

AMENDMENTS TO CONSENT DOCUMENTS

For all consents issued after 1 April this year, the consent documents and adherence to them during construction became the basis for the issuing of a Code Compliance Certificate at the end of the project.

This means that amendments to the proposed construction, that have specific Building Code compliance requirements, must be formally treated as an amendment to the consent – something that should have been happening since 1991, but which was often overlooked. This means that the consenting authority must be supplied with documents outlining the proposed change, and that change must be approved by them before any construction commences.

This all sounds great in theory, but what about the small changes that need to be made, and approved, to allow construction work to proceed? In these cases BRANZ believes the designer/builder should immediately contact the consenting authority when the need for the change becomes obvious, and discuss what is proposed or required. Depending on the nature and extent of the change, work may be allowed to proceed. The consenting authority may issue a 'Notice to Fix' under the Building Act 2004, which legitimises the change, or they could accept the revised documentation after the change has occurred. Don't just plough on and hope the consenting authority will accept the change. For significant changes, such as the change of a material or product specification, prior approval of the change will be required before any work is carried out on-site.

BALTIC PINE UPDATE (FROM MARCH 05 GUIDELINE)

Importers of Baltic pine framing timber have advised *Guideline* that material imported is stress graded to AS/NZS 1748, and is treated to Hazard Class H1.2 using LOSP treatments. They also advise that reports on timber performance, from the Queensland Forest Research Institute, are available on request.

However, our position as stated in the March *Guideline* is still valid that the use of this timber species must be assessed as an Alternative Solution.

COMMUNICATION IS KEY

Construction projects will always proceed much more effectively where open, cordial communication lines are maintained between the consenting authority, the designer, the builder and all sub-trades.

DEBATE IT

Who pays to put it right, in the situation where a consent has been granted for construction, but an error or omission (by designer, builder or consenting authority) has been identified. This then places doubt on the ability of the building – if completed as per the approved consent documents – to meet a particular performance requirement of the Building Code.

For a design or construction error, it may be solved by a variation to the contract and through an amendment to the consent documents. Consenting authorities also have the ability to issue a 'Notice to Fix' to remedy the situation. While this solves the immediate construction problem, it doesn't solve the problem of who pays to have the omission remedied.

Guideline believes that open, cordial communication is essential in this situation to begin to resolve the issue of who pays for the work to be carried out. However, a variation to a construction contract by a designer, client (or if required by a consenting authority) is usually paid for by the client from a contingency sum included in the budget for that purpose.

EEK - IT'S GETTING CLOSER

1 July 2005 is getting closer – on that day E2/AS1 Third Edition becomes the operative Acceptable Solution for External Moisture. Also due to be released in the near future is Amendment 1 to the Third Edition of E2/AS1. Amendment 1, when issued, will remove identified inconsistencies, improve the clarity of parts of the document, such as risk assessment, as well as make some adjustments and corrections.

Web users can access up-to-date information via the 'What's new' heading on the Building Controls homepage (www.building.dbh.govt.nz/e/publish/index.shtml)

GOOD TIMBER PRACTICE GUIDE WITHDRAWN

BRANZ *Timber Cladding Good Practice Guide* has been withdrawn for sale as of 12 May 2005. The reason for the withdrawal is that the publication is not consistent with the contents of E2/AS1 Third Edition. A revised edition of the Guide is programmed to be published in the middle of 2006.

CITE FUTURE EVENTS

CITE Domestic Sprinkler Design – Wellington

Christchurch: 1 – 2 June
Wellington: 5 – 6 July
Auckland: 10 – 11 August
\$850 + GST (\$956.25 incl. GST)

CITE Plumbing Inspection – Christchurch

Week 1: 25 – 29 July
Week 2: 22 – 26 August
\$2500 + GST (\$2,812.50 incl. GST)

CITE Access, Egress and Barriers – Wellington

Week 1: 1 – 3 August
Week 2: 10 – 14 October
\$1,200 + GST (\$1,350 incl. GST)

CITE Weathertight Design – Taupo

Week 1: 5 – 9 Sep
Week 2: 10 – 14 Oct
\$4,000 + GST (\$4,500 incl. GST)

Early bird specials are available. Contact Fiona Street, CITE Education Officer. Phone 04 238 1291 or email BRANZCITE@branz.co.nz.

BRANZ Seminars

Registration for the Timber Topics seminar is now open. Seminar dates for June and early July follow. Dates and venues for late July and August will be given in the June issue of *Guideline*.

JUNE: 20 Nelson, 21 Blenheim, 22 Wellington (am and pm), 23 Kapiti, 27 Gisborne, 28 Whangarei, 29 Albany, 30 Auckland Central.

JULY: 4 Napier, 5 Palmerston North, 6 New Plymouth, 7Wanganui, 11 Greymouth, 12 Timaru, 13 Christchurch (am and pm).

Contact Gail King, Seminar Coordinator. Phone 04 237 1170 or register online at www.branz.co.nz

Weatheright Solutions Volume 1, 2nd edition is now available. This publication has been revised in line with E2/AS1. For more information visit our Bookshop at www.branz.co.nz