

## The new process

Each trade LBP who carries out or supervises RBW must complete a Memorandum (Record of Building Work) once their part of the construction of the RBW is complete. It documents what RBW they did. The Memorandum (Record of Building Work) has to be given to you as the owner to use when you apply for a code compliance certificate (CCC) from the council.

Your design LBP must complete a Memorandum (Certificate of Design Work) to accompany any building consent application that includes RBW. It identifies what design work is RBW. As the homeowner, you are responsible for:

- getting the Memorandum (Certificate of Design Work) from the design LBP and attaching it to the Building Consent application
- attaching the final plans and specifications drawn by your design LBP to the Building Consent application
- including in the Building Consent application the names of all the trade LBP's who will be carrying out or supervising the construction of the RBW (if known at the time otherwise definitely giving the names to the council before RBW construction starts)
- lodging the Building Consent application with the council
- notifying the council if any trade LBP leaves the project and is replaced
- notifying the council if any trade LBP's join the project
- making sure that either each trade LBP provides you with a Memorandum (Record of Building Work) when their part of the RBW construction is complete, submitting an application to the Council for a code compliance certificate (CCC) and making sure the Memoranda (Records of Building Work) are included.

## Extra High Wind Zone

The emphasis in this month's Off-Cuts newsletter, along with licensing and Restricted Building Work changes, are the changes to some of our Building Codes and of course NZS3604.

NZS3604 has changed so much an upgrade to your existing copy is not provided; you need a complete new 2011 edition.

One change we wish to highlight is the new Extra High Wind Zone that has been included; this will hopefully reduce the requirement of specific design that has to go to an engineer for assessment.

The Extra High Wind Zone allows for a wind speed up to 55m/second, after that as before you would need to see an engineer. Not many locations in our area should be beyond this wind speed.

As well as the obvious structural and wall bracing requirements that come with this there are a number of key design requirements that need to be considered. These can be seen in E2/AS1 and a summary of these are:

- No changes in roof pitches allowed
- Roof pitches under 10 degrees have eave flashings
- Larger up-stands, hooks and hems to flashings and cover to barges, etc
- Window head flashing seals
- Rigid wall underlays under all claddings
- Cavity behind all claddings
- Changes to the detailing of profiled metal roofs

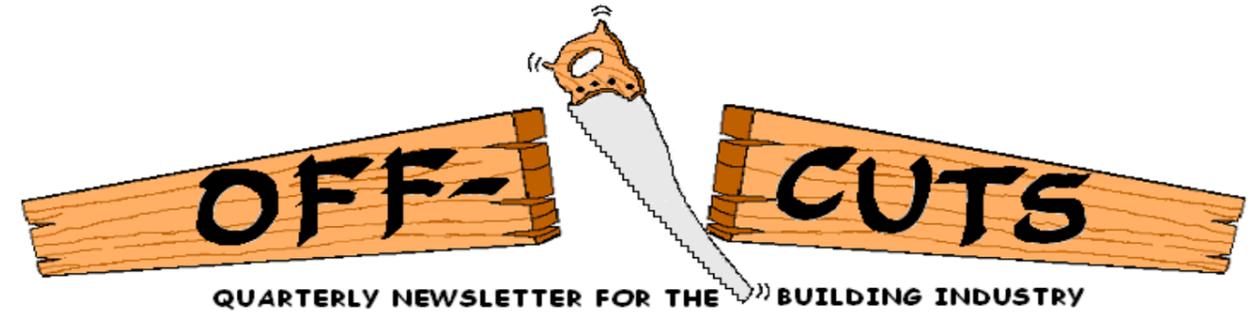


This is but a quick summary only, all items affected must be addressed and detailed at draughting and consent stage so by the time it reaches the construction site all should be detailed and noted. All on site need to be aware there could be costly rectification work if these features are overlooked.



WDC— QUARTERLY NEWSLETTER FOR THOSE IN THE BUILDING INDUSTRY

Wanganui District Council  
PO Box 637  
Wanganui  
Phone: 349 0001  
Fax: 349 0536  
E-mail: gina.wroe@wanganui.govt.nz  
Website: www.wanganui.govt.nz



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## Editorial



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As Jeff is away on annual leave as we prepared this edition it's given me the opportunity to have a say:

The dawning of a new age is upon us.

Restricted Building work will be required to be carried out by Licensed Building Practitioners (LBP's) from 1 March 2012.

## Woodburners

Woodburners can be installed by anyone including the home handyman but the flue flashing must be fitted by an appropriately registered LBP.

It looks like it could be a short summer and a long winter so now is the ideal time to get your wood burner installed and YES you still need a Building Consent.



In simple builders language if the work is residential and involves either structural or weather tightness issues then it is **restricted** work and must be done by an LBP.

Failure to comply with the Building Act could result in a fine up to \$20,000 for carrying out restricted work without the current licence.

Your architectural designer also needs to be an LBP for restricted work.

*Dave Hall*

*Deputy Team Leader Building Services*

## Passive Fire Protection workshop

For those of you in this industry and who wish to update your skills a workshop is being held on:

**March 21 at the Kingsgate Hotel, Victoria Avenue, Wanganui.**

### Who is this for?

Building control officers, building inspectors, building surveyors, designers, architects, facilities managers, fire engineers, IQPs and testing staff, LBPs, owners' agents, property management companies, builders, electricians, plumbers.

To enquire about bookings contact [rosie@bnets.co.nz](mailto:rosie@bnets.co.nz) - limited numbers so be quick!

## Infringement notices

With the recent issue of a sizable instant fine for illegal building work it is timely to highlight the infringement process which can be implemented by Council's Building Control Department.

The ability for Building Inspectors to issue Infringement Notices was legislated with the 2004 Building Act which came into force in March 2005.

Whilst our Building Inspectors will generally do their best to assist you to achieve compliance, in cases of a blatant disregard for the building regulatory processes and/or public safety there becomes no other option but to issue an Infringement Notice.

There are 22 offences for which an Infringement Notice can be issued. Some examples of these include;

- Failing to comply with the requirement that building work must be carried out in accordance with a building consent;
- Displaying a false or misleading building warrant;
- Using, or permitting use of a building having no consent or code compliance certificate or certificate for public use, for premises for public use;

The fees payable for infringements range from \$250 to \$2000 and are payable within 28 days of the notice.

A Summary Of Rights is set out on the rear of the Infringement Notice. This outlines information on payments, defences, further action, non payment of fees, queries and correspondence relating to the infringement.

Should you be the recipient of an Infringement Notice and you do not understand any of the information relayed on the notice you should consult your lawyer immediately. More importantly, and to help avoid such instances as the issue of an infringement, please consult your building professional prior to carrying out any building work or being responsible for building work and/or activities relating to 'public use' buildings.



## Reading the instructions

Recently, on receipt of parts for a project at home, unrelated to building work, I was impressed with the manufacturer/ suppliers foresight. They were one step ahead of the average bloke, the cover page to the instruction manual had in large bold letters 'DO NOT READ'.

However, this is probably NOT the best advice for your average chippie, given the ever increasing technical nature of the trade environment today. We need to keep ourselves informed by whatever means we can.

Up to date information can be sourced from technical publications such as those accessed on the Department of Building and Housing website [www.dbh.govt.nz](http://www.dbh.govt.nz), BRANZ build magazine hard copy or online at [www.branz.co.nz](http://www.branz.co.nz), manufacturers technical literature and trade magazines that you pick up at the merchants.

Attending trade seminars can also provide valuable information. These may be of the more formal type run by the likes of BRANZ, or more casual trade evenings organized by the building supply merchants, but are all a valuable means of keeping up to date.

These are just some of the ways that we can keep ourselves educated and informed in today's professional environment. The added spin-off will be that the job will run smoother and more efficiently, there will be less chance of rework to achieve compliance and the points that can be obtained for builder licensing will pay dividends tenfold.

So, if you come across a set of instructions that say 'DO NOT READ' please ignore this statement and carry on in the professional manner that we are becoming akin to.



## Restricted building work

Restricted Building Work is work which is critical to the integrity of a building. It makes sure the building is structurally sound and weather tight which is why it can only be done or supervised by trades people who are Licensed Building Practitioners. Having Restricted Building Work regulations makes sure that your family home, often a New Zealander's biggest asset, is protected.

Your Designer must identify all the Restricted Building Work on your job when they fill in their Memorandum (Certificate of Design). They'll do this when they draw up your building plans.

It's important to know that a lot of work that requires a Building Consent will include Restricted Building work, but not all. If the work to your home does not include work to the primary structure or its weather tightness then it is likely to not be Restricted Building Work. Below are a few examples of building work that require a building consent, but don't necessarily contain Restricted Building Work:

- Fitting new sanitary fixtures where there were not any previously (e.g new kitchen or en-suite bathroom)
- Installation of a wood burner (see page 1)
- Domestic wind turbine
- Domestic swimming pool
- Installing a cable car to a home
- Installing other specified systems in small/medium apartments (e.g. smoke alarms, lift, HVAC system)
- Installing insulation to external walls in a home



## Homeowners Restricted Building Work

From 1 March 2012, if you undertake structural work or work that affects the weather tightness of a building and the building is residential, then that work may be classified as "Restricted Building Work" (RBW). From that date, RBW can only be done and/or supervised by a Licensed Building Practitioner (LBP).

Most building plans that need building consent from your Council, will include Restricted Building Work. Work that needs building consent such as kitchen installation and pool fences are examples of exceptions to this. If it doesn't involve work to the home's primary structure or weather tightness, it is not Restricted Building Work.

### Important

If you are hiring a designer now, be sure to hire someone who can do Restricted Building Work. If your plans will be lodged AFTER 1 March your designer MUST be an LBP or a registered architect or chartered professional engineer - they are already considered to be an LBP for design services.

### Existing Building Designs

If you already have a design drawn up and are applying for building consent, you have until 1 March 2012 to do this without including Restricted Building Work requirements. If your building consent application is made before 1 March 2012 then the design and subsequent construction work is not RBW. After this date the building consent application will need to comply with Restricted Building Work requirements regardless of when the plans were drawn.

