STRAIGHT UP

BUILDING OFFICIALS INSTITUTE OF NEW ZEALAND

Accountability – Court Decides

Producer Statement authors can be held liable

The Building Product Specifications

A new regulatory instrument arrives

New Zealand's First Private BCA

Shifting the consenting landscape

WINTER 2025

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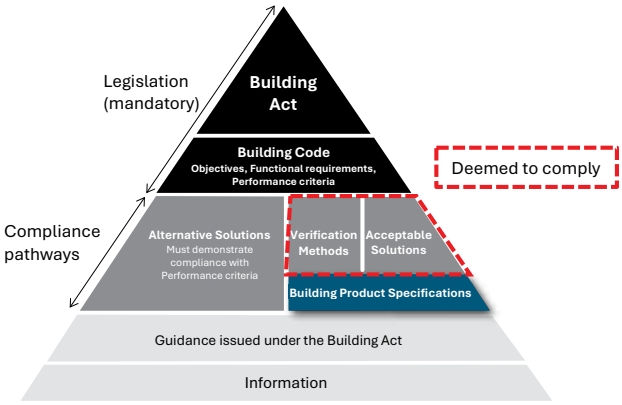

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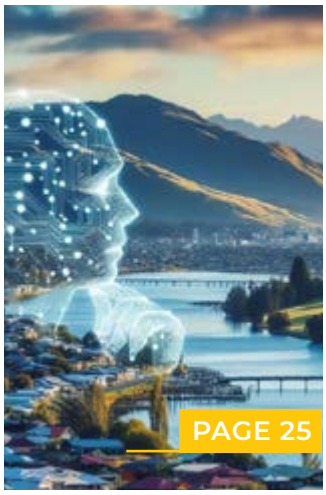
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PEOPLE

Message from the President

Well, we are already over halfway through the year! I feel like each year seems to go faster and faster.

It has been an action-packed 2025 so far, in particular responding to the proposed changes from central government, keeping on top of the consultations, writing submissions, and meetings with the Minister and MBIE Policy and Performance teams.

We also held an on-line AGM and our new look Symposium and BCA Leaders Forum in May.

Thank you to everyone who worked extremely hard to make both of these events happen and to everyone who attended. The feedback we received for the Symposium has been fantastic and we are delighted that you enjoyed the diverse lineup of speakers who brought not only deep technical insights but also strong leadership and future-focused thinking.

Congratulations to all the excellence award recipients for 2025. It was lovely to see their surprised expressions when announced and hear the humble and heartfelt speeches that followed. Well deserved and I am sure you will all continue the great work that you all do.

It was also exciting to explore Christchurch's evolving urban landscape and new developments in the city.

Your support for these events is appreciated and we hope that you were inspired and left with new knowledge and insights to apply in your work and conversations.

I noted that the latest announcement from Minister Penk claimed that consent timeframes have improved over the last quarter and that BCAs have "lifted their game" since the publication of statutory timeframes. The reality is that consent volumes have been in decline, the seasonal influx of simple applications for fireplaces was included within that quarter's statistics and there has been a reduction in the value of work for that period compared with the same period last year.

This tone is more than disappointing from a Minister claiming to listen to all parties in the consenting process. BOINZ will continue to work to provide a balanced opinion that building surveyors strive to protect the building owner and user from financial risk and to provide a safe built environment in which to live, work and play.

You are the guardians of safe buildings, but also the scapegoat for so called delays and costs in the process. Yet costs and timeframes for the owner in constructing a dwelling obviously include more than just the consenting process.

They include concept and construction drawings, structural drawings, engineer fees, wastewater report, development contribution fees, service connections, vehicle crossing, temporary power & Portaloo, insurance, safety – nets/ scaffolding, materials, labour, skip bins, management of build, margin/ trades, site specific costs such as bad ground or flood mitigation, two storeys = 10/15% more, delivery costs, interest on borrowing, weather delays and contingencies.....the list goes on...

These real costs need to be expressed and made transparent as well as the building consent fees.

The average cost of a building consent fee is around $6,000 - $7,000. This is approximately 1.3% of the total cost, a fraction of the overall cost of design and construction, and is arguably the best spent $ value in the process for assurance and protection for the building owner.

We have all seen Jeff Fahrensohn's inspection videos and are aware of the high percentage of applications with RFIs. So, what would a world without regulatory oversight look like?

Hidden problems, future claims, costs for mediation, stress, insurance risks...

I absolutely agree that we should be able to rely on builders or trades to sign off their work where a robust registration regime exists to ensure quality and competency and they stand up and be accountable when things go wrong. This is achievable but we must proceed with caution based on the current facts.

There are some areas that I believe can make a significant impact on efficiency and productivity in the building consent system:

- since alternative solutions make up a majority of compliance pathways there could be ways to share learnings from past decisions for consistent approvals
- moving to a form of proportionate liability would provide more confidence and trust for Building Surveyors (I watch this area with interest)
- transparent publicised performance statistics for builders and designers to incentivise good behaviours

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- AI enhancements in the consenting process to eliminate administrative and low risk tasks.

We will continue to engage with the Minister and MBIE policy teams to provide input into existing proposals and highlight alternative tangible benefits.

On another note, it was great to see so many of you getting involved in our Vision and Values proposition. This is a major step forward in clearly defining who we are and what we stand for as a profession over the next 5-15 years. There will be more to come so watch this space.

We need you to continue that positive engagement with our careers campaign which is stepping up a gear, to ensure that the public understand what building surveying is about and the incredibly rewarding career we know it is.

So, we are calling on passionate ambassadors to take that message into their communities and grow the future of our workforce. Please come forward and offer your support and experience. I have already put my hand up and see this as a great opportunity to showcase what we do and the passion we have for our industry.

Lastly, I am thrilled to announce that the board has approved to support a BOINZ Women's Forum.

What started as an informal network for women by Olivia McGregor (and Alana Reid in support) has been well attended since 2023 and BOINZ is delighted to be able to formally support and promote this initiative.

The objective of the forum is to provide a platform for informative and supportive relationships with women within the building regulatory environment to grow, influence and effect change.

There is also an ambition to step back from the day-to-day grind and connect with other women across the industry. Grow leadership, relationships and communication skills for a demanding environment, expand technical knowledge and be encouraged and inspired.

More information about how to register and get involved is on the BOINZ website.

Karel Boakes - President

Please take care over the winter months, keep warm and dry and I look forward to catching up with many of you at branch meetings in the run up to Christmas.

Karel Boakes
President

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New Building Consent Exemption for Small Standalone Dwellings

In a move set to reshape the residential building landscape, the New Zealand Government has introduced a Bill to parliament that will permit small standalone dwellings—commonly known as granny flats – to be built without obtaining a building consent. These changes, expected to take effect in early 2026, will have substantial implications for councils and licensed building professionals across the country.

What's Changing?

Under the proposed exemption, homeowners will be able to build dwellings up to 70 square metres that meet specific design and construction criteria without a building consent. This initiative is part of a broader effort to address housing shortages and improve affordability by streamlining the building process for simple dwellings.

The exemption is grounded in three core principles:

1. Simple, Code-Compliant Design

   The dwelling must be new, single-storey, standalone, and fully compliant with the New Zealand Building Code. It must be intended for a single household and classified as a detached dwelling under Clause A1 of the Building Code.

2. Licensed Professionals Only

   All design and building work must be carried out or supervised by licensed building professionals, including Licensed Building Practitioners (designers and builders), licensed plumbers, gasfitters, drainlayers, and electricians.

3. Council Notification Required

   Homeowners must notify their local council both before construction begins (via a Project Information Memorandum or PIM) and after the work is completed. Councils will provide supplementary information relevant to the project but will not approve or reject the build.

In parallel, the Ministry for the Environment is proposing new National Environmental Standards (NES) for granny flats under the Resource Management Act. The NES aims to reduce the need for resource consents by setting consistent national rules, such as minimum

setbacks, height limits, and servicing requirements. These changes are aligned with the proposed building consent exemption, but it is important to note that you do not have to use the NES to be able to use the proposed building consent exemption (for example, you could use the building consent exemption and get a resource consent).

Design and Construction Requirements

To be able to use the exemption, the dwelling must meet the following criteria:

Size and Placement:

- Maximum net floor area: 70 m^2 or less
- Maximum height: 4 metres above the floor level
- Floor level: No more than 1 metre above ground
- Minimum 2 metres from any legal boundary or structure

Materials:

- Lightweight roofing (≤ 20 kg/m^2)
- Light steel or timber framing
- Wall cladding ≤ 220 kg/m^2

Amenities:

- Independent electricity and gas point of supply (if applicable)
- Electric or gas heating
- Simple plumbing and drainage compliant with the acceptable solutions for clauses E1, G12, and G13 of the Building Code
- Plumbing and drainage systems must connect to network utility operator services (NUOs) where available. Where NUOs are not available, onsite water systems are exempt from requiring a building consent.
- Internal garages are permitted
- Level entry showers will be permitted once a relevant licensed building practitioner (LBP) licence class has been established

Documentation:

- Records of Work (RoW), Certificates of Work (CoW), gas safety certificates (if applicable), electrical safety certificates and certificates of compliance must be provided
- Final plans and supporting records and certifications must be submitted to the council within 20 working days of completion.

What does this mean for councils?

Until the law officially changes, a building consent remains mandatory for small standalone dwellings. Once the changes come into force in early 2026 the role of the council in regulating the construction of Small Standalone Dwellings will change. The changes will mean a shift from councils actively regulating proposals for small standalone dwellings, to providing information through the Project Information Memoranda (PIM) process. Owners and licensed professionals are responsible for ensuring that the building work complies fully with all the regulatory requirements.

This shift has a number of implications for councils, including:

Reduced Consent Numbers

If uptake of the proposed exemption is high, councils may see a decrease in applications for both building and resource consents for qualifying granny flats.

Greater Emphasis and Reliance on PIMs and Records

Owners must notify councils of their project both before and after construction. The exemption introduces a new PIM application which councils will need to operationalise. The exemption will require councils to update their systems and processes to accept PIM applications, process and issue PIMs and maintain records of exempt small standalone dwellings. PIMs will be a key tool for councils to assess infrastructure capacity and apply development contributions.

Risk Management and Liability

With the removal of the building consent process, councils face changes in their roles, responsibilities, and liability for ensuring compliance. The reforms rely on occupational licensing and post-construction documentation to manage risks, and on owners and their appointed professionals to 'do the right thing'. Councils' liability for information provided to homeowners is limited under the proposed legislation, and the onus is on owners and their teams to do their homework and get it right.

The proposed reforms represent a shift in how small standalone dwellings are regulated, aiming to reduce barriers to housing supply while maintaining safety and quality. For councils, the focus will move from building consent processing to supporting compliance by providing comprehensive information and infrastructure planning.

Council systems for providing critical information through the PIM process and maintaining records of the completed build will support owners to realise the promised efficiency gains while upholding public confidence in the built environment.

What's Next?

The Minister for Building and Construction introduced legislation to Parliament on 22 May 2025 and the changes are currently at the Select Committee stage. Public submissions are open until 23 June 2025. Other changes to supporting regulations, including a new PIM application form, are being developed.

If passed, the exemption will be in force by early 2026, offering a faster pathway for homeowners to add secondary dwellings to their property.

The proposed building consent exemption for small standalone dwellings is currently before Parliament for consideration. Further changes to the exemption may be possible throughout this process.

MBIE is also developing an implementation package, including new guidance and public information of the changes.

By Matthew McDermott, Manager Building Performance and Resilience Policy, MBIE

MC.
Meredith Connell

We speak BUILDING CONTROL

On the ground with you

At Meredith Connell, we don't just speak building control – we live it. Our legal experts know the challenges you face because we're right there with you, helping councils and inspectors navigate the tricky stuff every day. Practical, solution focussed, and always on your side.

Nathan Speir
Partner

Nathan works with BCAs nationwide to improve regulatory processes, resolve compliance issues efficiently, and avoid disputes. He's a leading Building Act expert and delivers regular training workshops for the BCA network.

Simon Rickit
Partner

Simon advises local authorities on infrastructure and other construction projects. He works with councils at every stage of a project, from procurement and contracting through to close-out and compliance documentation.

Wade Morris
Associate

Partnering with councils to navigate prosecutions, civil litigation, enforcement options and reform, Wade's a steady hand for resolving high-stakes issues in the building control space.

Sophie Vreeburg
Solicitor

Advising local authorities on consenting, compliance and enforcement, Sophie's known for her sharp analysis, clear advice, and strong focus on practical, public-good outcomes.

Court of Appeal Reinforces Accountability Across the Building Industry

Producer Statement Authors Held Accountable Under Section 40 of the Building Act 2004: Solicitor-General's Reference (No 1 of 2022) [2024] NZCA 514

Everyone in the building industry should stand behind the work they do, the statements they make, and the approvals they give.

A recent Court of Appeal decision has confirmed that professionals who issue producer statements can be held liable under section 40 of the Building Act 2004 for inaccurate statements.

This pivotal case, which MC Partner Nathan Speir has been involved in from the beginning, reinforces accountability across the building industry while maintaining confidence in our building control system.

Introduction to the Case

Everyone in the building industry should stand behind the work they do, the statements they make, and the approvals they give. If you've worked with me before, you'll know I've been saying it for years.

Councils – and, by extension, ratepayers – shouldn't be the last ones standing when things go wrong. Yet, all too often, we are.

It's for this very reason that I've put my energy into advocating for qualified and experienced engineers – who issue producer statements and are compensated accordingly – to be liable, like everyone else, when mistakes happen.

The road has been long and winding, but it has been a genuine pleasure to assist Tauranga City Council (TCC) in breaking new legal ground on the interpretation of section 40 of the Building Act 2004 (the Act).

The Court of Appeal's decision in Solicitor-General's Reference (No 1 of 2022) [2024] NZCA 514 sets the record straight.

Nathan Spier

Recapping the "Bella Vista" Story

This story began in March 2018, when TCC's experts recommended the evacuation of 21 partially completed homes due to structural, geotechnical, and building code compliance concerns.

After the dust settled, the Council successfully prosecuted five of the construction parties, including Danny Cancian, Bruce Cameron, and The Engineer Limited (TEL).

In December 2020, following a lengthy trial in the District Court, all defendants were convicted under section 40 of the Act.

Following this, Mr. Cancian (the builder), TEL, and Mr. Cameron (the engineer) appealed their convictions to the High Court.

The High Court Decision

In March 2022, the High Court allowed appeals by Mr. Cameron and TEL against their convictions. Justice Lang held that "the issuing of producer statements in relation to non-compliant building work does not give rise to liability under section 40 of the Act."

This decision left the Council in a sticky situation. It strongly believed section 40 should give rise to liability, but they had no statutory right of appeal.

The Road to the Solicitor-General's Reference

After reviewing the issue and getting on the phone to Crown Law, I was able to help TCC find a way forward. Under section 313 of the Criminal Procedure Act 2011, the Solicitor-General, with leave from the Court of Appeal, can refer a question of law to the Court. The catch? The Solicitor-General needs to agree that it's a legal issue that deserves the attention of the Court of Appeal.

Fortunately, the Solicitor-General agreed that the interpretation of section 40 needed to be looked at more closely and referred the following question of law:

"Was the Court correct to find that the issue of producer statements (following or as a result of construction monitoring) in relation to non-compliant building work does not give rise to liability under section 40 of the Building Act 2004?"

The Court of Appeal's Decision

In preferring the Council's argument and deciding that the issue of producer statements (following or as a result of construction monitoring) in relation to non-compliant building work is capable of giving rise to liability under section 40 of the Act, the Court of Appeal looked to the statutory text and purpose.

Statutory Text

The Court considered that while the Act does not provide for producer statements, or formally recognise the role they continue to play, they clearly fall within the ambit of building work, as defined.

Although not a statutory document, a producer statement is a standard document with well-understood content and purpose, intended to contain reasonable statements of professional opinion that the building works to which they relate have been completed in accordance with the building consent and the building code.

Interestingly, the Court of Appeal observed that the PS4 producer statements can be understood as a record of the work completed by the engineer. And all involved in the process, including the building consent authority, are entitled to proceed on the known basis of what must be provided in producer statements.

The Court of Appeal ultimately decided that the producer statements breached the requirements of the Act by wrongly stating work had been carried out in conformity with the requirements of the building consent and building code when that was not the case.

Put simply, if a Producer Statement falsely claims that work complies when it doesn't, that's a breach of the Act.

Statutory Purpose

The Court of Appeal took the view that holding the author of the producer statement accountable under section 40 accords with the purposes of the Act. Requiring the statements to be accurately made clearly furthers the statutory purpose of promoting accountability of the owner, and the builder for the work that is done. It also assists the building consent authority to carry out its responsibilities as the regulator, thus promoting public safety and wellbeing.

The Court reminded us that the author of a producer statement will not be criminally liable unless it's established beyond reasonable doubt that the matters certified in the statement are incorrect.

What Does This Mean for the Industry?

Some observers have suggested that the Court of Appeal's decision will cause concern amongst engineers and other professionals who issue producer statements. I don't agree.

For the overwhelming majority of engineers, who have integrity and stand by the accuracy of the educated statements they make, the decision won't move the needle.

I also don't buy into the idea that the decision will likely increase the costs of design review and construction monitoring services, as professionals seek to be adequately compensated for this non-insurable risk.

Such a negative outlook does a disservice to the engineering profession in my opinion. As above, most producer statement authors aren't cutting corners now, and will continue to exercise their professional judgment with care, without needing to increase their costs.

The reality is that this decision simply confirms what we've all known for a long time. There are multiple contributors to a building and each contributor, whether it be a homeowner, designer, engineer, builder or a consent authority, faces both risk and reward. Each party plays an important role in the construction of a building but is also exposed to consequences if they fall short of expectations.

Final Thoughts

This decision should give BCAs confidence to accept producer statements from qualified individuals because, while not a statutory document, the Court of Appeal has acknowledged their continued value in our building control system.

The only people who should be worried by this case are those who are planning to cut corners. Fortunately, there aren't many of those and for the few that do exist, hopefully the Court of Appeal's decision offers some deterrence.

By Nathan Speir - Meredith Connell, Aotearoa's largest litigation firm and the Office of the Crown Solicitor at Auckland, assists councils across New Zealand with a full range of legal advice including, compliance and enforcement strategy, and implementation. www.mc.co.nz

“Nothing New”, Earth Building New Zealand 2025 and Beyond

Ever since the evolution of humans we have required shelter to protect us from the elements - in our early days we would use vegetation or caves. Then as humans started to trade and form communities there was a requirement for dwellings, trading posts or markets, temples and tombs for the dead.

Earth buildings have been reported to be as old as 12,000 years - for example, the wall of Jericho, the 5,000-year-old ruins of Arg-e Bam, parts of the Great Wall of China, and adobe buildings in Taos Pueblo, America. It is estimated that between one-third and one-half of the world’s population still lives in earth buildings today, proving that “nothing is new.”

From the earliest settlers in new lands, including New Zealand, people built with the materials available at their feet and hands. The Māori constructed whares from raupō reeds, while Pākehā settlers built with stone, such as the Oamaru stone buildings. Cob and mud bricks were also used, and many cob cottages from the 1800s still exist today - some of which are still lived in. As timber began to be milled in the late 1800s, lightweight timber-framed houses grew in popularity and became the fashionable choice.

Recently with the support of the Earth Building Association of NZ (EBANZ) who funded the review of the standards, New Zealand gained a new set of Standards for Earth building. These included NZS4297.2024 Engineering design of earth buildings, NZS4298.2024 Materials and construction for earth buildings, and NZS4299.2024 Earth buildings not requiring specific engineering design.

The previous suite of three standards NZS4297, NZS4298 and NZS4299, first published in 1998 and updated in 2020, have been a core resource for Building Consent Authorities determining compliance with the New Zealand Building Code (NZBC) and have given guidance to designers, builders, owner builders and others involved in the construction of successful earth-walled buildings in New Zealand, and elsewhere in the world. There has been no failure reported to date of any earth building built in accordance with this suite of standards.

The dwelling is an Adobe ground floor and light timber construction first floor as per NZS 4299.2024. Photo supplied by Verena Maeder of Solid Earth Ltd.

Earth-walled construction continues to be relevant at a time sustainability and decarbonisation of the built environment is under scrutiny. Earth materials are minimally produced, have low toxicity, and are available locally. These standards encourage and enable the uptake of local earth materials with very low embodied energy within a decarbonizing building industry.

The suite of standards has been prepared to show compliance

From the earliest settlers in new lands, including New Zealand, people built with the materials available at their feet and hands.

with the New Zealand Building Act 2004 and show compliance with the New Zealand Building Code clauses B1 Structure, B2 Durability, C1-C6 Protection from fire, E2 External moisture, E3 Internal moisture, and H1 Energy efficiency. Throughout the suite you will find commentaries to explain methodologies and extra information.

Low-density earth building materials, which provide improved thermal and seismic performance, are included in the revised standards along with more traditional dense earth materials. In Appendix E, straw bale has been added as an informative to give BCA's guidance.

Last year I attended the EBANZ conference in November in Otautahi Christchurch. The people that attended are from all walks of life, university lecturers, engineers, trade people, architects, designers and an old building official. All of these people have one common aim, to build or promote the building of natural earth buildings with low embodied carbon and which are friendly to the environment. At the end of life they can be recycled causing no damage to the environment.

Processors, please take the opportunity to invite the designers and owners to pre-application meetings so they can explain their path of compliance. This can simplify the task and help break barriers that exist in some cases and you may form new friendships.

Please make sure the designers stay true to the standards and do not try to reinvent details. As previously stated there has been no known failure of any earth building using this suite of standards.

Inspectors, please make sure the builders and owners abide by the consented documents and that they leave their creative flare to adorning the building with a gecko or a tree if desired.

If you are interested there are good resources available on the EBANZ website. The Earth Building Academy and Solid Earth run good all-round courses. Sol Design Ltd runs straw bale courses.

At any stage if you are stuck or just want some guidance please do not hesitate to reach out for help.

Happy building.

By Mike Farrell

mike.farrell@adc.govt.nz

Delivering Effective Building Control Using the New Zealand Geotechnical Database

An update from the Ministry of Business, Innovation and Employment

The New Zealand Geotechnical Database: A Valuable Tool for Building Control Authorities

The updated New Zealand Geotechnical Database (NZGD), relaunched in late 2024, offers significant opportunities for Building Control Authorities (BCAs). Managed by the Ministry of Business, Innovation and Employment (MBIE), and delivered by Beca, the platform improves access to crowd-sourced geotechnical data, supporting faster, more informed decision-making.

The database supports smarter consent decisions

The NZGD enables building control officials to quickly verify geotechnical information submitted with building consent applications by comparing nearby, existing data. This can support building control officials to reach reasonable grounds for acceptance.

At the 2025 BOINZ Conference, Christchurch City Council (CCC) shared practical examples where NZGD data helped officials reach sound decisions without requiring new testing, demonstrating the database's value in real-world building consent scenarios.

The NZGD is funded from the building levy. This funding model reflects the database's alignment with building design, consenting, and construction and the direct benefits to levy payers through time and cost savings, including efficiencies in building control.

MBIE's stewardship of the NZGD aligns with the government's vision for a high performing construction sector.

The NZGD reduces the need for site-specific investigations by providing ready access to existing data, saving the building sector time and resources. As a globally recognised, open-access platform, its continued value depends on contributions from across the sector. Increasingly, clients and councils—such as Auckland Council through its updated Earthworks and Geotechnical Code of Practice—require geotechnical data to be submitted to the NZGD.

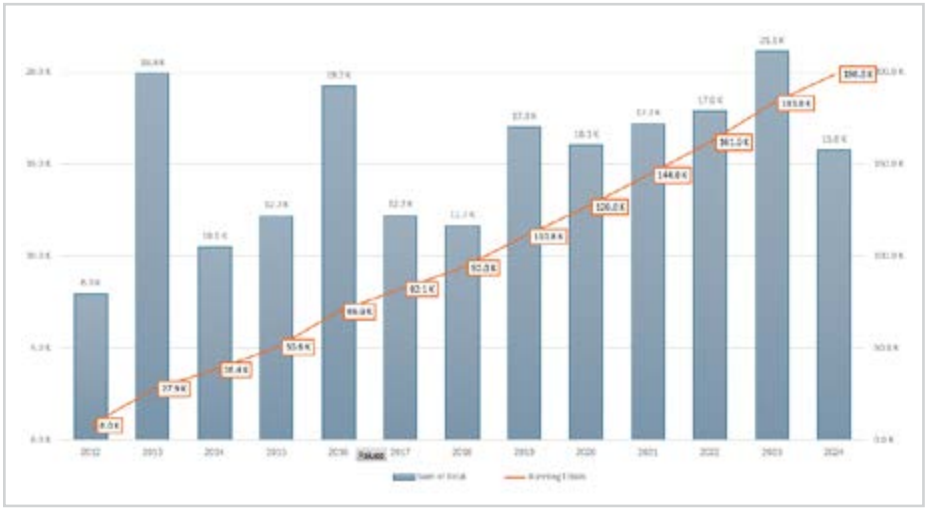

Figure 1 Cumulative Investigation log count running total by year.

MBIE encourages all data owners to upload geotechnical information promptly after collection, including relevant historical data uncovered during new projects.

MBIE is encouraging uptake, collaboration and innovation to maximise the benefits of this national database.

MBIE is encouraging BCAs to integrate NZGD into building control workflows. Beyond construction, NZGD data can inform strategic initiatives such as disaster recovery, land use planning, and catastrophe loss modelling. NZGD is now internationally recognized as a leading example of open-access geotechnical data and will continue to evolve to meet the needs of the construction sector and wider strategic initiatives.

The NZGD continues to grow with approximately 201,000 geotechnical records readily accessible at your fingertips (Figure 1).

Help Shape the Future of NZGD – We Want Your Input

MBIE is seeking input from building control officials on how the New Zealand Geotechnical Database (NZGD) can better support your work. In partnership with the NZGD-Beca team, we're exploring ways to enhance the platform to align with building control needs.

Your feedback will help shape future improvements. Please take a few minutes to share your insights via our SurveyMonkey questionnaire.

Tony Kao, Geotechnical Engineer (MBIE)

NZGD

Tony Kao

Ministry of Business, Innovation and Employment (MBIE)

Geotechnical Engineer

The New Zealand Geotechnical Database (NZGD) is a key resource for improving efficiency and decision-making in the building and construction sector. Widely adopted across central and local government, the NZGD provides free access to vital geotechnical information, including soil types, potential hazards, and ground suitability.

This tool supports better site assessments during consent processing by offering insights into local ground conditions.

As the steward of the NZGD, MBIE is committed to enhancing its capabilities to further support the Building Control function. To guide future investment and development, we invite you to share your insights via our SurveyMonkey questionnaire.

Learn more: [about NZGD]
Watch: [NZGD in action - video link].

Scan Questionnaire QR Code

Or
Click: [NZGD BOINZ conference 2025]

Repairable Low Damage Design: The Future of Earthquake-Resilient Buildings

Earthquake insurance coverage for commercial buildings and apartment complexes has become expensive, particularly in Wellington. The challenges around affordability may potentially dampen the appetite of developers to construct new buildings in the capital.

There is an opportunity for New Zealand to pioneer this technology globally, following our earlier success with seismic base isolation in the 1980s

The root of the problem lies in uncertainty. Insurers face significant challenges when pricing earthquake coverage because they can't predict whether a new building will become a constructive total loss following a major seismic event. This uncertainty applies to any new building, even those incorporating Low Damage Seismic Design which is soon to be the gold standard for buildings.

The 2016 Kaikoura earthquake provided a sobering lesson for the insurance industry. Many new Wellington buildings with favourable NBS ratings and perceived resilience became constructive total losses and unable to be repaired. Global reinsurers have not forgotten this costly experience.

Wellington has a number of new buildings that adopt the latest seismic designs, using extensive steel superstructures, viscous dampers and base isolation technologies, but have yet to be fully tested in a major earthquake event.

The repairable building design challenge

Current building designs may require extensive deconstruction to repair major structural components like fractured shear walls or damaged steel beams, columns and foundation supports.

The solution goes beyond current construction methodology to design buildings with repairability as a primary objective to promote insurance affordability. Engineers could incorporate modular, replaceable elements that can be removed and replaced without significant deconstruction. Imagine structural sections that can be quickly fabricated elsewhere and installed onsite, dramatically reducing repair time and costs.

Speed of repair is essential because insurers cover lost rental income during renovation. The viability of undertaking repairs versus writing off a building often hinges on how quickly it can return to use.

Certainty of repair

For this concept to potentially lower insurance rates, certainty of repair must be built into Low Damage Seismic Design. Insurers would require detailed technical information that would prove a new building is repairable, as well as the expected annual loss exceedance values for individual components and repair cost estimates.

This would allow insurers to calculate premiums with greater confidence, removing much of the constructive total loss uncertainty that currently drives premiums. The Insurance Council of New Zealand has engaged with the University of Canterbury's new Repairable Low Damage Seismic Design methodology, recognising its potential but emphasising the need for repair certainty for insurers.

The concept aims to create a new class of building that reinsurers would rate separately from all other buildings. Reinsurers are supportive of work to develop repairable low damage buildings, and a number are keen to be involved. As the stock of repairable buildings grows, reinsurance costs should decrease, benefiting building owners over time.

There is an opportunity for New Zealand to pioneer this technology globally, following our earlier success with seismic base isolation in the 1980s. In such a seismically active area, repairable low damage buildings represent both an insurance solution and a wise investment in New Zealand's future.

By John Lucas, Insurance Council of New Zealand

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MARLEY by aliaxis

Preparing for Determinations, Mediations, and Trials

Lawyers often speak of the 3Ps – preparation, preparation, and preparation.

Navigating legal processes within the building disputes landscape requires strategy, a clear understanding of what you want to achieve and of course, preparation.

Each of the processes below serve a different purpose, and being well-prepared can significantly influence the outcome.

MBIE Determinations are legally binding decisions under the Building Act 2004. They aim to resolve narrow legal questions. Unlike mediation or trial, determinations rely heavily on written submissions. Therefore, success hinges on assembling relevant evidence, like technical reports and council records, and crafting a clear, fact-based written submission. It's critical to avoid emotion and instead focus on the question being posed and provide material that is legally and technically focused on the issue at the heart of the determination. Reviewing past determinations can offer insight, and legal assistance from firms like Heaney & Partners can enhance clarity and persuasiveness.

Mediation, in contrast, is a voluntary and confidential process designed to reach mutual agreement. A neutral mediator facilitates discussion but does not make decisions. This process emphasises oral communication, listening, and understanding the motivations of all parties. Preparation includes knowing your ideal outcome and bottom line and bringing along parties with authority to settle. Emotional intelligence plays a key role—respectful engagement, realistic expectations, and willingness to compromise are central to success. The mindset should be focused on resolution, not winning.

Trial preparation—if you are asked to give evidence in Court —the focus is on honesty. You need to deliver your evidence with clarity, and confidence. Witnesses are an essential part of the court process. The key is preparation: reviewing briefs and relevant documents, understanding your role, and knowing courtroom procedures. It is perfectly fine to admit you don't remember something or to ask for a question to be repeated or clarified. The Court values honesty over perfection. Make sure you are tidy and well presented. Be respectful, call

> *Being well-prepared can significantly influence the outcome*

the Judge, "Your Honour" and address the lawyers as "Mr" or "Ms". During cross-examination, staying calm and respectful is crucial, as the opposing lawyer's job is to challenge your account and they will do things to unsettle you.

Across all these processes—determinations, mediations, and trials—success is anchored in preparation, professionalism, and clarity. By understanding the unique demands of each, and working closely with legal professionals, parties can approach each step with confidence and an increased chance of resolution.

By Frana Divich, Partner, Heaney & Partners

TRIBOARD

BRACING PANEL VALUES // Framing as per NZS 3604

Triboard stands out as a premium wood solution with proven wall bracing values.

Triboard is composed of engineered strands orientated in such a way as to maximise strength and durability with an additional MDF fibre surface giving a smooth paint ready finish.

Certified uniform strength throughout its core gives Triboard Panels excellent wall bracing capabilities.

Triboard bracing information has been developed from tests carried out in the Timber Laboratory of SCION.
For Triboard bracing details go to **www.jnl.co.nz/product/triboard/ Brochures and Specs** or scan the QR code.

triboard
engineered panel

scan me
to learn more

What's Behind a PS1 – And Why It Deserves a Closer Look

Across the building industry in New Zealand, the PS1 plays an important role in confirming compliance with the Building Code. As expectations around performance, safety and traceability continue to rise, confidence in this documentation is more important than ever.

A Producer Statement (PS1) is only as reliable as the process and expertise behind it. From the engineers creating the design to the systems that support and verify it, the integrity of the entire pathway determines how much trust a PS1 can carry.

Why It Matters

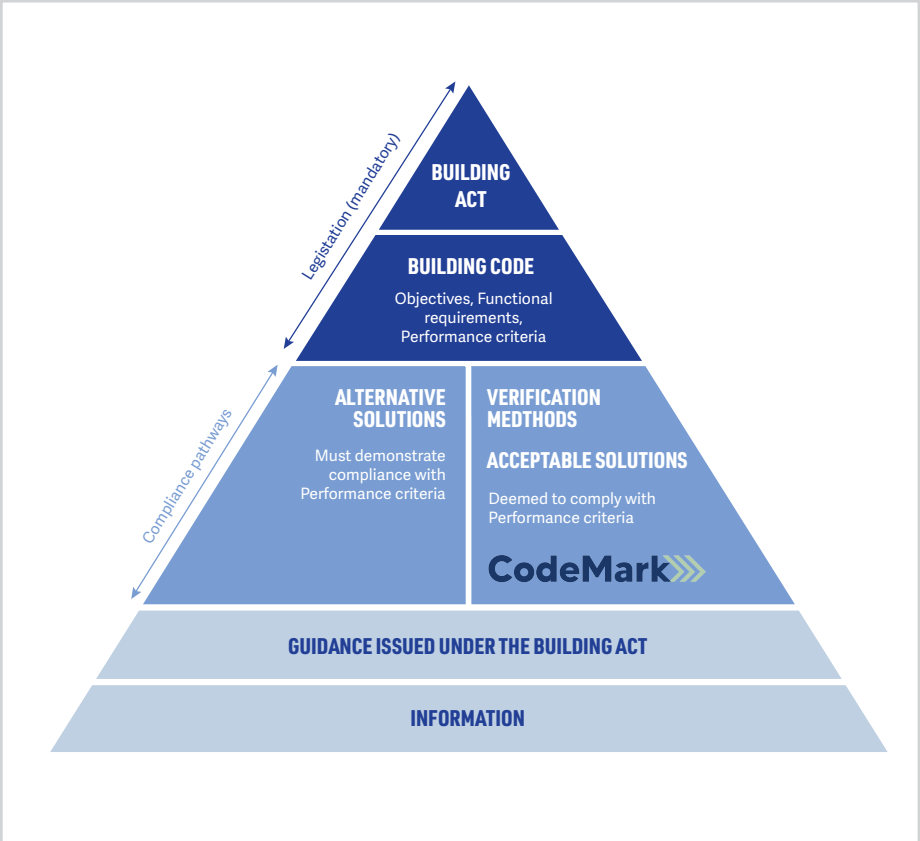
Developed by the engineering profession, a PS1 is intended to demonstrate that a design complies with the New Zealand Building Code. When issued by a Chartered Professional Engineer (CPEng), it becomes a key part of the consent process — providing formal sign-off on structural design intent.

But whilst the statement itself may be standardised, the rigour behind its production can vary significantly. That's where consistent, well-documented systems and experienced engineering support make a difference.

The Challenge: Clarity and Confidence

With increasing project complexity and fragmented responsibility across the building supply chain, ensuring documentation is accurate and complete has become more challenging. For those reviewing consent documentation, knowing that a PS1 is supported by qualified engineers, verified software and local accountability is essential.

The industry benefits when PS1s are generated through systems that are traceable, transparent and built with compliance in mind from the outset.



MiTek: Confidence Built In

MiTek New Zealand provides engineered solutions across a wide range of structural building components. Whilst MiTek does not partner directly with certifiers or BCAs, our systems and processes are designed to support the production of high-quality documentation — including PS1s that contribute to a smoother and more reliable consent pathway.

What sets MiTek's process apart is the level of rigour and local accountability behind it:

- A dedicated team of New Zealand-based engineers, including CPEng and CMEngNZ professionals
- In-house software aligned with New Zealand Building Code requirements
- Internal verification, testing and quality control processes
- CodeMark certification across key product systems
- New Zealand-made products manufactured using New Zealand Steel
- Professional Indemnity and Public Liability Insurance
- Training and design support for MiTek customers

Every PS1 issued under the MiTek name reflects this broader framework — a system built for accuracy, compliance and consistency.

A Smarter, Safer Approach to PS1s

For those reviewing consent documentation, the ability to rely on a PS1 — not just for its format, but for the process and qualifications behind it — can significantly reduce ambiguity and improve confidence in decision-making.

MiTek's integrated approach offers:

- Reliable, traceable documentation
- Clear alignment with code requirements
- Transparency around design responsibility
- The assurance that qualified professionals stand behind the work

When it comes to compliance, the PS1 should be a point of confidence — not a question mark.

Through its engineering systems, software and local expertise, MiTek provides the framework that helps ensure every PS1 is supported by process, backed by experience and ready to meet the requirements of New Zealand's building consent process.

By MiTek

The Building Product Specifications – a new regulatory instrument

In April 2025, the Building (Overseas Building Products, Standards, and Certification Schemes) Amendment Bill received Royal Assent, and is now a part of the Building Act. The Act enables a number of changes aimed at removing barriers to overseas products being used in building work in Aotearoa New Zealand. These are intended to improve competition and ultimately support the Government's objective of reducing the cost of buildings.

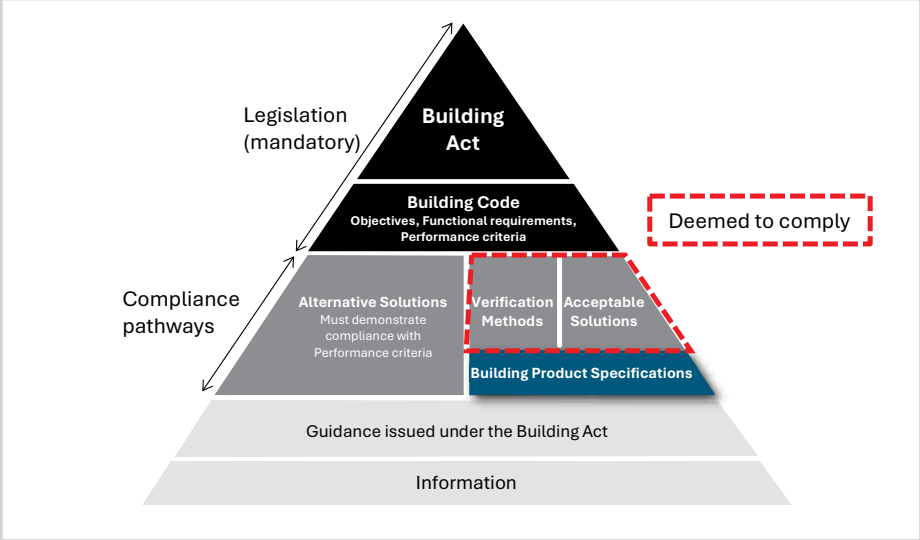


Figure 1: The Building Product Specifications in the context of the existing regulatory framework

Figure 2: Example of compliance pathway for fibre cement cladding products pre- and post- the introduction of the Building Product Specifications

One of those changes is the introduction of the Building Product Specifications, a new regulatory instrument which contains specifications and product standards that can be used with acceptable solutions and verification methods to demonstrate compliance with the Building Code. Specifications and product standards currently cited in acceptable solutions and verification methods will be cited in the Building Product Specifications instead. Additional product standards, including those from overseas, will be cited alongside them, if they have been assessed as requiring equivalent or better performance.

It will be a central resource of product requirements within the Building Code system, providing more compliance options for building products that still meet current performance requirements. Because it is not changing minimum requirements, new powers under the Act allow MBIE to update the Building Product Specifications more easily than acceptable solutions and verification methods. This offers a streamlined way to incorporate product standards and specification information into Building Code compliance pathways.

The Building Products Specifications cannot be used in isolation to demonstrate compliance with the Building Code: it needs to be referenced by an acceptable solution or verification method to be part of a deemed-to-comply pathway. Products specified in accordance with the Building Product Specifications must be used within the scope and limitations of the appropriate acceptable solution or verification method for the building work to be deemed to comply.

The draft first edition of the Building Product Specification is currently out for public consultation. MBIE is seeking feedback on the product standards proposed to be cited in the document: do they require equivalent or better performance than currently cited standards?

This first edition is not comprehensive; it includes standards relating to timber, concrete, windows, insulation and fire characteristics of building products. Feedback is also requested on product standards we should consider for inclusion in subsequent editions of the Building Product Specification. Please send in your suggestions to shape this new instrument so that it effectively addresses regulatory barriers to quality overseas products.

By Katie Symons, Principal Advisor Engineering, Building System Performance Branch, MBIE

The MBIE Consultation closed on 23rd June and BOINZ has made a submission to MBIE.

Expert Support - Anytime, Anywhere

Our industry experts – builders, engineers, chemists, specifiers ensure you have the right resources at the right time. Contact the GIB Technical Helpline at 0800 100 442

GIB

Technical Helpline
0800 100 442

The Future of Technical Support and Staying Ahead of the Curve

Builders, designers, and architects right through to council building inspectors are seeking more information and clarity around the products that are being specified

Imagine getting support for GIB® products and systems by putting on a VR headset and immersing yourself in an augmented reality, virtually walking through a building site and being able to see how our products are installed and used.

It seems far-fetched, but these types of support tools could be on the horizon for the industry in the future. The GIB® team is always looking ahead to understand how we can best provide support and advice for industry.

Landing back to Earth in the here and now, we're continually responding to emerging trends; whether it's new ways of providing support or how the industry is evolving and what this means for our products.

Demand for online and video resources

While nothing beats having an expert at the end of the phone to talk you through something, we're constantly adding to our How-to video content library, which is fast becoming a vital resource a wide variety of people can use on the go, when they need it.

They appeal to homeowners who want to repair a hole in the wall, to builders and installers who need refresher training or are looking for quick support on product installation, right through to designers and architects seeking specific product information.

Having GIB® product manuals using 3D illustrations rather than 2D, so product and install information is easier to interpret, is something we are also leading the charge on and they will be utilised more and more.

What's changed in product support

As housing becomes more intensified and terraced housing and apartments more prevalent in New Zealand, multi-layer systems now being specified add increasing levels of complication to the products when you start to split things up above and below.

Builders, designers, and architects right through to council building inspectors are seeking more information and clarity around the products that are being specified and used to meet the needs of compact housing, like reducing fire risk, bracing requirements and noise reduction.

There's also a growing need for reassurance across the industry from the likes of compliance documentation. With less appetite for risk, many within the industry are reaching out to trusted suppliers like us to provide that reassurance.

We are still only a phone call away

At the end of the day, whatever the query is, I would encourage people to get in touch as we are here to help. The GIB® Technical Support Helpline answers around 80 calls a day and one of our team of six, with decades of building industry experience, talks to people right across the country and from all walks of the industry.

We enjoy being experts in our products and systems and helping people, and however you get advice, whether it's a phone call or maybe a VR headset in the future, having support and advice available when you need it is something we know is valued and appreciated.

The GIB® Technical Support team is available through the GIB® Helpline (0800 100 442)

By GIB

Earthquakes, Wars and Recovery – Lessons from Pakistan to Vanuatu

In the aftermath of devastating earthquakes, recovery is often seen as a technical task. However, real-world experiences, from Pakistan and Nepal to Syria and Vanuatu, show that recovery is rarely just technical. It is deeply political and social, and is further complicated by remoteness, conflict, and resource limitations.

Clockwise from top left: Public consultation in Pakistan; Delivery of training on post-earthquake rapid visual assessment of buildings; Delivering a TV interview on rumours in Nepal following the 2005 Nepal earthquake; Confidence building through earthquake resilient construction through shaking table demonstration.

In Pakistan-administered Kashmir (2005) and Nepal (2015), tens of thousands of lives were lost, mostly due to the collapse of stone masonry buildings spread across vast mountainous terrain. These events highlighted the importance of context-specific engineering solutions. Even more complex was the 2023 Turkey-Syria earthquake, which also struck Syria, already devastated by over a decade of civil war. Fractured governance, politicised aid distribution, and widespread economic collapse meant conventional recovery approaches were largely unworkable in Syria.

Vanuatu's 2024 earthquake, while causing fewer casualties, revealed familiar challenges. With limited resources and a widely dispersed population, the nation faced serious constraints in qualified human resources even to complete post-earthquake usability assessment of damaged buildings.

A consistent issue across these contexts is the acute shortage of trained personnel. Engineers, inspectors, and builders are often unavailable, especially in rural or conflict-affected regions. Training, when available, tends to focus narrowly on engineered buildings constructed of materials like concrete and steel. Yet many of the damaged structures are built using vernacular materials such as stone, mud, or timber, which are not well covered by existing codes or assessment tools.

Building codes and legislation often lag behind on-the-ground realities. Officials lack the mandate or tools to adapt codes to local materials and crisis conditions. Without flexible assessment protocols, conservative judgments (e.g., treating all large cracks as fatal) can lead to avoidable demolitions and unnecessary displacement in the post-earthquake scenario.

Economics plays a central role in recovery. In low-resource settings, pushing for code-compliant reconstruction using expensive materials may be unrealistic. Instead, a "public health" approach to reconstruction, prioritising broad-based, good-enough safety for the many over tailored perfection for the few, can deliver more resilient outcomes. It should also be understood that in a resource-constrained environment, perfection can lead to wastage of valuable resources. This demands risk-informed, context-sensitive decision-making and strong community engagement.

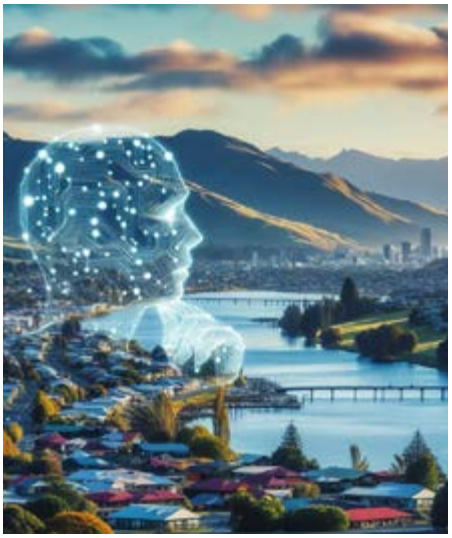
Politics also shapes outcomes as the recovery strategy and resources have to be approved. In Syria, conflict, sanctions, and aid restrictions made rebuilding nearly impossible. In every case, recovery is entangled with decisions about who gets to rebuild, when, and how.

In short, resilient recovery demands more than building codes and calculations. It requires understanding socio-political landscapes, embracing local knowledge, and providing people with safe, practical, sustainable and affordable choices. Recovery is not just about restoring buildings, it is about restoring dignity and livelihoods. It requires flexibility in approach, scalable training, effective communication, and above all, empathy for those caught at the intersection of disaster and disadvantage. From the mountains of Pakistan to the islands of Vanuatu, these lessons should guide us as we prepare for future disasters.

By Jitendra Bothara, FEngNZ, FNZSEE, FNEA - Director, ResiPro International Engineering Ltd

Exploring AI in Building Compliance at Hutt City Council

Trials in BWOF Renewals, Customer Queries, and Consent Vetting



Hutt City Council (the Council) is embracing the potential of artificial intelligence to transform how we work, serve our communities, and support our people. Through the AI-Volution project—a strategic collaboration with PricewaterhouseCoopers—we are trialling how AI can assist with everyday tasks in our Building Compliance functions, including Building Warrant of Fitness (BWOF) renewals, front counter building consent inquiries, and vetting of simple residential building consents.

These trials aim to explore how AI can enhance staff productivity, improve service quality, and allow teams to focus on higher-value work—all while maintaining a strong human-centred approach.

Trial Areas in Focus

BWOF Renewal Application Assistant supports staff in reviewing BWOFs and Form 12As by highlighting inconsistencies or missing information.

Building Consent Inquiry aims to help staff respond more quickly and confidently to non-complex building consent queries at the front counter, drawing on internal guidance and documentation.

Building Consent Vetting Advisor is being trialled to help identify gaps in simple residential consent applications before submission—potentially reducing RFIs and improving application quality.

A Commitment to Innovation and Ethics

Council embraces the positive, transformational change that AI integration can bring and welcomes its use in ways that benefit both staff and community. Importantly, these tools are still in development and are not yet in operational use. The current trials are providing valuable insights into the strengths and limitations of AI, including the importance of document consistency, prompt design, and safeguards to prevent AI hallucinations.

Our vision extends beyond our own organisation. Hutt City Council is committed to positioning itself as an exemplar of ethical and innovative AI practices within the local government sector in New Zealand and Australasia. We aspire to lead by example—demonstrating how AI can be adopted thoughtfully and responsibly—and we intend to share our learnings and outcomes with other councils across Aotearoa.

Supporting Our People

At its heart, this work reflects our belief that AI is one of many tools that can help Lower Hutt and all its people to thrive. By working smarter, not harder, we can better deliver on our mission to support our communities—today and into the future.

This article was produced by ChatGPT using information from the presentation delivered by Inka Gliesche-Humphris at the BOINZ Symposium in Christchurch on 27 May 2025.

By Inka Gliesche-Humphris

The Hidden Key to Steel Safety

How do you know the steel you paid for, checked the certification of, and had delivered, is the steel you are actually using?

Recent industry reviews have emphasized the importance of product traceability to meet compliance and safety standards. Today, there's a growing expectation that all parties across the supply chain take responsibility for ensuring materials are traceable and compliant. And demand for sustainable credentials is on the rise – which also depends on traceability.

Traceability for surety

For complex supply chains like those in construction, traceability is critical for avoiding the use of non-compliant steel. Certifying that steel has been manufactured and processed to New Zealand standards at each point is crucial – but worth nothing if you can't be sure that the steel that was certified is the same steel then used in processing, or being delivered to site. The long global supply chains of the steel industry make robust traceability a must for valid certification and certainty of compliance.

In New Zealand, reinforcing and structural steels are considered safety-critical, requiring full traceability to meet national standards. ACRS certification provides this full traceability from mill to site, on steel's journey through processors, traders and importers.

Going digital

Digital product traceability has transformed industries—from food and textiles to automotive—by improving safety, quality, efficiency, and sustainability. In construction, where materials like steel are critical to safety and performance, digital traceability is becoming essential.

Traditionally, material compliance—especially for steel, concrete, and timber—has relied on paper-based systems. These methods can be inefficient and susceptible to errors or fraud, reducing confidence in the integrity of materials.

For over 20 years, the Australasian Certification Authority for Reinforcing and Structural Steels (ACRS) has led steel certification across Australasia. ACRS has now introduced ACRS Cloud, the first digital certification system of its kind for steel in the region. This tool allows users to instantly verify steel product certificates in a secure environment via a user-friendly mobile app—available free on iOS and Android.

With ACRS Cloud, users can scan QR codes on delivery paperwork or digital certificates to view full details including the certificate's scope, origin, and key dates. This real-time access provides certainty that materials meet AS/NZS standards and that the steel delivered matches what was specified.

Learn more & get the app at steelcertification.com/cloud.

By ACRS

Breaking Ground: Inside the Rise of New Zealand's First Private BCA

In a bold move that signals a shift in New Zealand's building consent landscape, a new player has emerged — Building Consent Approvals Limited (BCAL), the country's first private Building Consent Authority (BCA). Spearheaded by industry veteran Ian McCauley, BCAL is redefining how building consents are managed, bringing innovation, agility, and a fresh culture to a sector long dominated by local government.

The Spark of an Idea

"It really started in early 2023," recalls McCauley. "We began talking about whether a private BCA would be viable. The more we explored, the more convinced we became of the difference it would make — so we realised not only that it could be done, but that it should be done."

From those initial conversations, things progressed quickly. On 2 May 2023, Building Consent Approvals Limited was formally incorporated, and from that point, as McCauley puts it, "things got serious."

Laying the Foundation

Early engagement with International Accreditation New Zealand (IANZ) and the Ministry of Business, Innovation and Employment (MBIE) helped shape the path forward. Numerous challenges were identified — scope limitations, statutory obligations, and operational requirements — but none proved insurmountable.

"Creating our policies and procedures — essentially, the quality assurance manual — was all-consuming for two or three months," McCauley explains. That documentation, submitted for IANZ's first review in September 2023, laid the groundwork for accreditation and set the tone for a highly structured and quality-driven organisation.

A Pioneer Spirit

While technical capability is critical, BCAL is building more than just a competent team. "We want innovators. People who get excited about the work. People who are curious, who love discovery," McCauley says. He likens the venture to pioneering: "We looked out over the horizon and saw untapped opportunities — like gold and diamonds buried beneath the weeds left by the leaky building crisis."

Collaboration not Competition Focus

BCAL enters a space historically owned by council BCAs, but McCauley is clear: we are focused on performance and service delivery not a battle for dominance. Competition always drives better performance and service delivery. "Yes, it's a competitive environment, but we are not focused on 'us versus them'. Councils have always struggled under the pressure of boom times. We're here to help — to ease the load and give developers a choice."

It's a partnership, not a turf war. "We want to develop strong, positive relationships with all stakeholders including councils. We respect the work they do and we both have limitations."

A Culture of Delivery and Integrity

One of the biggest advantages of being a private BCA? The ability to say no.

"If we can't deliver, we don't commit. That's a fundamental difference from public BCAs who are obligated to accept all applications. We won't over-promise — we'll only take on what we can truly deliver to a high standard and build from there."

The internal culture will reflect this commitment. BCAL isn't about meeting minimum standards or merely reacting to audits. "We're not looking over our shoulder trembling to see when IANZ is coming," McCauley says. "We're focused on genuinely improving — always."

Careful Growth with Clear Purpose

Though based in Canterbury, BCAL has national aspirations. But growth will be measured, not rushed. "It's critical to us to over-deliver. We're in the process of negotiating contracts, and we have to get it right."

Ian McCauley

McCauley emphasizes the importance of quality over scale. "We don't exist just to tick boxes. We want to be the best. That's what motivates us."

Disrupting for Good

BCAL's arrival marks a turning point — not just for those within the industry, but for homeowners, developers, and the future of building regulation in New Zealand.

"This is no longer a monopoly," McCauley asserts. "We offer an alternative — a real choice — and that's a good thing. For councils, for consumers, for the industry."

His advice to council BCAs? Embrace the change and find new opportunities. This is a competitive market now. Let's focus on what's best for the sector."

The Road Ahead

For McCauley and his team, the real test begins now. "We're just starting. But at the end of the day, our success will be judged on one thing: how well we deliver. That's what business is about."

And in true pioneer fashion, BCAL's motto says it all:

"Turn every post into a winning post."

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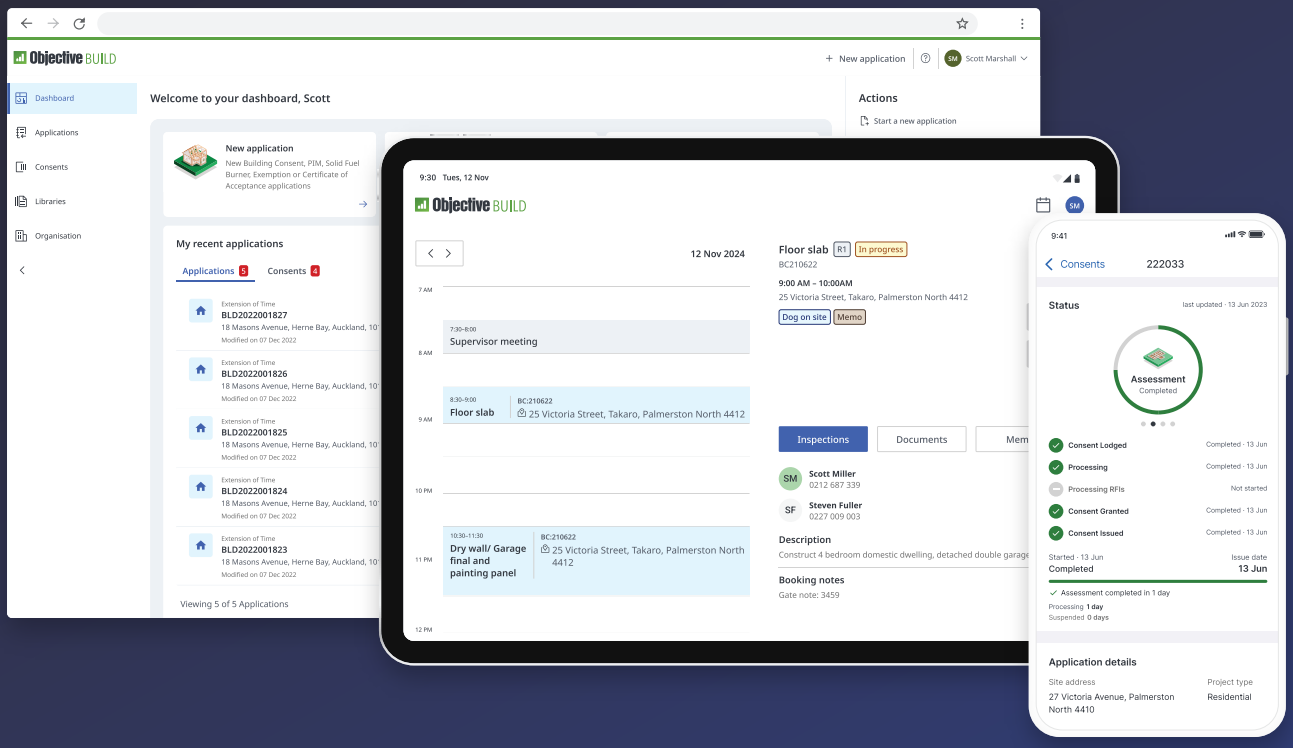

Visit us at BOINZ Symposium 26 - 28 May 2025

and get a glimpse into how AI is accelerating consent reviews.

Pre-book your exclusive demo here.

Objective

The Role of AI in Smarter, Faster Consenting

At this year's BCA Leaders Forum, our CEO Tony Walls outlined how Objective is approaching artificial intelligence: with purpose, pragmatism and urgency. As Premier Partners of BOINZ, we're proud to support the sector through innovation that delivers meaningful outcomes.

AI is already shaping the future of consenting, and at Objective, we're not sitting on the sidelines. We're embedding AI into our products to solve real challenges faced by planning and building teams today, not tomorrow.

Our approach is simple: **AI is not about replacing professionals; it's about supporting them to do more of what matters.** That means freeing up time, removing duplication, and creating space for expertise and decision-making.

We've been applying AI in practical, trusted ways for years. In Objective Trapeze, computer vision is already saving planners hours each week by automatically highlighting differences between plan sets – making it faster to review and spot changes. In Objective Build, we're currently trialling AI to support the consent process, starting with tasks like identifying missing or inconsistent data, and checking submissions against compliance and legislative requirements automatically.

These aren't distant ideas, they're in motion today. And they're shaped in partnership with the very councils who will use them.

We believe AI represents the next leap in productivity for BCAs. But to be valuable, it must be explainable, thoroughly tested, and delivered with the same rigour and compliance standards our software is known for. That's why we're focused on specific use cases with measurable impact, making it easier for BCAs to handle increasing volumes without compromising quality.

This isn't about hype. It's about readiness. Just as we saw with the cloud, AI is a technology shift that rewards early movers. The difference now is the pace. The BCAs who lean in today are the ones who'll be ready to lead tomorrow's digital consenting.

By Objective

ICC EVALUATION SERVICE®

Why Building Officials Worldwide Trust ICC-ES Reports

The ICC Evaluation Service (ICC-ES), a subsidiary of the International Code Council (ICC), was created ***by building officials to serve the needs of building officials.***

With **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 complete staff of licensed engineers and architects in a variety of disciplines to conduct the evaluation process.
- Through an Evaluation Service Appraisal Report (ESA), ICC-ES can assess and verify new and innovative building products are fit for purpose in compliance with the requirements of the New Zealand Building Code.
- Is the expert in developing Acceptance Criteria, which are developed when an application is received for an ESA on a product where there is no existing acceptable solution. Acceptance criteria are developed for use solely by ICC-ES, which is the only organization that can provide expert interpretation of the published ACs.
- ICC-ES ESAs are tailored to meet the needs of the building officials enforcing the New Zealand Building Code.

The reports contain factual, relevant information needed by building officials in order to support their decision to allow subject building products in their jurisdiction.

ICC-ES evaluates products to help code officials approve them for installation.

Contact ICC Oceania:
es@icc-es.org
Level 9 Nishi Building, 2 Phillip Law Street, NewActon, Canberra ACT 2601
Call +61 2 6243 5192

23-23229

INTERNATIONAL CODE COUNCIL

GlobalABC's Building Breakthrough Initiative

In April, over 150 representatives from governments, private sector, academia and civil society converged on Dresden in Germany for the 2025 GlobalABC annual assembly. Established at COP21 in 2015, the GlobalABC, which operates under the United Nations Environment Programme, is the leading platform for international collaboration in achieving a zero-emission, efficient and resilient buildings and construction sector.

The International Code Council (ICC) is proud to be an association member and active contributor to the GlobalABC, where a key alignment exists with the importance of building codes in helping deliver energy efficient and resilient buildings. The GlobalABC helps facilitate collaboration between governments and organisations in knowledge sharing and capacity-building, as well as produce influential reports relating to decarbonization of the built environment.

With the building and construction sector responsible for nearly 40% of global GHG emissions,[1] through a combination of both operational and embodied carbon, and with global building floorspace set to double over the next 35 years by 230 billion m²,[2] the GlobalABC's task is daunting, but achievable. At the same time, the risks to communities from extreme weather events, particularly in emerging economies, has increased and continues to increase significantly.[3]

As noted by the ICC's President of the Code Council's Board of Directors, who attended the event, it was clear *"...we are all facing different hurdles in this journey, and each stakeholder group – including national governments that enact policy; local governments responsible for compliance; private sector associations that have tools to offer; academics that gather data; manufacturers that are innovating to deliver safe, sustainable and affordable building products; banks that can offer financing; among others – are all participating in the spirit of collaboration. There was a genuine interest in sharing experiences and best practices and learning from one another."*

The ICC is directly involved in the GlobalABC's Buildings Breakthrough initiative, launched at COP28 in Dubai, which aims to establish net zero emission and resilient buildings as the new normal by 2030. In order to help achieve this, the ICC has carriage of Priority action 5 that involves capacity building, which is particularly relevant for emerging economies that will experience much of the increase in global building floorspace, through rapid urbanization.

Capacity building recognises that in order to deliver buildings that can achieve energy efficiency and resilience, there is not only a need to invest in the skills and understanding of building practitioners and officials, but to ensure that the building control ecosystem is sufficiently well designed and integrated to facilitate compliant buildings. This includes the legislative framework, codes and standards, licensing, plan review, permitting and inspection of buildings, through to product testing, inspection and certification.

The parallel infrastructure of environmental product declarations, whilst in its infancy in respect to how it engages with the building control system, will also play a key part in establishing transparency, rigour and verification of product claims. This may be either at the individual product level or whole of building life cycle assessments.

All of this capability exists at various levels of maturity internationally, and the GlobalABC provides a forum to share this in order to both benchmark experiences and bring about step change for those who might otherwise take decades.

By ICC

[1] UN Environment Global Status Report 2017
[2] Buildings and Climate Forum 2025
[3] World Bank Group, Rising to the Challenge 2024

The Rise of Fibre-Reinforced Polymers

A fibre-reinforced polymer (FRP) is a composite material made by combining a polymer matrix (such as epoxy, vinylester, or polyester resin) with strong reinforcing fibres (such as glass, carbon, aramid, or basalt). The fibres provide the material with strength and stiffness, while the polymer matrix binds the fibres together, protects them from environmental damage, and helps distribute loads between them.

FRPs are lightweight, corrosion-resistant, and extremely strong relative to their weight, which makes them an attractive option for use in construction, especially in strengthening and reinforcing concrete structures. Because they do not rust like steel, FRPs are valuable in environments where moisture, chemicals, or salt can cause rapid deterioration of traditional materials.

There are different types of FRP based on the fibre used such as:

- **GFRP** – Glass Fibre-Reinforced Polymer
- **CFRP** – Carbon Fibre-Reinforced Polymer
- **AFRP** – Aramid Fibre-Reinforced Polymer
- **BFRP** – Basalt Fibre-Reinforced Polymer.

FRPs can be formed into bars, sheets, wraps, and other shapes, and are widely used for retrofitting bridges, buildings, and other infrastructure.

Fibre-reinforced polymers (FRPs) are increasingly recognised as a mainstream alternative to traditional construction materials and since the late 1990s, the global application of FRP composites has expanded rapidly, both in research and practical implementation.

In response to this growth, the International Institute for FRP in Construction (IIFC) was established in 2003 as an international organisation dedicated to advancing the understanding and use of FRP composites in civil infrastructure. With a membership over 40 countries across six continents, the IIFC unites a global network of researchers, engineers, and industry professionals who are driving innovation in FRP materials and contributing to the development of applications, design standards, codes and educational resources.

This international community plays an important role in shaping the future of construction, and many of its leading experts will be sharing their insights and presenting their latest research at the 17th International Symposium on Fiber-Reinforced Polymer (FRP) Reinforcement for Concrete Structures (FRPRCS17), to be held in Girona, Spain, from 6–8 July 2026.

We take this opportunity to speak to Professor Rebecca Gravina who is an expert in the field and an elected member of the Council to tell us more about what is currently taking place in the field and what building surveyors will need to know about this type of material.

Professor Rebecca Gravina

Your background is engineering—what led you into the FRP environment?

My involvement with fibre-reinforced polymers (FRPs) began with an interest in materials innovation and how it can transform structural engineering. Early in my academic and professional career, I was drawn to the potential of advanced composites to address persistent challenges in infrastructure—particularly those related to durability, corrosion resistance, and sustainability. FRPs offer a compelling alternative to traditional materials, especially in harsh environments where conventional steel reinforcement may underperform.

My initial PhD studies focused on the non-linear overload behaviour of reinforced concrete structures using low-ductility steel. That work gave me a deep understanding of deformation mechanisms and how they influence structural performance and failure modes. This foundation has proven invaluable in my FRP research, as FRPs, like low-ductility steel, exhibit limited ductility compared to traditional reinforcement. Understanding how to design for and manage these deformation characteristics is critical to ensuring

While fibre-reinforced polymers (FRPs) may involve higher upfront material costs, they can offer long-term economic advantages under the right conditions.

safe and reliable structural performance when using FRPs.

Over time, my research evolved to focus on how we can integrate FRPs into mainstream construction practices, ensuring they are not only technically sound but also practical and cost-effective. This has involved close collaboration with industry partners, government agencies, and fellow researchers to develop design guidelines, testing protocols, and implementation strategies that support broader adoption.

Today, I serve on the Executive Committee of the International Institute for FRP in Construction (IIFC), where I contribute to advancing global knowledge and practices in this field. This role has deepened my commitment to bridging research and practice, especially in regions like Australia and New Zealand where FRPs can offer significant value.

At the University of Queensland, I also have the privilege of mentoring the next generation of engineers. It's incredibly rewarding to see students engage with cutting-edge materials and begin to envision how they can shape the future of construction. Whether through research, teaching, or industry engagement, my goal remains the same: to drive innovation that leads to safer, more sustainable infrastructure for communities around the world.

In an Australian / NZ context, what areas do you see FRP advancing in terms of structural and general build deliverables?

In both Australia and New Zealand, we're seeing growing momentum in the use of FRPs, particularly in:

- **Infrastructure rehabilitation:** FRPs are increasingly used for strengthening aging bridges, tunnels, and marine structures, where corrosion is a major concern.
- **Prefabricated and modular construction:** Their lightweight nature and high strength make FRPs ideal for off-site manufacturing and rapid on-site assembly.
- **Seismic resilience:** FRPs offer promising solutions for retrofitting buildings to improve seismic performance without adding significant mass.
- **Sustainable design:** As we strive for lower-carbon construction, FRPs - especially those made with bio-based resins or recycled fibres - can contribute to more sustainable building practices.

Is there an outcome where FRP will bring down the pricing of building in certain areas?

While fibre-reinforced polymers (FRPs) may involve higher upfront material costs, they can offer long-term economic advantages under the right conditions. Although maintenance requirements and service life can vary depending on environmental exposure and installation quality, FRPs generally provide benefits such as faster installation and reduced susceptibility to corrosion. These factors can contribute to lower lifecycle costs, particularly in harsh or remote environments where traditional materials may deteriorate more rapidly.

What knowledge will engineers and building surveyors need to ensure the appropriate use of FRP is undertaken to deliver the right compliance and safety outcomes?

To ensure safe and compliant use of FRPs, professionals will need:

- **A strong understanding of FRP material behaviour**, including anisotropy, creep, and long-term durability.
- **Familiarity with evolving design standards,** such as those developed by the ACI, and fib, and local codes under development in Australia and New Zealand
- **Awareness of testing and quality assurance protocols**, especially for site-installed systems like FRP wraps or anchors
- **Interdisciplinary collaboration**, involving engineers, manufacturers, and certifiers to ensure correct specification and implementation.

Education and professional development will be essential. At the IIFC, we're actively working to support this through technical workshops, publications, and global knowledge exchange.

Biography

Professor Rebecca Gravina, BE(Civil, Hons), PhD, FIEAust, M.ASCE, NER, RPEQ

Professor of Structural Engineering, University of Queensland

Professor Rebecca Gravina is the Department of Transport and Main Roads (TMR) Chair of Structural Engineering at the University of Queensland. With over 25 years of experience in academia and consulting, she is a leading expert in the performance and durability of reinforced and prestressed concrete structures. Her research spans sustainable infrastructure, structural rehabilitation using fibre-reinforced polymers (FRP), self-healing cementitious composites, and the use of recycled materials in concrete. She is also a passionate advocate for innovation in engineering education. Professor Gravina is Editor-in-Chief of the Australian Journal of Civil Engineering, Fellow of Engineers Australia, Executive Committee Member of the International Institute for FRP in Construction (IIFC) and Executive Board Member of the Australasian Certification Authority for Reinforcing and Structural Steels.

By BOINZ

Strengthening the CPEng System: Rule Changes Confirmed

The Registration Authority for Chartered Professional Engineers has confirmed a series of significant rule changes aimed at strengthening the CPEng system and improving public safety outcomes. Following public consultation in late 2024, the CPEng Board has agreed to proceed with updates to the Chartered Professional Engineers Rules, with implementation set to begin later this year.

Key changes include:

- **Establishing classes of registration** for high-risk engineering areas such as structural, fire and geotechnical engineering;
- **Streamlining continued registration assessments**, introducing a risk-based approach and annual declarations;
- **Enhancing the complaints and disciplinary process**, including new powers for committees and improved efficiency.

The new Rules will also make it easier for people to raise concerns. For example, Engineering New Zealand will be able to progress complaints on behalf of complainants, helping to reduce the burden on individuals to remain involved throughout the process. Additionally, the Rules will allow for a consumer representative to be included on disciplinary committees. Where appropriate, this may include a BOINZ nominee to represent council interests in cases involving local government.

The new Rules are expected to be published by September 2025, with new guidance on classes and assessments expected by August. Work to define and consult on the first registration classes is planned for later this year, with phased introduction from 2026.

For more information, visit: www.registrationauthority.org.nz/cpeng-rules-consultation

The new CPEng Register

A reminder that there is now a separate, CPEng register available here, as well as a new Registration Authority website where you can find all information related to CPEng: registrationauthority.org.nz. If there are upheld disciplinary actions or other important information to take note of, these will be shown in the Notices field of the Register. When you've found the CPEng you are looking for, click 'View details' to check whether their registration is subject to a Notice. Our new policy on notices means that outcomes of competence assessments where remedial actions are required, or matters affecting public safety are discovered may result in a notice being placed on the register. You can read our notices policy here.

By Engineering New Zealand

Celebrating 5 Years with BOINZ and 50 Years in Waterproofing

It's been five years since Allco Waterproofing first partnered with BOINZ, and what a journey it has been. As proud supporters of building officials across Aotearoa, we were excited to be back at this year's BOINZ Symposium and even more so as this year Allco completes 50 year serving the New Zealand construction industry.

As a NZ-owned and operated business, we've built our reputation on delivering waterproofing solutions that performs combined with unmatched support. We believe we're more than product suppliers - we're here to share knowledge, help solve problems, and support the industry with hands-on guidance.

Leading the Conversation at the Symposium

This year, our Product Specialist Chris Ross presented a technical paper titled *"Understanding British Standard 8102 – Protection of Below Ground Structures Against Water Ingress."*

In summary, his presentation covered the British Standard 8102:2022 and how it provides essential guidance for designing waterproofing systems that protect below ground structures from water ingress, ensuring long-term durability and safety.

Chris's talk focused on:

- Key updates in BS 8102:2022, the British waterproofing standard.
- How it applies in practice, particularly for below-ground construction.
- Its relevance to Building Control Officers (BCOs) and Building Surveyors in New Zealand.
- Common causes of waterproofing failures, especially from poor design or installation.

His session drew strong interest and positive feedback from attendees. Many appreciated the clarity and practical insights, especially around how early design-stage decisions can make or break a waterproofing system.

Supporting Building Officials Nationwide

Our mission at Allco is to help provide watertight, durable, and safe buildings. We understand the vital role building officials play in approving and inspecting waterproofing details and installations. That's why we're committed to being a reliable partner, not just a supplier.

We know that no two projects are the same, that's why we support our project with technical support, both in-house and on site - from help with drawings, specs to on-site installation advice, our team is always available to ensure everything is fit for purpose and correctly applied.

Proven Systems for NZ Conditions

With 50 years under our belt, we've learned a thing or two on what works and what doesn't in New Zealand's unique environment. We supply a full range of waterproofing systems - from bentonite-based Volclay membranes to bituminous, TPO, and damp-proof solutions. Each system is selected and tested to suit our climate, soil, and seismic challenges.

A Milestone Year for Allco

This year, Allco turns 50 years old - that's five decades of serving New Zealand's construction industry with trusted waterproofing advice and quality systems. We're proud to say we've stayed true to our values - locally owned, industry focused, and solutions driven.

Over the years, we've supported thousands of builds across the country, from major infrastructure to multi-res and commercial sites. And we've done it by staying close to the people who make things happen: architects, contractors, applicators and of course building officials.

As regulations evolve and projects grow more complex, the importance of robust, compliant waterproofing continues to rise, we believe BOINZ and its members play a key role in lifting standards across the industry, and we're proud to stand with you in that mission.

By Allco

SPOTLIGHT ON A MEMBER

Spotlight on a Member - James Firestone

Tell us about your role and your pathway in the industry?

I work as a Fire engineer with Fire and Emergency NZ. My building industry role has spanned the spectrum from land infrastructure (evaluating roading for fire vehicular access and adequacy of water reticulation for fire fighting) to post fire investigation and incident analysis of why a building and its fire safety systems didn't perform as expected; and everything in between (building and fire compliance). In Fire and Emergency we often call this the "life of a building" – from cradle to grave! In my role as a fire engineer in Fire and Emergency, we are very privileged in that we get to see a building tested at its worst, and if designed appropriately it works and everyone inside escapes safely. It is important to stress that the Building Act does not require property protection as a requirement, so upon the outbreak of a fire in a building it is imperative that the quick response of occupants to evacuate and the Fire Service to arrive occurs.

My pathway into the building industry was via the Masters of Engineering (Fire Engineering) degree at the University of Canterbury, where upon graduating in 1998 I joined the New Zealand Fire Service as a Regional Fire Engineer (based in Dunedin). The creation of these regional Fire Engineering positions (8 in total) was the brain child of the then Chairman of the NZ Fire Service Commission (Roger Estall), who sought to professionalise the Fire Service in its relationship with Building Consent Authorities with technical experts who would champion fire safety building controls. Looking back this was not only much needed but showed considerable foresight, as New Zealand had just started to embark on performance-based fire design which the design industry was embracing with an enthusiasm that was not always tempered with robust justification.

How long have you been working with building surveying and control?

Officially I joined BOINZ in 1999, when I gave my first presentation to the local Wellington Branch on fire safety and building evacuation controls. But previous to this I started the Dunedin Branch of the Society of Fire Protection Engineers (with the help of Bruce Collins, who has since passed away). We had monthly meetings to which all the fire engineers, including the local Dunedin Council building inspectors were invited, where a series of building and fire related presentations were given to help educate and upskill in building and fire controls.

What has been the highlight of your career so far?

Without doubt the highlight of my 25 years in the industry has been the sense of comradeship of our people. I feel so lucky to feel a welcomed member of the building fraternity. Whenever attending a BCA, BOINZ conference or Fire event I feel like I am treated as a member of family. It really does feel there is a building/fire compliance brother/sisterhood. That we are all trying to do our part to ensure buildings are not only safe, but valued additions to help make our communities function at their best. Although regulation may sometimes seem like a burden, it plays a vital role in being a "force for good" in the built environment – helping make progress sustainable.

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

Technology is one of the biggest changes and this is across the board, from the construction and design tools having evolved to being electronic or automatic/automated to the way our buildings are constructed with increasingly composite materials. Building behaviour awareness through increased research and the application of building science has developed in leaps and bounds, with our buildings now having more

"systems" to improve air quality, thermal efficiency, functionality, etc. One of the biggest changes however is seeing the increased diversity, especially more women within the building industry, across all trades and disciplines, and I am proud to be a part of the Fire Engineering unit within Fire and Emergency NZ that for the last 5 years has comprised over 50% female fire engineers!

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

Driving past a building and being able to say that I "built that!" That's not really true, more accurate to say I "had a small hand" in helping build it, but still it is a sense of achievement and contribution to the community that this "well-designed" arrangement of "bricks and blocks" is a "value-add" to NZ and its people and will out-last me!

You recently presented at the BOINZ Symposium & BCA Leaders Forum; what part has the organisation played in your career?

I have been a member of BOINZ for over 25 years now. During this time they have provided both representation and the opportunity to connect and share with building partners on both the local, regional and national stage, including the commercial sector. This networking has been invaluable. I call BOINZ the "multiplier effect" or "force factor" as through them my influence is magnified in a way which would be hard to do otherwise.

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

Definitely join the professional organisation that represents, supports and promotes your profession AND get actively involved within it. There is a time tested saying that "you get out of something what you put in" and part of becoming a professional is not only striving to learn and expertly applying this knowledge, but becoming involved in your profession to champion it! The other thing – but this is more a life philosophy is to be an (industry) "explorer!" Do your research-constantly research how things work, how you can make things better, and innovate - have a curious mindset as this will help you grow into an "industry leading" professional. People will then look up to you as a leading light!

Is there anything else you would like to add?

An old fire fighter once said to me: "James, even a "bad" day in our industry is still a good day!" In my 25 years so far, this has borne out to be true. That's not to say some days have been considerably better than others, like the time I got to burn down a house as a demonstration of fire safety to over 400 invited government and industry representatives, and got on the front cover of the newspaper the following day, but that's another story...

By BOINZ

A New Chapter for Women in BOINZ and Building Surveying:

The Launch of the BOINZ Women's Forum

It's with great pride and excitement that the BOINZ Women's Forum – a dedicated space to connect, support, and inspire women across the building surveying and regulatory environment – is now being formally supported by BOINZ and integrated into the wider membership framework.

What began as a small, informal networking group of just a few women has grown into something truly special. Started in early 2022, the online women's forum was born out of the very real and unique challenges faced in a male-dominated workspace. After a conversation with then Board Member Alana Reid, it became clear to me that there needed to be a space where women could feel supported, uplifted, and connected – especially if they didn't have this on a daily basis – and a space to share stories, navigate challenges, and build mentor-like relationships. With Alana's encouragement and support, we hosted our first online face-to-face meeting – a simple but powerful introduction that brought together a group of like-minded women and laid the foundation for what has now become a growing and valued community with motivational speakers.

Thanks to a strong and supportive conversation with BOINZ President Karel Boakes, and subsequent endorsement from the BOINZ Board, this grassroots initiative is now becoming an official part of BOINZ's professional development and member engagement offering.

My personal drive for establishing this forum stems from the challenges I've faced in my own journey. But through perseverance, hard work, and the support of others, I've learned that those challenges can be overcome. The proof of this lies in the incredible opportunities for growth and connection I've been fortunate to experience within the industry, and specially within the BOINZ space. I've been humbled to receive acknowledgements at BOINZ awards evenings such as the 2022 Young Building Control Professional of the Year and, more recently, the 2025 Emerging Leader of the Year. These experiences have only strengthened my commitment to support others and to demonstrate that, with the right support and determination, women can thrive in this profession.

Building on a Strong Foundation

The transition from informal to formal will not alter the forum's original objectives or the motivations behind its creation. I will continue to chair the meetings, now officially on behalf of BOINZ, and the structure will provide a sustainable platform for growth and longevity. With growing attendees – including many who are not yet BOINZ members – this Forum has shown that there is genuine demand for a space like this, relevant for our unique regulatory space.

Meetings will remain virtual and are open to all BOINZ female members, as well as non-members, encouraging broader participation and connection. Scheduled four times per year at this stage, the meetings will take place during the lunch hour (12–12:30pm), allowing for accessible attendance across the country. Each session will be recorded and stored in the BOINZ video library to ensure ongoing access to the fantastic speakers and discussions.

With a collaborative and inclusive approach, we're creating a space where women can thrive professionally and personally, and where our voices can contribute meaningfully to mentoring and uplifting each other through challenges.

A Timely Step Forward

The number of women entering the construction industry is steadily increasing – now representing around 14% of the national workforce and 25% of BOINZ membership. This growth is promising, but it also places a responsibility on our professional organisations to adapt and respond.

By formalising this Forum, BOINZ not only acknowledges the evolving face of our industry, but positions itself as a leader in inclusivity, connection and professional support.

There is also a great opportunity to build value-added initiatives through the Forum – such as mentoring programmes, special interest groups, input into regulatory reviews, and support systems for those navigating difficult environments. These are more than aspirations – they're achievable goals with the right support and collective momentum. This women's forum in its current state can only grow from here.

Looking Ahead

I am incredibly grateful for the trust and encouragement I've received from BOINZ leadership, particularly Karel Boakes and Alana Reid, who have supported this initiative from its inception. With minimal resources needed – mostly administrative and promotional – this Forum is a high-impact, low-barrier initiative with significant potential to strengthen our member base and culture.

To all current and future members: I encourage you to join us. Be part of the conversation, share your story, and connect, support and inspire each other in what can be a very unique and challenging environment.

Join us for our next online forum on the 1st July, where I will share my story of challenges and successes – I hope to see many of you there.

For more information on the Women's Forum contact admin@boinz.org.nz

By Olivia McGregor - Chair, BOINZ Women's Forum

Building Surveyor, Timaru District Council and Precision Consulting NZ

Calling all Senior Building Surveyors!

The BOINZ and Heaney & Partners Advanced Series returns this October

It's time to sign up for the 2025 BOINZ and Heaney & Partners Advanced Series, being held in Wellington on 8 and 9 October at the Copthorne Hotel.

2025 follows a similar format to the very successful first series in 2024. We're running four courses across two days on Building Act and Building Code topics, combining theory and practice while examining key principles and their application to real situations.

Again, you'll have the chance to share experiences and knowledge with your peers from across the country, both in class and at a networking function at the end of day one.

The series, supported by law firm Heaney & Partners, is dedicated to giving our senior building surveyors relevant and practical learning that they can take back and share with their teams.

A series programme rich in learning

The four courses are designed to work together, or as individual learning experiences. For those doing the full series, the first three courses will also contribute to learning in the final course on day two. The full programme is:

Day One, Wednesday, 8 October 2025

Alterations to Existing Buildings, 8.30am - 12.00pm

Chris Randell - Building Compliance Solutions, Frana Divich - Heaney & Partners

Sharpen your understanding, apply consistently and avoid common pitfalls with Section 112 - one of the most applied (and often misunderstood) sections of the Building Act 2004. Covers: triggers, escape from fire and access upgrading requirements, the ANARP test, meaning of "continue to apply", Section 112(2), balancing benefits and detriments, and 'what not to do-s'.

Fire challenges in medium-density housing 1pm - 4.30pm

Derek Robertson - Holmes Consulting

Medium-density housing can appear fairly innocuous and simple for many design disciplines. However, fire engineering design and associated construction can become quite complex due to the confluence of sleeping Risk Groups and title boundaries created. This workshop aims to instil confidence in senior building officials to identify common pitfalls and consider what questions to ask during consenting and construction.

Networking event, 5.30pm - 6.30pm

An event designed to facilitate discussion and sharing of knowledge and experiences among facilitators and participants.

Day Two, Thursday, 9 October 2025

Dangerous, affected and insanitary buildings 8.30am - 12.00pm

Chris Randell - Building Compliance Solutions, Frana Divich - Heaney & Partners

A practical walk-through of what makes a building 'dangerous', how councils assess risk and the steps taken under Section 124 to ensure public safety. Extend your knowledge and learning on how to identify hazards, interpret the legislation and apply the law with confidence in the field. Includes: identifying dangerous buildings (observations, engineering assessments or fire reports, building's use), taking action (notices) and typical council process (from inspection to monitoring/reinspection).

Determinations 1.00pm - 4.30pm

A discussion framework

Hazel McColl - MBIE

Improve the way you and your team record and communicate technical decisions. This session takes a practical look at methods of recording technical decisions and communicating them in plain English, drawing on the Determinations discussion framework.

Building an application/case

Shay Harrop - Building Cycle

In this workshop you will draw on learning from the previous sessions to create an application for determination and gain competency in collecting evidence relating to Building Code clauses and building a robust case, an important task for senior building surveyors.

Enrolment

Again like last year, we've opened enrolments first for BOINZ members enrolling in the full series, and then to members for individual courses. Non-member enrolments follow soon after that.

Enrolling in the series is easy – just email training@boinz.org.nz. Enrolments in individual courses can be done online via the training calendar on the BOINZ website.

The final word...

...about the 2024 series comes from some of our 2024 series participants:

"2024 Advanced Series was one of the best BOINZ courses I've been on."

"Guidance from industry experts with years of experience is invaluable. Collaboration from people from other regions- also invaluable."

"This has been a great experience, and a good way to get the knowledge sharing from older to younger and difference experiences."

It's from all the feedback that we can keep ensuring this series is the best for our senior building surveyors.

So, come and contribute in class to enhance your learning and that of others in the future.

By Kirsty Wallace, Professional Development Manager, BOINZ

Knowledge, Innovation, Leadership

The 2025 BOINZ Symposium and BCA Leaders Forum was the culmination of months of collaborative planning involving technical committees, expert speakers, industry leaders, local BCAs, BOINZ branches, and dedicated members. This year, the event was reimagined and restructured into a new format, offering delegates not only rich networking opportunities and in-depth technical insights, but also bold, future-focused thinking. The format also allowed the opportunity to explore Christchurch's evolving built environment firsthand from a building surveyor's perspective.

We extend our sincere thanks to all those who contributed to the event's success, particularly the many councils who supported their teams in attending. It is through this spirit of collaboration that we continue to strengthen our profession and work toward delivering better outcomes for the building and construction sector in New Zealand.

Some of the key highlights from our delegates included:

"Good to hear what is happening in the regulation space with the Government's proposed changes to the consenting system, new exemptions, etc."

"Very relevant and interesting topics."

"The speakers and sessions plus the technical information from the manufacturers' stands."

"A good balance of breakout sessions"

"Fantastic content and networking with people from throughout the region."

"First time at a BOINZ event, I found it very engaging, great to meet people and thoroughly enjoyed the content."

The **BOINZ Symposium** delivered a wide range of speakers and technical topics. Stand out speakers / presentations included Jehan Casinader (Finding Common Ground), Jeff Fahrensohn (The Future of Building Inspections), Brad Olsen (Update on the Economy), Nathan Speir (Criminal Liability for issuing producer statements) and Frana Divich (Preparing for Determinations and Trials).

Highly rated break out sessions included Claire Troon (Defensible Decision Making), Jayson Ellis (Future of Building Consenting), Tony Kao & Marie-Claude Herbert (New Zealand Geotechnical Database) and Katie Bourke (ABCs of Design with Barrier Free).

The **panel discussions** sparked discussion and the sharing of different viewpoints and ideas.

"I found the panel sessions to be very good. Loved the ability to ask questions."

"Very helpful with good tools".

The field trips took delegates behind the scenes with key buildings and developments in Christchurch these include the Christ Church Cathedral, Town Hall, Parakiore Recreation Centre and Court Theatre. We were fortunate to have representatives from Christchurch City Council join us for each of the trips to provide insights into the journey from a BCA perspective!

"Was very informative with a good outline of the BCA perspective from the processing BCO and also from the venue manager".

"It was very insightful and well run".

We were extremely grateful for the support of our **Premier Partners,** whose presence and commitment helped make the 2025 BOINZ Symposium and BCA Leaders Forum a true success. Our sincere thanks go to **GIB, ACRS, ICC, MiTek, Objective Allco, BRANZ, Building Agency, Carter Holt Harvey, Datacom, James Hardie, Resene Construction Systems,** and **Tracklok.** Their continued partnership not only supports the delivery of our event but also contributes to the advancement of best practices across the building and regulatory sector.

In addition to our Premier Partners, we were pleased to welcome a wide range of **sponsors and exhibitors** who brought valuable insight, innovation, and expertise to the event. These included **ColorCote, Future Skills, Heaney & Partners, Kingspan Insulated Panels, Kingspan Thermakraft, MBIE, Meredith Connell, New Zealand Metal Roofing Manufacturers (NZMRM), New Zealand Standards, New Zealand Steel, Pryda, Rondo, Rooflogic, Roofing Industries,** and **Specifi**.

Having so many industry leaders and technical experts present offered delegates a unique opportunity to engage directly with suppliers, ask questions, and gain technical knowledge — an aspect of the event that is consistently valued and appreciated.

Exhibitor Area Rating

The **BCA Leaders Forum** was a high level visionary day and we were delighted to receive outstanding feedback for all of the speakers on this day which included David Chandler (CE Advisory Former NSW Building Commissioner), Tony Walls (Objective), Charlotta Harpur and Laura Bielby (Rice Speir), John Lucas (Insurance Council NZ), Prof Kim Lovegrove, Micheal Warren & Fiona Hill (MBIE) and Keryn Davis (ADNZ).

"I really enjoyed the variety of topics and appreciated the higher-level focus"

The **BOINZ Excellence Awards and Gala Dinner**, proudly sponsored by Future Skills, was a standout evening that celebrated outstanding achievement and leadership within the building and regulatory sector. Held in true style, the event combined elegance and entertainment, with live music from local band Oval Office as we moved through the decades of music in a Black and White theme, and energetic performances by the talented dancers of Entertainment Company.

The gala provided the perfect setting for industry peers to come together and honour the individuals and teams who are driving positive change and setting new benchmarks across the profession.

We look forward to seeing you at our next year's event!

SAVE THE DATES

4-6 May 2026, Grand Millennium, Auckland.

4-5 May BCA Leaders Forum

4-6 May – BOINZ Symposium

The programme and registrations will open in December 2025.

Congratulations to our Award Winners:

***Life Membership Award** - Neil McLeod - Sponsored by BOINZ*

***Contribution to Technical and Legislative Improvements Award** - Sally Grey - Sponsored by James Hardie*

***Training Commitment Award** - Dunedin City Council - Sponsored by MiTek NZ*

***Emerging Leader Award** - Olivia McGregor - Sponsored by Resene Construction Systems*

***Contribution to BOINZ Award** - Frana Divich - Sponsored by Objective*

***Outstanding Commitment to Information, Skills Development and Education of Building Officials Award** - Sam Hay - Sponsored by BRANZ*

***Young Building Control Professional of the Year Award** - Clive Matthews - Sponsored by ICC-ES*

***Innovator of the Year Award** - Clutha District Council - Sponsored by Carter Holt Harvey*

***Branch of the Year Award** - Waikato/Bay of Plenty Branch - Sponsored by GIB - Winstone Wallboards*

***Unsung Hero Award** - Madeline Blacktopp and Brooke Parker - Sponsored by Tracklok*

***Outstanding commitment to Community Service and Response Award** - Dave Brunsdon - Sponsored by Allco*

***Top Student of the Year Award** - Ellen Gebhardt - Sponsored by Future Skills*

By BOINZ


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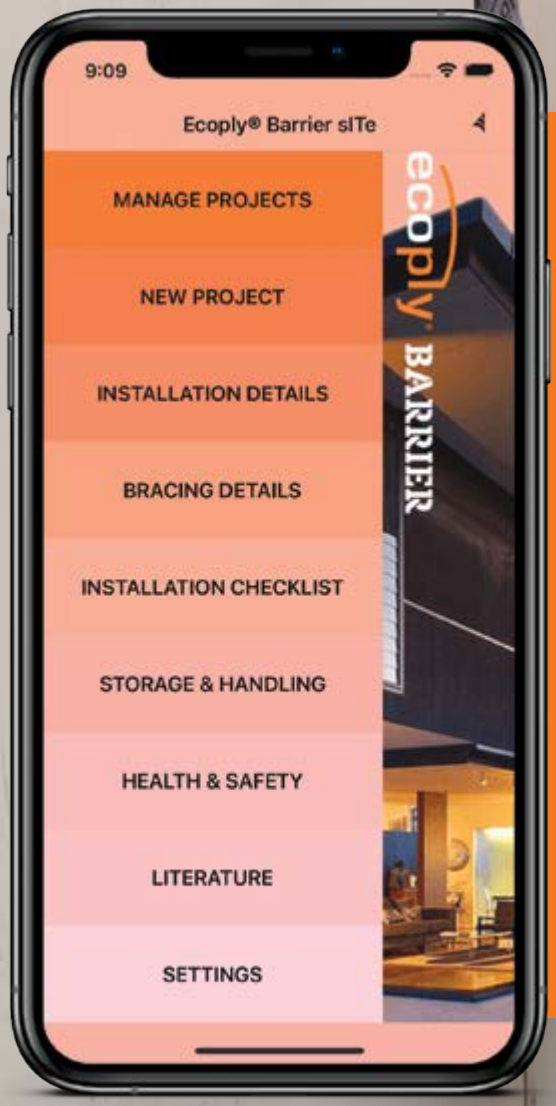

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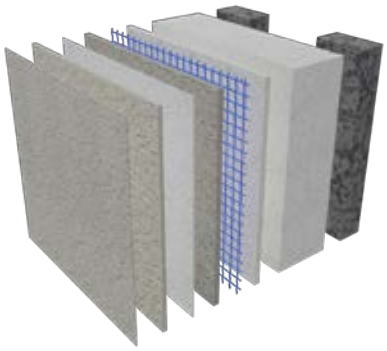
Timeless Finish Enduring Quality



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.

Visit our website to discover more about our exciting range of facade systems, bespoke interior finishes, and construction products.

Resene Construction Systems

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