

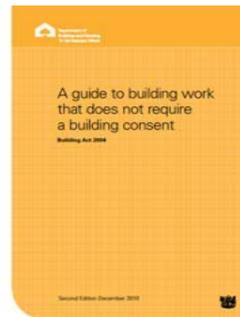
CHANGES TO EXISTING EXEMPTIONS:

- in relation to the construction or alteration of a platform, bridge or the like, the maximum height that a person may possibly fall from the platform or bridge has increased from 1 to 1.5 metres
- the maximum height of a wall, fence, or hoarding has increased from 2 to 2.5 metres above the supporting ground
- in relation to the construction or alteration of tanks and pools and any structural support of the tank or pool the following additional configurations are exempt:
 - up to 16,000 litres no more than 0.25 metres above the ground
 - up to 8,000 litres no more than 0.5 metres above the ground
 - up to 4,000 litres no more than 1 metre above the ground
 - up to 1,000 litres no more than 3 metres above the ground
- in relation to the construction, alteration or removal of a public tent or marquee the maximum floor area has increased from 50 to 100 square metres
- in relation to the construction alteration or removal of a fabric, glass, or metal awning on the ground or first storey level, the maximum size has increased from 15 to 20 square metres
- in relation to the construction, alteration or removal of a porch or verandah on the ground or first storey level over a deck or patio, the maximum size has increased from 15 to 20 square metres.

RATIONALE FOR CHANGES

The Government expanded the list of exempt of building work recognising that:

- Certain low-risk building work that wasn't exempt already should not be subject to the normal requirements of the building consent approval process.
- Disproportionately high compliance costs associated with consenting such work are not outweighed by the benefits obtained from the consent and inspection process.
- Owners and practitioners should be held to account for non-compliance.
- Too much reliance was placed on councils to ensure code compliance.
- Everyone involved in building work is responsible for getting the job done right the first time



SEEKING ADVICE

Department guidance is clear that owners must get good advice before deciding that building work is covered by the exemptions set out in the Building Act.

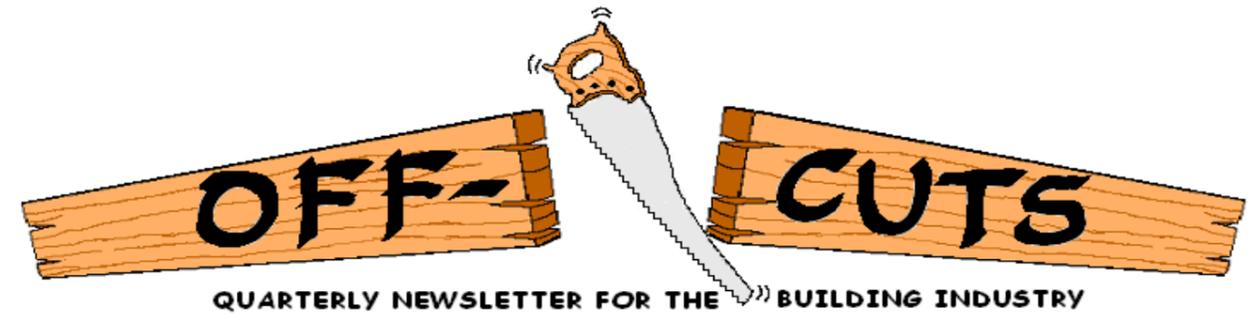
A copy of the complete list of exemptions is available on the DBH website at www.dbh.govt.nz.

Where the owner is unable to determine conclusively for themselves that the building work they wish to undertake is exempt, they should seek advice from an appropriate person or organisation. Remember that for exemptions, it is the owner who is responsible for the final decision.



WDC— QUARTERLY NEWSLETTER FOR THOSE IN THE BUILDING INDUSTRY

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Editorial



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Sometimes I wonder how lucky I am to be involved in such a dynamic and changing industry.

Never before in our building history has there been so much changing so rapidly. Following the review of the 2004 Building Act the Government has been quick to initiate a raft of changes. Last year's Amendment 2 gave us the multiproof consents and optional LIMs, then just before Christmas we were hit with the extension to the list of exemptions. Amendment 3 is currently out for review and amongst a range of initiatives is the proposed 'stepped' consenting proposal (where each sector of the process - designer, builder, council etc - is more accountable for their actions). They are already talking of future amendments

3604

Standards have just announced that the new 3604 (our Builders Bible) will be available this week. It's over 10 years since the last review and this new document recognises the Building Code, and other factors such as the changes in silviculture (forestry) practice in New Zealand.

NZS 3604 - 2011 provides suitable methods and details for the design and construction of the majority of residential and other low-rise timber-framed buildings in New Zealand. During the development of the timber-framed buildings Standard NZS 3604-2011, the need for a handbook containing a collection of figures and tables extracted from the Standard was identified. The handbook brings together specific information often contained in scattered locations throughout NZS 3604 for elements of framing such as member sizes, spacings, spans, fixings, specific construction requirements and the effects that changes make to the design.

Public comment is requested on the handbook, by following the link on the Standards website. For those people that regularly use 3604, BRANZ (Building Research Association NZ) will be running a series of seminars throughout New Zealand, with Wanganui's turn on Tuesday, 10 May 2011.

after this. The new direction of the industry is providing a level of excitement for some and trepidation for others as the LBP (Licensed Building Practitioner) scheme for tradesmen and designers speeds towards implementation in 2012.

All tradesmen will be more accountable for what they do. Gasfitters and electricians already 'sign off' on their own work - our industry is next.

But think about the increased risk, the increased upskilling required and the inevitable increased costs that must surely be on the horizon.

Where else can you get this level of excitement (or uncertainty) as we change with increasing pace.

One thing is for certain, to remain ahead of the game, we must all continue to educate ourselves.

Jeff Jamieson

Team Leader Building Services

Revised Prelodgement Vetting Form

As part of Wanganui District Council's continuous improvement strategy, the Building Control Department is adopting recent recommendations from the Department of Building and Housing.

One of these recommendations is to "raise the bar" in relation to the quality of building consent documentation supplied to Building Authorities.

With this in mind, a revised prelodgement vetting form has been introduced. This form must accompany all building consent applications and should be completed by the relevant designer. The prelodgement vetting form can be found on the Wanganui District Council website (www.wanganui.govt.nz).

Council is currently in the process of introducing more project specific prelodgment forms which will ensure the required information is supplied. This will reduce the amount of time required to complete/check the content of documentation when a building consent application is lodged, and speed up throughput and ultimately reduce/hold costs.

Building Amendment Bill (No 3)

Over recent years the Government has performed another extensive review of the Building Act 2004. Part of the review is to lift the overall performance and productivity of the sector, to reduce reliance on councils for quality, and reduce costs and complexity of the process.

Currently the Bill is out for public submissions. Three of the many issues the Bill addresses are:

- More clearly signals the accountabilities of participants involved in building design and construction
- Enhances accountability under the licensed building practitioners regime
- Introduces a stepped risk-based approach to how building consent and inspection requirements are administered so that the role of the building consent authorities at each step is aligned with the risk involved.

Stepped consenting

The Bill introduces a new stepped risk-based approach to how building consent and inspection requirements are administered. This means that the role of the building consent authority at each step is aligned with the risk involved, and the skills and capability of the people doing the work.

The Bill introduces four types of building consent:

- A standard building consent
- A low risk building consent
- A simple residential building consent
- A commercial building consent.

This also means that the risk is shared amongst other participants in the process. We, as Council, will need to alter some of our systems and processes in the future to accommodate the changes.

If you wish to comment, then submissions close Friday, 4 March 2011, and can be accessed on the Parliamentary website.

Some like it hot

With the days progressively getting shorter and autumn just a few weeks off, we're slowly heading away from so-called summer. The wood burner season is just a few months away and those of us who don't have a wood burner will be seriously thinking about getting one installed or including one in our project. We thought this would be an opportune time to tell you what will now be required for wood burner compliance documentation.

Manufacturer's specifications for your wood burner are essential but please remember to include the flue specifications as well. It is important that all parties understand the required clearances, hearth size, distance to combustibles, flue height above the roof and general construction details. You will also need to supply a detail or a general description of how the flue penetration will be flashed specifically to suit your roof type.

The Ministry for the Environment requires that any wood burner installed on a lot sized less than 2ha has to be a clean air model. Unfortunately this is a blanket rule and applies to all properties under 2ha, both rural and in town. A full list of clean air compliant wood burners is available on the Ministry's website at:

www.mfe.govt.nz/standards/woodburners/authorised.woodburners.

Wetback installation creates a potential risk as they introduce an uncontrollable heat source to the water system. Please supply a full plumbing schematic that shows cylinder details and all valves, vents and safety devices if you wish to include this option. Last but not least - don't forget smoke detectors.



Extensions to Schedule 1 exemptions

Schedule 1 of the NZ Building Act 2004 lists the exemptions that are available to be completed without a Building Consent.

On December 23 (right on Christmas) the DBH (Department of Building & Housing) released a further list which extended the original exempt list. Essentially they added 15 new activities to the range of building work that can be done without a building consent and modified/changed a range of existing exemptions.

There are a couple of very important considerations to factor into this - even though work is exempt it still must comply with the District Scheme (Town Planning requirements) and other Acts.

The owner is ultimately responsible for deciding to proceed with this work and should seek professional help beforehand. Listed below are the latest changes

As with a lot of legislation, the 'devil is in the detail' and interpretation can be paramount. To assist with this, it is suggested that you download the explanatory booklet from the DBH website on www.dbh.govt/publications.

NEW SCHEDULE 1 EXEMPTIONS:

- replacing or altering linings or finishes of any internal wall, ceiling, or floor of a dwelling
- penetration no greater than 30cm in diameter to enable the passage of pipes, cables, ducts, wires and hoses and the like through any existing building, and any associated work such as weatherproofing, fireproofing or sealing
- installing thermal insulation in an existing building other than in an external wall or a firewall of the building
- demolishing all or part of a damaged building that is detached (stand alone) and no more than 3 storeys high
- repairing and replacing all or part of a damaged outbuilding with a comparable outbuilding within the same area
- removing any sign and a sign's structural support, retaining wall, plinth or similar foundation, or playground equipment.

CONSTRUCTING, INSTALLING, REPLACING, OR ALTERING ANY:

- sign and any structural support of a sign if the sign does not exceed 6 square metres and is no more than 3 metres above the ground
- sign and any structural support of a sign if the sign has been designed by a chartered professional engineer
- height restriction gantry, and the removal of any such gantry
- retaining wall in a rural zone if the wall has been designed by a chartered professional engineer, retains no more than 3 metres depth of ground and is no closer than its own height to any legal boundary or existing building
- plinth or similar foundation designed by a chartered professional engineer, used for supporting mechanical plant, a tank, equipment, machinery, or any similar item
- stall, booth, compartment or similar structure with a floor area less than 100 square metres used at a fair, exhibition or market for no more than one month, and the removal of any such stall, booth, compartment, or similar structure
- shade sail less than 50 square metres, made of fabric or other similar lightweight material and associated structural support provided it is at least 1 metre from any legal boundary and on the ground level or first storey level if on a building, and the removal of any such shade sail
- ground level carport not exceeding 20 square metres and the removal of any such carport
- playground equipment designed by a chartered professional engineer provided the work is for a government department, Crown entity, licensed early childhood centre or a territorial or regional authority
- playground equipment used by a single household provided no part of the equipment is more than 3metres above the ground.

