent authorities approve them for installation.

Contact ICC-ES

www.icc-es.org | es@icc-es.org
Level 9 Nishi Building, 2 Phillip Law Street
NewActon, Canberra ACT 2601
+61 2 6243 5192

**Look for
the Mark!**



Spotlight on a Member - Kathy Stubbs

In the heart of the Waimakariri District Council (WDC) Building Control team, Kathy Stubbs has spent nearly 15 years helping to shape the local building landscape. As the Commercial Building Consent Team Leader, Kathy has navigated an evolving industry and a diverse career. From her early days as an architectural technician in the UK to her current role in New Zealand, Kathy's journey is a testament to her adaptability and passion for the industry. We caught up with Kathy to hear about her journey, reflections on the industry, and her thoughts on the future of building control.

How long have you been working in Building Control?

I've been working in Building Control at Waimakariri District Council for nearly 15 years now.

Tell us about your pathway in the industry and where you are now?

I started way back in the UK when I started training as an architectural technician at Plymouth College of Further Education and went on to work in a small local practice. The industry hit a bit of a bump as it often does and after working in various alternatives from duty manager at a gas station to working in a multi-disciplinary engineering company, my partner and I decided to make the big move to the other side of the world in 1995 after seeing firsthand the drama and effects of the war in Bosnia, Croatia and Serbia.

I was able to find employment with an engineering company in Auckland and transferred to their satellite office in Christchurch after approximately 18 months. Sadly there was a down turn in the workload and we ventured further south and after working in hospitality and retail for a stint in Wanaka I found work in an architectural company in Queenstown.

The pull of Christchurch didn't let go and before long we decided it was time to settle down so we upped sticks and made the move back to Canterbury. I worked with a small engineering company and then the Buchan Group for a number of years before starting a family and eventually found myself applying to WDC to work "on the other side of the fence" as I put it at the time.

I started my career under the guidance of David Crawford back in 2012 and became one of the team leaders of the processing team when he made the transition to retire and I have been the team leader of the commercial processing team ever since.

What has been the highlight of your career so far?

Different challenges along the way from being involved in some interesting architecture such as the Art Gallery in Christchurch; Retail development at Tower Junction to being part of team that issued consent for Charles Upham Retirement Village; seeing people grow within the team and helping designers, developers and engineers understand how we interpret the nuances of the Building Code and that is not without its challenges.

What are the biggest changes you have seen in the industry throughout your career?

The biggest change must be the use of technology from reviewing paper documents and stamping multiple copies of consent documents to using computers not only to draw and document buildings but reviewing them too. I've seen more cladding options being introduced here than we would have ever considered in the past particularly when I started in the UK where most buildings were brick veneer over masonry block and brick veneer over timber framing was in its infancy. The demographics in the



BCA field is changing too with more women involved.

What is your favourite thing about the building and construction sector?

I love seeing great architecture.

You recently participated in BOINZ Advanced Series training; what part has the organisation played in your career?

BOINZ has been the supporting foundation of my BCA career providing the building blocks of understanding and interpreting the Building Act and the Building Code in more depth than I had working in architecture; you don't realise how much there is to learn.

What advice would you give to someone just starting their career in Building Control?

Don't do it LOL! If you have a passion for construction, a keen eye for detail, willing to provide guidance to those who are challenged with the multiple ways of interpreting documents and resilient to the difficult conversations we have from time to time then you will find this career very rewarding.

Anything else you would like to add?

The construction industry is a challenging space to work in; there will always be cycles of being busy and quiet and we need to come to terms with the roller coaster that can be all boom and bust but buildings will always be needed. We are all working for the best outcomes and appreciate that we need to work as a team not only within our organisations but across councils and the wider construction industry. At the end of the day we all want safe comfortable buildings

By **BOINZ**



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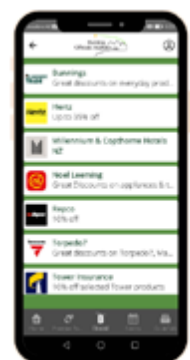
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The Illusion of Thoroughness: Are Building Inspectors in New Zealand Missing the Mark?

In the realm of building inspections, the adage "a picture is worth a thousand words" seems to have taken on a life of its own. Across New Zealand, building inspectors are increasingly relying on extensive notetaking and a plethora of photographs to document their inspections. However, this trend raises a critical question: Are these inspectors truly ensuring the safety and compliance of our buildings, or are they merely creating an illusion of thoroughness?



Inspectors must prioritize hands-on assessments and critical evaluations over excessive documentation

The Rise of Documentation

In recent years, the building inspection process has seen a significant shift towards meticulous documentation. Inspectors are armed with digital cameras and electronic notepads, capturing every nook and cranny of a construction site. This approach is intended to provide a comprehensive record of the inspection, offering transparency and accountability. Yet, despite the abundance of notes and images, there is growing concern that the core purpose of inspections is being overshadowed.

The Core Issue: Quality Over Quantity

The primary role of a building inspector is to ensure that construction projects comply with the New Zealand Building Code, the approved plans and other relevant regulations. This involves a thorough examination of structural integrity, safety features, and overall workmanship. However, the emphasis on documentation can sometimes lead to a superficial inspection process. Inspectors may spend more time taking photographs and writing notes than actually assessing the quality of the work being done. The head does not depart from the tablet!

Commercial Inspections: A Growing Concern

In the commercial sector, a troubling trend appears to be emerging. Inspectors are increasingly relying on engineers' site notes instead of conducting their own thorough on-site evaluations. While engineers' notes are valuable, they should complement, not replace, the inspector's own observations. This over-reliance can lead to missed issues and a false sense of security about the project's compliance and safety.

Common Problems Uncovered

The building industry in New Zealand

has many major problems including structural, weathertightness and fire compliance risks and general poor workmanship that are noted on a daily basis by inspectors and where building owners rely on inspectors for identification and rectification. While these areas are often documented in detail, the real challenge lies in addressing non-compliances in those areas effectively. A photograph of a roof or a foundation is only useful if it leads to the non-complying issues hidden in the photo are identified and an appropriate action taken.

The Need for a Balanced Approach

To improve the effectiveness of building inspections, a balanced approach is essential. Inspectors must prioritize hands-on assessments and critical evaluations over excessive documentation. This means spending more time on-site, engaging with the construction process, and ensuring that all aspects of the project meet the required standards. Documentation should support, not replace, the inspector's expertise and judgment.

Conclusion

A building inspection is an investigation of building work that has occurred not an acknowledgment of the work. It's a balance of both, the first principle is investigation with the second part recording.

Building inspections are a vital component of New Zealand's construction industry, ensuring that our buildings are safe, compliant, and built to last. While thorough documentation is important, it should not come at the expense of a genuine, in-depth inspection. By striking the right balance, building inspectors can fulfil their crucial role more effectively, ultimately contributing to the safety and quality of our built environment.

By Kerry Walsh

Protection of Metal Cladding from Copper Treated Timber

Acceptable Solution E2/AS1 9.6.9.2 says that profiled metal wall cladding must be separated from copper treated cavity battens by a layer or strips of underlay, or by pre-priming the batten. A DBH publication says that prepainted metal serves as sufficient separation from copper treated timber in Sea Spray Zones and "Zone 1". (Assumed to be Severe Marine)

The Code of Practice says that metal cladding should be separated from wet timber, treated or otherwise. That is because both treated and untreated wet timber is corrosive, as wet radiata is acidic.

The dominant variable is time of wetness. A cavity batten would be assessed as being in a damp environment with minimal exposure to salt spray. (BRANZ Roof Ventilation #2). An open front building may be damp and exposed to salt spray, depending on its location. Both these situations would expose the metal cladding to cycles of wet and dry, which it is designed to accommodate.

Yet another variable is the type of copper treatment. CCA treated timber has relatively low levels of copper compared to some other treatments. ACQ and Copper Azole treatments both have much greater



No matter what the substrate, prolonged excessive internal moisture will cause failure of metal cladding

copper levels, and this copper is more migratory, rising to the surface as levels drop. LOSP and Boron treatments have no copper element or other known corrosive ingredients.

Historically unpainted metal cladding has been laid directly onto CCA treated timber without problems, and experiments underway at our exposure sites show that compared to metallic coated sheets, pre-painted metal provides significant protection against treated and untreated wet timber. However, caution should be given in damper environments.

The COP (Code of Practice) recommendations are a general guide only, and other factors such as the expected micro climate, including exposure to salt spray and other contaminants, time of wetness, and accessibility for maintenance or replacement should be considered when judging compliance.

*By Rod Newbold
Product Applications Specialist
New Zealand Steel*

MRM RECOMMENDATIONS FOR SEPARATION AND ISOLATION RECOMMENDATIONS FOR METAL CLADDING ON TIMBER

Treatment	Metallic Coated			Pre Painted		
	Dry	Damp	Wet/Salty	Dry	Damp	Wet/Salty
None						
LOSP/Boron						
CCA						
ACQ Cu/Azole						

	Can be directly fixed
	Separate - Underlay or painted battens
	Isolate – Builders tape, DPC or Closed Cell Foam

Elevate your industry knowledge and connections at the BOINZ Symposium

The BOINZ Symposium 2025, taking place on 26-27 May in Christchurch, offers a unique opportunity for anyone working in building surveying, design and construction to deepen their technical expertise and connect with professionals from across the sector.

This event is designed to equip you with the latest insights and foster collaboration in the fast-evolving building industry. Don't miss out—register now for an event packed with keynote presentations, technical breakout sessions, field trips, networking events, and an awards dinner that will shape your understanding of the future of building compliance and regulation.

Why Attend?

This year's symposium brings together a wide range of experts, thought leaders, and innovators from across the building and construction sectors. Attendees will be able to explore critical industry topics such as engineering advancements, evolving legislation, technological innovations, sustainability, and much more. Here are some highlights that make this event a must-attend:

Keynote Speakers and Thought Leadership

- Update on the economy - *Brad Olsen – Infometrics*
- The future of building Inspections - *Jeff Fahrensohn – Auckland Council*
- Technology, AI and the regulatory environment - *Tony Walls – Objective*
- Finding common ground - *Jehan Casinader*
- Changes and what they mean for LBPs and BCAs - *Mel Orange, BPB*
- Learnings from fire - *James Firestone*
- A new regulatory instrument: The Building Product Specifications - *Katie Symons – MBIE*
- Current government policies - *Charlotta Harpur – Rice Spier* - "Collaborating for the Future" the importance of minimising risk through collaboration and working together.
- Criminal liability for issuing producer statements – The new landscape - *Nathan Spier – MC*
- Preparing for determinations, trials and mediations - *Frana Divich- Heaney & Partners*
- Sovereign citizens in the building space – legitimate movement or legal quackery? – *Simon Waalkens - Rice Spier*



Keynote Speakers



Symposium Speakers

2. Technical breakout sessions on industry innovations

Gain practical knowledge and insights from technical experts whether its understanding the engineering, looking at innovation, environmental impacts. Design and safety, these sessions are packed with actionable takeaways for professionals.

- Understanding British Standard 8102 – "Protection of Below" - *Chris Ross – Allco New Zealand Geotechnical Database (NZGD)* – *Tony Kao (MBIE) & Marie Claude Herbert (Christchurch City Council)*

- Full scale seismic testing of timber and hybrid structures - *Daniel Scheibmair*
- Beyond the signature – The Engineering behind MITek's PSI
- The ABC's of design with Barrier Free - *Katie Bourke – Barrier Free*
- External insulation - *Shawn McIsaac – Oculus*
- Enabling a climate aligned built environment: Leveraging transparent, trustworthy and verifiable data from across the value chain, the National Product register - *Neil Savery – ICC*
- Future-ready compliance – *Ryan Cooper*
- Retrofit wall insulation - *Wade Maurice – Safe R Insulation*
- Slip impacted buildings – a case study in the use of subpart 6B - *Jeremy Neven – Granite Ridge Consulting*
- Update from Engineering NZ – Strengthening CPeng Standards, trust and public safety - *Veronica Dessein & Paul Kirby – Engineering New Zealand*
- AI-Volution project – *Inka Gliesche-Humphris - Hutt City Council*
- Nothing new earth building 2025 and beyond - *Mike Farrell – NZS Committee Member*
- The electrification of local steelmaking - *NZ Steel*
- Defensible decision-making – *Claire Troon – Ember Psychology*
- Reporting embodied carbon of buildings - *Katie Symons – MBIE*
- The future of Building Consent Authorities - *Jayson Ellis – Timaru District Council*
- Earthquakes, wars and recovery – Lessons from Pakistan to Vanuatu – *Jitendra Bothara - ResiPro International Engineering*

3. Panel discussion

How to Say “no” or “not good enough” – Join for an insightful panel discussion where we explore how we interface with our customers and the public from different perspectives. Our panel will include BCA Leaders, Claire Troon, Karel Boakes and Nathan Spier (MC).



4. Field Trips

The symposium goes beyond the venue with exclusive site visits to some of Christchurch's most significant building projects.

Parakiore Recreation and Sport Centre – New centre opening later in 2025, featuring an Olympic Diving pool and an innovative new heating system which utilises the city's wastewater system.

Christ Church Cathedral - a multi-phase project and the first phase, known as the stabilisation phase was completed in March 2023. The stabilisation work included two key components: global stabilisation and local stabilisation.

Court Theatre - The new recently opened \$56 million theatre features high levels of flexibility and deep integration of technical facilities.

Christchurch Town Hall – Restoration project which includes the iconic Auditorium, James Hay Theatre, Limes Room, and entrance foyer were meticulously preserved, reopening to the public in 2019.

These field trips are an invaluable way to witness cutting-edge construction and restoration techniques, and to network with your peers in a more informal setting.

5. Networking Opportunities

The BOINZ Symposium is an excellent platform for networking with colleagues and industry leaders and suppliers. From morning teas to networking events to the awards dinner, you'll have plenty of chances to connect, share knowledge, and build professional relationships.

6. Awards Dinner

Cap off your experience with the BOINZ Awards Dinner, where the achievements of outstanding individuals and teams in the building and construction sector will be celebrated. It's a great opportunity to unwind, reflect on the day's learnings, and recognize the incredible contributions being made in the industry.

Don't Miss Out – Register Today!

Early Bird rates close 1st April, register today and be part of an unforgettable learning and networking experience. Don't miss the chance to be at the forefront of the building and construction industry's future!

Date: 26th-27th May 2025

Location: Christchurch, New Zealand

We look forward to seeing you at the BOINZ Symposium!

By BOINZ

Join Us for an Unmissable Day of Insight and Innovation at the BCA Leaders Forum – 28th May 2025

Are you a senior leader who is ready to engage in thought-provoking discussions, hear from industry experts, and explore the future of building reform, technology, and regulatory environments?

The BCA Leaders Forum features strategic, high-level speakers and offers a unique opportunity for networking, learning, and discovering the latest insights into the challenges and opportunities shaping the building and construction industry.

The event will feature a diverse array of expert speakers, including David Chandler, Tony Walls, Kim Lovegrove, and a series of thought-provoking panel discussions. This is your chance to get ahead of the curve and stay informed on critical issues that impact your work, your team, and the future of the sector.

Here are the key highlights of the day:

Registration & Expo

Start your day by networking with industry professionals, exploring



David Chandler

the latest innovations in building and construction technology.

Building Reform with David Chandler

David Chandler, Former NSW Building Commissioner and CE Advisory, will kick off the day by discussing the current landscape of building reform. With decades of experience, David will share his thoughts on the challenges and opportunities facing the sector, providing a comprehensive look at where the industry has been and where it is headed.

Resourcing and Innovation for the Future – Tony Walls

Tony Walls from Objective will take attendees on a journey through the evolving world of IT technology in the regulatory environment. As technology and artificial intelligence continue to disrupt industries worldwide, Tony will explore where these advancements are headed and what it means for the regulatory

sector. His presentation will be followed by a short digital panel discussion, offering a platform for attendees to engage with experts on how to adapt to the future of building technology.

Natural Hazards with Charlotta Harpur & Laura Bielby

Environmental challenges are reshaping the way we think about building and construction. Charlotta Harpur and Laura Bielby from Rice Spier will discuss how natural hazards and changing environmental conditions are impacting building practices and legislation. Their insights will be crucial for those navigating the growing risks posed by climate change.

Insurance with John Lucas

John Lucas from the Insurance Council of New Zealand (ICNZ) will delve into the complexities of building insurance.



BWOF – The Case for Change – Panel Discussion

In this important panel discussion, facilitated by Jehan Casinader, BCA leaders will explore practices in the building sector that may point to the need for change. Should we introduce a National BWOF Register? What steps should Building Consent Authorities (BCAs) take to ensure better outcomes?

Guest Speaker Lunch with Kim Lovegrove

Over lunch, attendees will hear from Prof. Kim Lovegrove, an expert in international best practice building regulations. Kim will share his perspective on risk and building reform, offering a global view of what works in building legislation and international standards.

Risk-Informed Consenting – Panel Discussion

This session will tackle the critical question of how to balance risk-informed consenting. What does it take to make the right decisions in the face of uncertainty? Join the panel, to discuss informed consenting practices.

Managing the Paradigm Shift – Keryn Davis

Keryn Davis from ADNZ will explore the challenges of managing change, drawing on her expertise in human development, change, and research. Keryn's presentation will provide valuable strategies for professionals looking to manage and influence change in the ever-evolving building and construction sector.

Breakout Discussion Groups

Engage with fellow BCA Leaders in these discussion sessions focused on current issues, major changes, and emerging opportunities in the building sector. The topics will be finalized closer to the event to ensure they're relevant to the pressing challenges facing the industry.

Networking

The forum will conclude with an invaluable networking session where you can connect with speakers, panelists, and other industry professionals. It's the perfect opportunity to forge new relationships, share ideas, and explore potential collaborations.

Don't miss out—register today to secure your place at the BCA Leaders Forum on 28th May 2025. Let's collaborate, innovate, and lead positive a positive future for our industry!

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INNOVATION

New Zealand's First 3D Printed Commercial Building and Residential Show Home

Iconic Construction has reached a significant milestone in New Zealand's building technology by completing the first-ever 3D printed commercial building and residential show home in Hamilton.

Southern Hemisphere's First 3D Printed Commercial Building

Creators Childcare Centre on Forest Lake Road in Hamilton stands as the Southern Hemisphere's first 3D concrete printed commercial building. It was constructed using QOROX's 3D printed concrete walls 3m long, spanning a combined length of 35 meters with height of 2.7 meters. These walls were printed in under 10 hours with QOROX's high-speed 3D concrete printing technology, which offers both speed and precision.

The walls were then installed onsite within just two and a half days by a three-person team. Importantly, 3D printed walls meet New Zealand's building code, including seismic standards, making them safe and



compliant. The design, aimed to create a modern, welcoming space for both staff and families.

A New Era of Residential Construction

Iconic Construction has also unveiled New Zealand's first fully 3D concrete printed show home. This home is now open to the public, offering visitors a firsthand experience of 3D printed residential construction. The home

features open-plan living areas, three bedrooms, two bathrooms, and a 1.5-car garage.

The home includes high-spec finishes such as a fully equipped kitchen, built-in wardrobe systems, tiled bathrooms and showers and floor to ceiling joinery. Additionally, the landscaping includes 3D printed retaining wall, further showcasing the potential of this construction method.

Advantages of 3D Printing in Construction

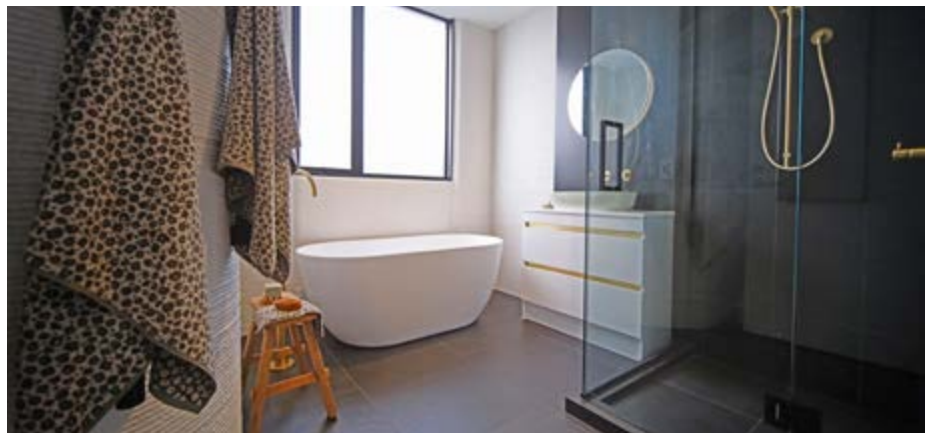
We spoke with General Manager Johnny Gordon to learn about the advantages of 3D printing in construction:

- **Design Flexibility:** "3D printing allows for the creation of complex shapes, curves, and textures that would traditionally be expensive and time-consuming using conventional methods. This opens up exciting new design possibilities."
- **Speed:** "Construction time is dramatically reduced. For example, our three-bedroom show home was completed in just 4.5 months — a fraction of the time it would take using traditional methods. With fast advancing technology and experience, we expect this to improve even further." With a goal of getting the build time down to 3 months.
- **Sustainability:** "3D concrete homes like the ones we're building can last between 100 and 200 years, far outlasting typical timber-framed homes, which last 50-70 years on average. This extended lifespan contributes to sustainability and reduces the environmental impact of construction."
- **Seismic Strength:** "The 3D printed homes are engineered with seismic strength in mind, which is crucial for New Zealand's earthquake-prone environment. QOROX are currently in the process of obtaining BRANZ approval to ensure compliance with New Zealand's stringent building standards."

Building Inspections and Compliance

From a building inspection perspective, certain inspections are streamlined. Pre-line inspections and cladding inspections are not required, and the plumbing and electrical systems are integrated directly into the printed walls.

In terms of strength, tests conducted by QOROX have shown that 3D printed concrete walls are up to four times stronger than traditional timber-frame walls, ensuring the safety and durability of the structures.



Building Process

Locally sourced cement mix, consisting of 80% New Zealand sand and cement, combined with a scientifically engineered imported "kernel mix". This blend achieves the required strength and speed for the printing process.

While some international companies print structures onsite, Iconic believes that printing the walls offsite in a controlled factory environment is best for New Zealand. This method ensures consistent quality, and construction time, especially given the challenges posed by New Zealand's weather conditions.

Looking to the Future

Iconic Construction says they are proud to be a pioneer in New Zealand's 3D printing industry alongside their 3D concrete printing partner QOROX for both commercial and residential projects. For the company, the technology is not just about constructing buildings — it's about creating sustainable, bespoke homes and revolutionizing the way we design and build for the future.

By BOINZ

Is it Your Time to Shine on a Standards Development Committee?

Help shape standards for building and construction

Standards development committees are central to creating new standards, reviewing and revising existing standards, and adopting and modifying international standards used throughout the building and construction sector. Standards are written by committees of volunteers who dedicate their time and knowledge to the job.

Committee members come together to discuss scopes of work, write content, revise and review draft standards, test and challenge methods, review public comments and together create solutions that are robust and workable in real life.

Standards New Zealand, the national standards body, welcomes expressions of interest from professionals keen to contribute. There are opportunities across New Zealand, trans-Tasman AS/NZS standards and standards developed globally by the International Organization for Standardization (ISO) and the International Electrotechnical Commission (IEC).

Why join a committee?

Participation gives you:

- direct access to shaping the standards you might use
- an extensive professional network of industry experts relevant to your work, both in and outside of New Zealand
- an opportunity to learn from others and build your knowledge
- real experience for your professional development
- the opportunity to contribute and give back to your sector.

If you are endorsed by a nominating organisation (required for AS/NZ and NZ standards), your organisation gains sector representation and the benefits that come with growing professional staff.



What is involved?

At any given time hundreds of representatives may be involved in standards development. Some may work across multiple standards, some are in the early stages of their careers, while others have been involved for decades.

You'll need to be prepared to:

- read and write drafts, provide feedback, analyse public comments and feedback, and do research or test content
- attend meetings – either online or in person
- report back to your nominating organisation or Standards New Zealand on progress.

Committee members come from all walks of life. There is no minimum (or maximum) age and we encourage diversity, as long as you are:

- highly knowledgeable and skilled in your field
- attentive to detail
- open to others' ideas and new ways of doing things
- a team player and collaborative
- timely and responsive



Standards New Zealand, the national standards body, welcomes expressions of interest from professionals keen to contribute.

- inquisitive to search and expand your learning
- articulate to explain your thoughts and ideas.

For more information on the standards development process and available international standards committees, plus our short introduction video, visit <https://www.standards.govt.nz/develop-standards/help-make-standards>

By NZ Standards

Board Nominations

NAME:

Jeff Fahrensohn

PROFILE:

Manager Inspections -
Auckland Council.

BOINZ Member since 2004.
BOINZ Board director since
2020.

EXPERIENCE:

With over 35 years of experience in the building industry, Jeff brings a wealth of expertise in design, construction, and regulatory compliance. As Manager of Inspections at Auckland Council, he leads a high-performing team of inspectors, CCC assessors, and BWOF officers, advocating compliance best practice to drive quality and safety in the built environment.

Passionate about collaboration, industry advancement, and innovation, Jeff actively contributes to national and local advisory boards, working groups and digital technology projects that shape the future of the sector.

As a current BOINZ Board Director, he is committed to strengthening the profession and ensuring building surveyors are recognised as vital contributors to the industry. He also serves on the Chartered Professional Engineers Board and is the Deputy Chair of the BRANZ Research Advisory Council, further extending his influence in industry leadership.

A strong advocate for professional development, Jeff champions the new Bachelor of Building Surveying and Control degree, recognising it as a critical step toward achieving

professional equivalency with engineers and architects—potentially paving the way for building surveying chartership status.

Jeff takes great pride in the work BOINZ does for its members, particularly in training, advocacy, and networking. If re-elected, he will continue to focus on widening member engagement, strengthening industry partnerships, and promoting BOINZ's vision and values. This will ensure that our profession remains at the forefront of an evolving industry, for the safety and wellbeing of all New Zealanders.



Jeff Fahrensohn

Board Nominations



NAME:

Brent Rodgers

PROFILE:

Head of Department, Building Surveying, Future Skills Education

EDUCATION:

Master of Professional Practice (in progress), Bachelor of Sport and Recreation (Coaching and Management majors), NZ Diploma in Building Surveying, NZ Certificate in Adult Tertiary Teaching, National Certificate in Carpentry Experience

EXPERIENCE:

With over 30 years of experience in the construction, education and building regulatory environment industries, Brent has developed a deep understanding of building surveying, regulatory compliance, vocational education, and strategic leadership. His passion for enhancing the professionalism and training of building officials has driven his commitment to delivering innovative and impactful education within the sector.

Currently serving as Head of Department for the Building Surveying Team at Future Skills Academy, He is actively involved in programme development, curriculum design, and training delivery for building surveyors across New Zealand. He brings experience in governance and strategic leadership, having served as a Board Member of the Whangaroa Health Services Trust for the previous two and a half years and more recently as the Deputy Chairperson, where he has contributed to policy development, financial oversight, and risk management.

His professional journey includes leadership roles such as Team

Leader for Building Consents, PIM Officers, and the Building Support Group, where he successfully managed regulatory compliance, accreditation responsibilities, and professional development programmes for his teams. Additionally, he has experience in contract management, risk assessment, and stakeholder engagement, aligning with the governance expectations of BOINZ.

As a member of BOINZ since 2019, he is deeply invested in the advancement of building surveying professionals and the promotion of best practices in the regulatory environment. His academic background, including a Master of Professional Practice (in progress), a Bachelor of Sport and Recreation with a major in Coaching and Management, a New Zealand Diploma in Building Surveying, and a Certificate in Adult and Tertiary Teaching, has enabled him to bridge the gap between industry expertise and education, ensuring that future building officials are equipped with the knowledge and skills necessary for regulatory excellence.

He is particularly passionate about enhancing vocational training through technology and AI-driven simulations, creating engaging and effective learning experiences that improve real-world competency. His experience as a senior lecturer, trainer, and assessor has honed his ability to develop strategic educational initiatives that align with industry needs and regulatory standards.

His governance philosophy is based on integrity, strategic foresight, and a commitment to stakeholder engagement. He brings to the boardroom fiscal management skills, an appreciation for compliance and risk mitigation, and the ability to think critically about long-term industry challenges.



Brent Rodgers

If elected, He aims to:

- Continue to enhance the professionalism of building officials through improved training and competency frameworks.
- Where needed provide advocacy for innovative and effective education pathways to support the next generation of building surveyors.
- Build on existing work to strengthen collaboration between BOINZ, industry stakeholders, and government agencies to address sector challenges.
- Ensure sound governance, fiscal responsibility, and strategic oversight for the institute's continued success.

With a strong background in leadership, governance, vocational education, and building surveying, He is committed to contributing his expertise and passion as a Director to further the mission of BOINZ and support its members in achieving excellence.

Board Nominations



NAME:

Daniel Scheibmair

PROFILE:

Currently employed as Specification Manager at Simpson Strong-Tie NZ

KEY ACCOMPLISHMENTS:

Chartered Professional Engineer (CPEng) // Chartered Member Engineering NZ (CMEngNZ), Timber Design Society Management Committee Member & President, NZ Wood Timber Design Awards Judge, Representative on NZ Standards review committees

Past BOINZ Board Member

EDUCATION:

Bachelor of Engineering (Civil/Structural) 2002 // Master of Engineering (Hons), (Civil) 2003

ASPIRATIONS:

BOINZ being the peak body for those engaged in Building Controls, and its vision of Improving the Quality and Performance of the Built Environment fit well with personal aspirations (as well as those of my employer Simpson Strong-Tie). Having spent two years working for the Institute has provided great insight not only of the Institute itself, but more importantly its members without which it would not be able to exist. With a background focused more on design, engineering, and construction product development and supply, the divide between the building control sector and design professionals and builders remains visible. While the Institute naturally first and foremost exists for its members, having representation from someone with a design and manufacturing background should complement the Building Controls

background the Institute's board traditionally consists of to guide the Institute's strategic direction.

EXPERIENCE:

Employment history to date focused on technical marketing, education and training, research and development, and engineering. Daniel was previously engaged by BOINZ taking on the challenge of evolving the Training Academy to include online learning and develop a cadetship study option for the NZQA approved NZ Diploma in Building Surveying. A role that's seen him expand his technical background to the NZ tertiary education system in creating innovative fit-for-purpose education and training for the not-for-profit's members, and drive positive change in the building control sector.

Previous roles included responsibility and reporting staff across Australia and NZ, and ranging from technical focused support, marketing, to sales roles. All these required interaction with customers, regulators, and designers in one-on-one contact, tutoring training courses, and addressing audiences at local and international conferences and events. Daniel is currently employed by Simpson Strong-Tie and developing solutions for taller timber construction in NZ, as well as an education drive to build safer and stronger structures beyond the minimum requirements of NZS3604.

During his 3-year term as President of the Timber Design Society membership numbers grew to just over 400, and numerous seminars and events were successfully organised and run; the biggest being a 3-day conference with split stream sessions, a Ministerial address at the event dinner, and site visits, attracting 150 attendees.



Daniel Scheibmair

Daniel has been described as 'an acknowledged communicator with a talent for providing clarity from abstract form' and is a respected member on industry bodies and Standards/Codes committees. He has gained extensive knowledge of construction, materials suppliers, building compliance, and prefabrication technology and methodology, and has well established contacts across the design and manufacturing sector, associated regulatory bodies and government departments.



Board Nominations

NAME:

Denise Whelan

PROFILE:

Denise Whelan has a legal background and nearly 14 years of experience working in various roles within the local government sector, including 7 years as a Building Consents Authority (BCA) Quality Manager at Auckland Council. Her extensive industry experience provides valuable insights into both the successes and challenges she has encountered throughout her career, offering a unique female perspective on the ever-changing dynamics of local government and the building consent process.

Denise has been a long-standing member of BOINZ and is a key advocate in encouraging sustained and increased membership from Auckland Council. She strives to work collaboratively with the Institute on all matters training and development related and is always encouraging key collaboration.

A regular conference attendee and again a key advocate in ensuring strong Auckland presence is represented.

Some key goals for the future development of the institute, would be as follows:

1. Encourage a more diverse range of membership from all aspects of the sector to encourage strong collaboration and networking opportunities.
2. Support the various Branches to develop and enhance the member-based meetings by conducting some key pulse

surveys on what are the burning topics members would like to hear about and then sourcing the correct speakers to attend, identifying dates, dates and times that can derive the best attendance and provide key incentives for attending meetings.

3. Encourage some quality assurance-based forums and memberships to the institute as they too are building officials, and this is currently an un-tapped market for training and development / succession planning of people.
4. Support the creation of a women’s forum within the institute to encourage a stronger female presence in the membership and officials institute nationwide.



Denise Whelan

Colin Alexander Gray

Colin Alexander Gray, born on August 22, 1937, in Dunedin, was a distinguished building surveyor with a life marked by resilience, hard work, and significant contributions to both his community and the construction industry.

Growing up in a challenging environment after the early loss of his mother, his hands-on introduction to the building trade began in his childhood, when he worked in a nearby builder's workshop, later becoming an apprentice carpenter with Stone and Moore Builders.

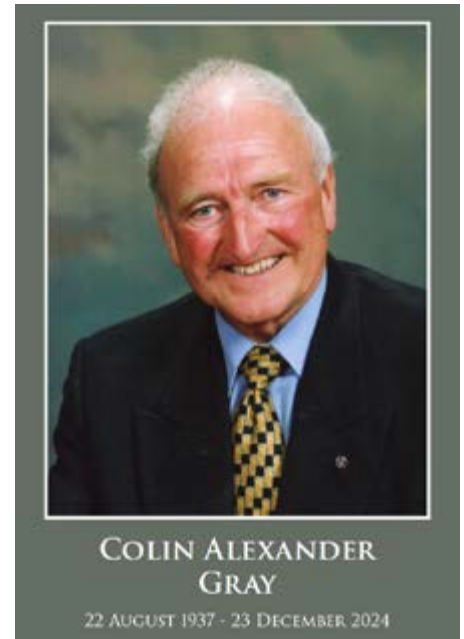
Colin's professional journey saw him starting as a building inspector with the Dunedin City Council in 1972 and culminated in his role as the Chief Building Control Officer, a position he held until his retirement in 1999. Over the course of his career, Colin earned a reputation for "professional common sense," honesty, and integrity. He was a life member of the Building Officials Institute of New Zealand (BOINZ), serving as its National President from 1992 to 1994.

Colin also played a significant role internationally, serving as a Past Governor of the World Organisation of Building Officials and representing New Zealand at conferences in Sydney and New Orleans.

In addition to his work in the building industry, Colin was an active community member, serving as a Green Island Borough Councillor and a member of the Otago Harbour Board. He was also deeply involved in local organizations such as the Abbotsford School Committee and the Green Island Scouts. A pivotal moment in his career came during the 1979 Abbotsford landslip, where he was seconded to Civil Defence, managing the crisis while also balancing his family life.

After retiring, Colin returned to the industry in 2005 and was employed by the Clutha District Council as a Building Officer whose sole job was to handle the biggest ever development in the region: the new Otago Prison at Milburn.

He managed 21 Building Consents and 1000 Building Inspections and



was involved in the project from the start of earthworks through to its Commissioning, the scale of the project the Prisons construction cost of \$128 million and was more than the annual construction cost at the time for all of Otago (usually around \$100 million).

Colin also worked alongside the department to handle other approvals involved with earthworks, roadworks and dust control. After this he was employed by the Gore District Council for 7 months as a Technical Leader to Building Control. 2012 - 2014 and was Clerk of works on the rebuild of Stadium Southland.

By BOINZ



Colin also played a significant role internationally, serving as a Past Governor of the World Organisation of Building Officials and representing New Zealand at conferences in Sydney and New Orleans.

Introducing Roofing Industries newest team members

Enhancing technical support for the industry

As we navigate the complexities of building consent and roofing system design, it's exciting to meet some new additions to the Roofing Industries team.

Liz and Mike bring a combined 100+ years of roofing experience to the team, alongside Technical manager Tony Rallis and Architectural Manager David Eccles-Hall. This knowledge base offers building consent officers more resources to address the specific needs of long-run metal roofing systems and other key design considerations.

Mike Klemick – Specification Lead (Auckland)

Mike Klemick joins Roofing Industries as Specification Lead based in Auckland, with over 30 years' roofing experience, under his belt.

Mike has extensive experience with a wide range of roofing products and in-depth understanding of building codes and metal roofing Code of Practice.

Liz Blair – Architectural Representative (Christchurch)

Liz Blair is Roofing Industries' new Architectural Representative. With over 10 years of experience in the building industry, particularly in long-run metal roofing and cladding. Liz brings a practical, hands-on approach to assisting architects, builders and consent officers alike.

Liz has extensive knowledge of Roofing Industries' diverse product range, including Trapezoidal for commercial projects, Eurostyle tray for aesthetic-focused designs and the Corrugate.

The team welcome your questions on mikek@roof.co.nz and lizb@roof.co.nz.

Roofing Industries will be exhibiting at the BOINZ Symposium and look forward to helping out with your questions.

By Roofing Industries



Mike Klemick



Liz Blair

HARD HAT TALK

What Changes are Coming in for Steel in New Zealand?

Watch out for our next episode of Hard Hat Talk where we speak with Dr. Andrew Wheeler, Executive Director for the Australasian Certification Authority, and hear about the upcoming changes and how they might affect members.

To view this episode of Hard Hat Talk click on the icon on the BOINZ website.





New GIB® Fire Rated Systems Manual

We are pleased to announce that the latest updated GIB® Fire Rated Systems Manual is **now available**.

Includes

- New fire-rated wall systems
- Mass timber encapsulation systems
- Additional construction details based on customer feedback ensuring that designers and installers can use it effectively and efficiently.

LEARN MORE



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