

Editorial

For those that may have been following my editorial theme recently, we have been waiting for the Accreditation auditors to arrive to check us out.

They came this month for three days and, along with every other Council in New Zealand, we have a number of corrective actions to work on. There are no 'show stoppers' in the list and we are now working to provide the additional information to them to enable Accreditation to be achieved by 30 June 2008.

On another theme, I was fortunate to be able to attend the recent Heritage Conference in Wanganui. The Council team put together an extremely comprehensive programme and provided us with a range of innovative strategies to preserve our unique Wanganui Heritage.

Jeff Jamieson

First licensed building practitioners ready to go

A major milestone in the introduction of the Licensed Building Practitioners Scheme is set to be reached this month.

The first builders and designers to be officially registered as licensed building practitioners will be awarded their identification cards.

The Licensed Building Practitioners Scheme aims to raise building standards, boost consumer confidence in the industry and introduce accountability.

Although the scheme is currently only voluntary at the moment, this is the first time that New Zealand has had a licensing and registration scheme for builders and designers. The scheme aims to ensure that the people in the building industry who are responsible for the work done are competent and accountable so that homes and buildings are designed and built right the first time.



Over the next few months the Department of Building and Housing (DBH) will also continue to promote and explain the scheme through a series of workshops around the country.

Acceptable Solutions for Solar Water Heaters

The NZ Building Code G12 now includes Acceptable Solutions AS2 (solar water heaters). This new document, which was effective from 1 December 2007, provides a range of solutions to enable building consents to be processed more quickly, by providing the installer with options and details to follow.



A couple of items that need specific thought are the requirements for mounting the solar panels and the requirement for copper drains from cylinder vents. The venting will need to be thought out at design stage to allow for the pipework to possibly run in the slab.

Consents for solar water heaters will be easier, and in some cases cheaper, to get.

Special care has been taken in the new Acceptable Solution to provide high quality installation details. Advice is provided on how to avoid common installation mistakes, such as similar metals coming into contact and causing corrosion. This should lead to better quality installations and systems that are more durable, and will remove an important obstacle to adopting this technology with all the benefits it provides in reducing energy costs and demand.

Means of compliance

One of the more significant issues picked up by the Accreditation auditors was the poor quality of information provided by applicants on their Building Consent (BC) application form showing how they intend to comply with the NZ Building Code clauses.



Section 12 of the BC application form sets out all of the code clauses and requires you to show how you intend to comply. We have supplied the main methods of compliance, but it cannot be stressed enough that this is only one means of compliance – other options are available or alternative solutions applied for.

The obvious benefit for an acceptable solution is that it is already acceptable – an alternative solution requires significant additional data to 'prove' compliance.

Please be aware that if your BC application does not have all of the information completely filled in on the Means of Compliance, it will be rejected. We suggest that you get your designer/architect/engineer to fill in your BC application for you to avoid rejection. (There is also an information sheet available to assist).

CCC and two years

Following the issue of your Building Consent, the Building Act now requires that you complete your project and get it 'signed off' within two years.

The document that signifies that you have completed your project is the Code Compliance Certificate (affectionately known as the 'triple c' or CCC).

This shows that your project complies with the Building Code and is a very important document to have when you eventually come to sell your property.

There is a special form that is required to be fully completed and sent to Council when you have completed your project, and you will also be required to book a final inspection (phone 349 0001).

Don't procrastinate any longer - get that job completed and get all of the documentation in place for the future.



Prelodgement vetting



The image shows a 'Prelodgement vetting Building consent' form from Wanganui District Council. The form is orange and contains a checklist of 14 items for applicants to verify. Each item has three columns for 'Checked', 'Not checked', and 'Not applicable', each with a circle for a tick. The items are:

Item	Checked (✓)	Not checked (✗)	Not applicable (N/A)
1. Building consent application form (BCC) completed and signed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Application fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Copy of Certificate of Title (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Site plan or site layout showing all buildings, structures, and other works proposed on the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Plans showing the proposed structural frame, walls, and floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Structural drawings showing all structural members, including foundations, walls, floors, and roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Cross-section drawings showing all structural members	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Details of all structural members, including connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Details of all structural members, including connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Details of all structural members, including connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Details of all structural members, including connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Details of all structural members, including connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Details of all structural members, including connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Details of all structural members, including connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

At the bottom of the form, there are fields for 'Name of applicant for processing', 'Address', and 'Phone', along with a 'Notes' section.

The Accreditation process has required us to seek lots more information on our Building Consent applications.

As a way of assisting applicants and to save you money, we have introduced a pre-vetting application form which gives a list of essential items needed before you apply for a Building Consent.

The form is titled prelodgement vetting and is orange so that it is easily identifiable. So make sure you get a copy and tick the boxes – this will ensure you maximise your cost saving and minimise our processing times. If all of the initial information is not supplied, it will be rejected and you will be asked to resubmit when all items are completed.

Of course your Building Consent application will still need to proceed through the full processing system after acceptance at the front counter.

At this intensive check, we still may require further technical information/details from you.

Wanganui man prosecuted for illegal plumbing work

A Wanganui man has been prosecuted and fined for undertaking plumbing work which he was not qualified to do.

Steve O'Leary was prosecuted under the Plumbers, Gasfitters and Drainlayers Act 1976 for carrying out sanitary plumbing while not holding a current licence as a craftsman plumber or as a registered plumber. The Act requires plumbers to be registered with the Plumbers, Gasfitters and Drainlayers Board and to hold the appropriate certificate to carry out plumbing work, or to hold a limited certificate and, if not registered, work under supervision in sanitary plumbing.

The Wanganui District Council inspected a domestic property on which Mr O'Leary had done renovation work including considerable plumbing and drainage work. It was found that Mr O'Leary had carried out the sanitary plumbing work himself instead of using a registered plumber.

The penalty for a conviction under the Act for carrying out illegal sanitary plumbing work is a fine not exceeding \$10,000.

Mr O'Leary pleaded guilty and was fined \$1500 plus court costs of \$130. He was also ordered to pay solicitor's costs of \$113.

Sanitary plumbing is defined under the Act as *“the work of fixing or unfixing any bath... sink ... water closet ... laundry tub ... washing machine, or any other sanitary fitting or appliance, or any fittings or accessories associated therewith, any trap, waste or soil pipe ... connected with or intended to be connected with or accessory to any sanitary fitting or appliance ... any pipe that supplies or is intended to be a means of supply of water to any sanitary fitting or appliance.*

Free standing solid fuel heating installations



To satisfy requirements for compliance of **E2: External Moisture** the following additional details need to accompany all building consent applications.

1. Details of the flashing for the roof penetration and indicating the specific roof cladding used.
2. All holes greater than 300mm x 300mm cut in a roof cladding shall have additional support. This additional support must be documented.
3. The position of smoke alarms needs to be clearly identified on the full floor plan. These rooms are to be named accordingly.

By supplying this information the requirement of Section 9: specific details will have been met on the Prelodgement Vetting form, ensuring the application's acceptance into processing.

This requirement will be enforced for all applications submitted from 31 March 2008.

Producer Statements to Council

Those of you who read our regular Offcuts article here, and those designers and builders we deal with on a day to day basis, will be well aware of the requirements for all councils to be Accredited by the end of June this year.

A major part of our recent Audit by a four-person team was to do with processes we have in place to record decisions for accepting information given to us and reasons for accepting.

Although the Building Act does not recognise Producer Statements along with supporting information calculations, product warranties etc, they are still used as evidence of compliance, certainly in areas in which we do not have expertise.

The recent Audit has reinforced our need to scrutinise Producer Statements robustly, in particular documentation from other than registered engineers and the like who belong to professional organisations.

So those of you who supply Producer Statements for anything from sprayed on coatings to glass balustrades, for example, may well be asked to upgrade your information if it is not robust enough. What may have passed before could well be too light today.

A brief, but not necessarily complete, list of basic items that should be included are:

- Your full details and signature.
- The site address and Building Consent number.
- Specific Code Clauses that your part refers to and any specific exclusions (vitaly important).
- Specific calculations, reference reports, recognised appraisals etc.
- Are there any special maintenance procedures.

I know some of these are obvious but they do get missed.

Please remember that Council is not obliged to accept Producer Statements unconditionally and we may ask you to give extra supporting evidence if deemed necessary.

Safety measures for buildings intended for public use CFPU (Certificate for Public Use)

New buildings intended for public use, and existing buildings being altered under a Building Consent that are subject to public use, have to meet additional legislative requirements under the Building Act 2004 relating to public safety until full Code Compliance Certificate can be achieved. A CFPU (Certificate For Public Use) will be required.

Buildings for which a CFPU may be required include schools and childcare centres, hospitals and rest homes, premises providing accommodation facilities, churches, cinemas etc.

Applied for by the building's owner, or the owner's agent such as an architect or project manager, and issued by the local Building Consent Authority as part of the Building Consent process, a CFPU will ensure that people are safe in the premises.

A CFPU may be subject to specific conditions and attachments. These will be identified on the CFPU document. The CFPU document is required to be displayed by the building's owner or management in a prominent place on entering the building and any cited attachments must be readily available for inspection by members of the public or any other concerned party.

A CFPU is directly related to public safety in buildings. For additional information contact Wanganui District Council Building Control or visit www.dbh.govt.nz (Department of Building and Housing).

H1 energy efficiency

How it affects domestic pipe outs of your dwelling.

The objective of H1 is to facilitate efficient use of non replaceable energy sources. Under H1, NZ Standards 4305:1996 is referenced and must be adhered to.

Important references from the NZ Standard:

Acceptable maximum pipe lengths:

Pipe size (mm)	10	15	20
Length (m)	25	12	7

- Temperature Pressure Relief (TPR) valves are to be insulated.
- 1 metre pipe length to Pressure Relief Valve (PRV) to be insulated.
- Exhaust pipe to be insulated within 300m of top.
- 2 metre horizontal pipe from cylinder to be insulated.
- Hot water pipes under concrete slab shall be insulated and in a duct.
- Hot water pipes outside the building shall be insulated.



Would plumbers/designers/architects please ensure that you are completely up to date with these new requirements which are already in place.