

## Asbestos guidelines

Asbestos was mainly imported and used before the 1980s. Products and appliances with asbestos content may still be prevalent, particularly in buildings built before 1984.

What homeowners do about any asbestos problems is largely a matter of common sense and conscience. Often called the 'silent killer', if handled incorrectly it can be a dangerous product. A home owner is allowed to do restricted work with asbestos on their own home. If the home owner engages a contractor to do the work, then the home becomes a workplace and the contractor must hold a certificate to do the work. Responsibility/regulation compliance then becomes a Department of Labour issue.

Do not risk your health or that of other people by the incorrect or unnecessary removal of asbestos. If you do intend to remove asbestos yourself, it is vital that you fully protect yourself and others at all times, indoors and outdoors. The Ministry of Health advises that you use Department of Labour certified contractors to perform restricted work with asbestos. Safe removal methods are well known to experienced specialist firms.

### Where can I go for more information?

- Department of Labour (Occupational Health & Safety) [www.osh.govt.nz](http://www.osh.govt.nz)
- You can also read "Guidelines for the management and removal of asbestos" available at [www.osh.govt.nz/order/catalogue/pdf/asbmgmt.pdf](http://www.osh.govt.nz/order/catalogue/pdf/asbmgmt.pdf)
- Also available from the Ministry of Health "Removing asbestos from the home" and "Asbestos at home" available at [www.healthed.govt.nz](http://www.healthed.govt.nz)
- Contact the local Public Health Centre at Wanganui Hospital  
Phone (06) 348 1775 or email [phuawang@midcentraldoh.govt.nz](mailto:phuawang@midcentraldoh.govt.nz)
- Contact Bonny Glen Landfill (Marton) c/- Midwest Disposals Ltd  
Phone (06) 357 8378

## Exempt plumbing, gasfitting & drainlaying

There has been an increase in the number of enquiries from both tradesmen and the general public regarding exempt work - that is plumbing, gasfitting or drainlaying work that can be undertaken without uplifting a building consent.

Before we go any further, it is important to remember that all work must still comply with the Building Code.

The Government and the Department of Building & Housing have, with the view to reducing costs and speeding up the building process, specified a number of items that they now consider exempt from requiring a building consent.

Rather than try go into all the details in this article - for any further information on exempt building work see [www.dbh.govt.nz/bc-no-consent](http://www.dbh.govt.nz/bc-no-consent), or download a specific copy of the exemptions.

Remember that the builder doing your bathroom alterations cannot undertake any of the plumbing or drainage work. Always ask to see your plumber's current licence.

## You're invited!

### Getting licensed will never be easier!

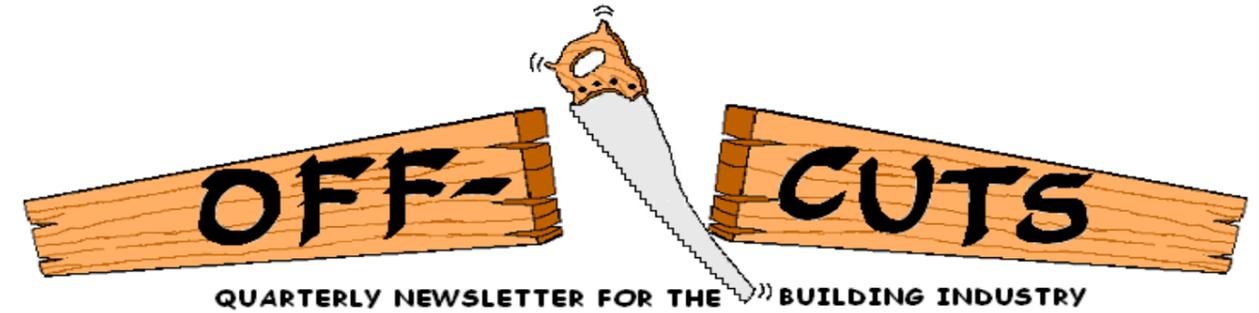
You are invited to attend a licensing workshop at  
Carters, 95 Wilson Street, Wanganui on  
7 September 2011 from 3.30pm (please be on time)

Places are limited and you will need to get a pre-enrolment pack first - call Alex on 348 1753



WDC— QUARTERLY NEWSLETTER FOR THOSE IN THE BUILDING INDUSTRY

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## Editorial



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One of the important issues in our industry is the importance of keeping up to date. There have recently been lots of little changes filtering through the system and unless we all note these changes then they potentially cost everyone time and money down the line.

One of the interesting changes that occurred inside our new NZS 3604 is that we now have two earthquake zones that divide the district. Simplification has occurred in the use of treatment options for framing (think PINK), and the span tables for structural members focusing on SG8.

## Safety fences

Just a reminder that building sites need to have their hazards protected. Council is putting in an increasing effort to ensure building sites are safety fenced in accordance with the Building Code clause F5 - Construction and demolition hazards. One of the often overlooked requirements in the Acceptable Solutions is to have a 2m high wire mesh fence surrounding a typical commercial site. Some sites may require a hoarding or gantry (including overhead protection).

Please ensure that your designer clearly specifies your F5 requirements which could link in with your safety plan and traffic management plan.



Earlier this year changes were made in the way gas and electrical certification is recorded, and claim options for leaky buildings. One of the leading gibraltar board manufacturers has updated their information to align with the new requirements, and sheet fixing details have been altered to suit.

There are ample sources of free information to keep up to date, and access to the DBH (Department of Building & Housing) via the internet is essential.

A little time invested now can save big time (and costs) later on.....

Jeff Jamieson

Team Leader Building Services

## Pipe specification

All pipe is to be made of a long hole surround by metal or plastic centred around the hole.

All pipe is to be hollow throughout the entire length - do not use holes of different length to form the pipe.

The ID (inside diameter) of all pipe must not exceed the OD (outside diameter) - otherwise the hole will be on the outside.

All pipe is to be supplied with nothing in the hole, so that water, steam or other stuff can be put inside at a later date.



## Heritage building insurance

There has been recent publicity on the cost of insurance cover for heritage buildings. Most people are aware that insurance cover for all buildings has increased dramatically following a series of world events, and in particular the Christchurch earthquakes.

Insurers and re-insurers are understandably more concerned with cover for building stock that they perceive as an earthquake risk.

But there is a way to *minimise* your costs. Some insurance companies have a discount regime relating to various levels of earthquake strengthening. The best way to establish how 'strong' your building is, is to get an IEP (Initial Evaluation Procedure) done by a qualified professional structural engineer.

This should give a % score of a new building strength (NBS) and enable you to negotiate a better deal if your building is above the minimum threshold of 33% NBS.

All earthquake-prone buildings in Wanganui are required to complete an IEP before Christmas 2011 (if Category B) and an IEP before Christmas 2012 if a Category C building.

For example, the majority of buildings in the CBD (Central Business District) would generally be Category C.

You are advised to get your IEP done sooner rather than later and you may save insurance fees .

For further details on Council's EPB (Earthquake-prone Buildings) Policy, go to our website [www.wanganui.govt.nz/publications/policies](http://www.wanganui.govt.nz/publications/policies).



## Two new guides to assess and repair leaky homes

The Minister for Building and Construction Maurice Williamson has welcomed the publication of two new guides for diagnosing and fixing leaky homes.

The documents - Weathertightness: Guide to the Diagnosis of Leaky Buildings and Weathertightness: Guide to Remediation Design - provide clear, authoritative and practical advice that assessors and designers can refer to when they are undertaking design of weathertightness remediation solutions.

The new guides provide clear, reliable information for assessing and designing repairs to leaky homes in a cost-effective way, benefiting homeowners and taxpayers.

The Remediation Guide has been published in partnership with BRANZ. The guides are available from the Department of Building and Housing which developed them with extensive input from designers and other experts from the building sector.

For more information, go to [www.dbh.govt.nz](http://www.dbh.govt.nz)

## B1 & E2 changes

The Department of Building and Housing has introduced changes to key Building Code documents dealing with Structure (Code clause B1) and External Moisture (Code clause E2). These changes were required to bring the documents into line with the latest Standards and reflect the latest studies and research as well as responding to changes in building practices and broadening the range of solutions available.

Important documents that the majority of designers and builders use day-to-day, like NZS 3604 and Acceptable Solution E2/AS1, are affected by the changes which address foundations, structure and the building envelope.

Other changes relate to steel-framed housing, seismic performance, barriers and the weathertightness of concrete and concrete masonry construction.

The changes took effect as of 1 August 2011, with a transition period through to 31 January 2012 during which both the old document and the revised one can be used.

The Department of Building and Housing is planning to hold seminars on the changes during this transition period so keep an eye out for these.

We urge all designers and builders to become familiar with these changes, which can be downloaded at [www.dbh.govt.nz/compliance-documents](http://www.dbh.govt.nz/compliance-documents).

With the removal of acceptable solution B1/AS2 for timber barriers from the Building Code, the Department of Building and Housing is currently in the process of producing a barrier guidance document. This document should be available soon on the Department's website ([www.dbh.govt.nz](http://www.dbh.govt.nz)).

## Imported building materials

What with free trading agreements and how easy it is for any of us to buy products from overseas then combine them into our building projects, it is probably a good time to be aware of the pitfalls if you haven't done your homework first.

The NZ Building Code (NZBC) was put into place to ensure buildings are fit for intended use and products will last for a set durability period and not harm the inhabitants during normal use. The NZBC uses standards that ensure products meet these criteria and are known as *Acceptable Solutions*, meaning that they are deemed to comply.

We have found that many materials are being imported into our country that do not meet any recognised appraisals. For example, windows, glass, cladding products, fire rated materials, plumbing fittings and the list goes on.

We are not saying that all these products are no good and you should not go there but, if you do, you need to be aware that because they are not tested to our environment and do not meet our recognised standards they have to be treated as an *Alternative Solution* and it is up to you to prove that what you propose will comply.

Any use of a product as an *Alternative Solution* needs to address the objective, functional requirement and performance criteria of the Building Code, possible avenues of evidence being **recognised** standards other than New Zealand or Australian, an overseas appraisal that can be **verified**, history of use etc.

Please do your research before your purchase is on the boat as returns are not quite so well received as they might be down the road at your local merchant.

## Estimated building costs

Under the Building Regulations 2004 it is a requirement to include an estimated value of the proposed building work when applying for a Project Information Memorandum or Building Consent.

The estimated value shall be a true indication of value of the project including a total of labour/material costs and GST. The Department of Building and Housing (DBH) have produced a quick calculator to help assist with this task. This latest tool allows for all necessary internal and external finishes to achieve compliance with the Building Code, all services and provision of standard appliances and site works.

This calculator can be accessed from [www.dbh.govt.nz/bofficials-estimated-building-costs](http://www.dbh.govt.nz/bofficials-estimated-building-costs)