

New requirements for owners of buildings with compliance schedules

Amendments to the Building Act that came into force on March 13 include a number of changes to the compliance schedule and building warrant of fitness process.

The amendment makes two changes to compliance schedule content which all compliance schedules will need to align with. These are:

- Compliance schedules must have a description of each specified system in the building, including the type and make of each specified system.
- Section 103(1)(d) has been removed making it clear that “passive features” are not required to be listed on the compliance schedule and do not require ongoing inspection and maintenance under the compliance schedule regime (unless specifically listed as a specified system in the regulations). Passive features include means of escape from fire, safety barriers, handheld hose-reels, signs required by the building code and means of access and facilities for use by persons with disabilities. If passive features were listed on a compliance schedule, owners should apply to have these removed for clarity.

The changes do not mean any systems require upgrading if they still comply with current regulations. The purpose of the change is to ensure all specified systems in a building are listed on the compliance schedule with appropriate performance standards and inspection and maintenance procedures. Some building owners' compliance schedules may already meet these requirements.

All affected building owners have 12 months from March 2012 to update their compliance schedules. Owners should obtain information about their systems from their IQP prior to application to the Council for the compliance schedule update. If that is not possible, a search of Council records should provide the required information.

The aim of the anniversary provision is to make sure that over a period of a year all compliance schedules are up to date.

Please call the Council for further clarification or information or contact your IQP.

Wanganui Earthquake Prone Building Community Taskforce

The Earthquake Prone Building (EQPB) Community Taskforce is an advisory group set up by the Wanganui District Council to guide its response to earthquake-prone building issues.

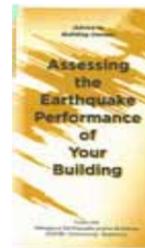
The Taskforce is currently writing to all owners of potentially earthquake-prone buildings in the CBD (Central Business District) and the Old Town Conservation Overlay Zone.

(The owners of the balance of the Wanganui buildings outside these two zones will also be contacted soon).

The Council has a policy that all buildings (other than houses) have to be evaluated for their earthquake performance by set dates. The Taskforce is aware that many building owners have not completed evaluations and the final deadline is fast approaching.

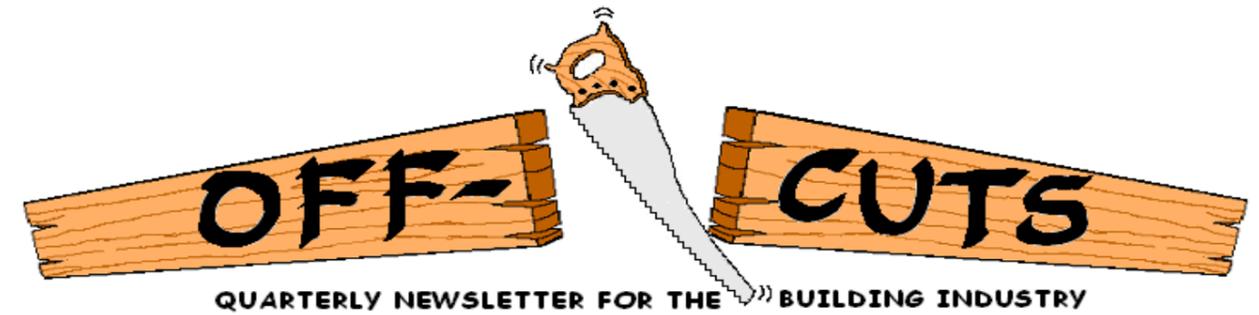
The Taskforce will distribute an information leaflet with the notification to remind building owners of the policy and deadlines.

Copies will also be available at the Wanganui District Council's Customer Services Counter and online at www.wanganui.govt.nz



WDC— QUARTERLY NEWSLETTER FOR THOSE IN THE BUILDING INDUSTRY

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Editorial



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We, as an industry, are going through a turbulent ride in a legislative sense.

On 1 February 2012 a raft of technical changes was implemented within the industry—one being our builders' 'bible'; the 2011 version of NZS 3604 superseded the 12-year-old previous version.

On 1 March 2012 LBPs (Licensed Building Practitioner) came into being as the only tradesmen that can build RBW (Restricted Building Work). This caused a huge 'spike' in building consent applications in the last few days of February as customers attempted to beat the new system. At this point there still was no owner-builder 'out' clause, but not to fear, this was slipped in quietly, under the cover of darkness, on 12 March 2012.

Unfortunately (or not, depending on

your outlook), owner-builders can build their own houses without being approved as an LBP. This is then specifically recorded on their LIM (Land Information Memorandum) and eventually, way into the future, may influence a buyer's decision to buy a house built by a LBP or an owner-builder - potentially two categories/classes/quality of product.

It's worth thinking about...

Another more pressing issue to think about relates to commercial building owners who need to instruct their engineers now to ensure that they have their buildings earthquake assessed before Christmas.

It is pleasing to note that we have worked hard to maintain our accreditation again, and look forward to providing you with building consent services for the next two years, until the next audit.

Jeff Jamieson
Team Leader Building Services

Ultrafast broadband

If you are planning a new subdivision, now is the time to ensure that you have made suitable provision for an ultrafast fibre 'lead in' pipe to your property.

It would also be wise to plan for the future when you are renewing driveways/paths etc to make provisions for this new technology.

An information sheet is available by calling 0800 FIBRE LTD or on the website at

www.ultrafastfibre.co.nz

3604 Amendments

The ink is not even dry on our new NZS 3604 and the DBH (Department of Building and Housing) has made alterations to it via the B1/AS1 Acceptable Solution.

There are a number of changes to be on the alert for, but a notable one that is catching out a few builders is the change to foundation sizes and reinforcing and free joints for slabs.

You are advised to read your Building Code carefully before your next project.

Infringements at work

A local building company foreman recently completed significant building work at the rear of his property without building consent.

When discovered, the person who was in the building industry was issued with a Notice to Fix (NTF) and an infringement for \$750 (instant fine). Not only did all the work have to be removed as it was substandard but a fine was also incurred.

A building consent has now been issued for the addition and all work will now be built and inspected to the Building Code, as it should have been in the first place.

Two other recent cases where whole dwellings were built without a building consent went direct through the complete Court process and both were fined significant sums via the Justice system.



Changes to Building Code documents

On 10 April 2012 the Department of Building and Housing released:

- A new Building Code for Protection from Fire with six new code clauses (replacing the previous code clauses C1-C4), seven new Acceptable Solutions (replacing the current C/AS1) and a new verification method C/VM2; and
- An amended Code clause F8 and an amended Acceptable Solution F8/AS1
- Amended Acceptable Solution F7 warning systems F7/AS1

These have a 12-month 'lead in' time, where either option can be used. Obviously there is no mixing and matching allowed between documents.

You can still download these free off the internet or buy the two large folders for around \$600.

New super ministry incorporates DBH

On March 15, Prime Minister John Key announced Cabinet's agreement in principle to establish a single, dedicated, business-facing government department.

The new Ministry of Business, Innovation and Employment will integrate the functions of:

- The Ministry of Economic Development
- The Department of Labour
- The Ministry of Science and Innovation
- The Department of Building and Housing

The new 'super ministry' of Business, Innovation and Employment (MBIE), which looks like getting named 'Moby', came as a mix of both expected news and surprise.

The Department of Building and Housing's inclusion was seen as somewhat anomalous, but apparently justified for inclusion by new 'super minister' Steven Joyce on the basis of its business-facing activity.

Restricted Building Work



Restricted Building Work has now been in place for two months. This is a significant shift in approach to building residential construction.

Some builders are still confused as to what is, and what isn't, Restricted Building Work. Simply put, if the work is residential and involves either structural or weathertightness work, it must be done by a Licensed Building Practitioner (LBP).

If you are a homeowner and are commissioning RBW, please ensure that your builder is licensed as a LBP (you can check online at www.dbh.govt.nz/licensing).

There is also a full complaints process available if your builder does not meet expectations.

LGNZ - Model Building Consent Form

Local Government New Zealand (LGNZ) has been developing a model building consent form for use by all local authorities throughout New Zealand.

The LGNZ reference group and technical officers' proposal is to reduce political criticism of inconsistency and increase sector credibility. If you would like to know more or to make a comment, please refer to www.lgnz.co.nz or contact the Building Services Team at Wanganui District Council.

The District Plan

The first part of the District Plan Review (the Central City/Riverfront area) has been completed and became operative on 25 May 2012.

This means that there are new rules in these zones that need to be complied with for any new development. For example, residential dwellings/flats/apartments in the Central Commercial and Arts and Commerce Zones are required to be sound insulated. An acoustic design certificate by a qualified acoustic engineer will need to be provided to Council to prove this. If you want to check out the new rules on our online District Plan, go to: <http://dp.wanganui.govt.nz>

The next part of the District Plan to be reviewed is the Residential Zone. If you want to register your interest or have your say on how we should develop the Wanganui District over the next 10 years, go to: www.wanganui.govt.nz/shaping

