



GUIDELINE

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FREE MONTHLY UPDATE ON BUILDING ISSUES PREPARED BY BRANZ
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CHANGE MANAGEMENT

As we reach the end of another busy year let's recap the changes that have occurred within the building regulatory system. Quite apart from the better publicised and more universally used new Acceptable Solutions to E2 and B2 earlier in the year since July, BRANZ has been requested to review the following:

- NZBC Clause G6 – Airborne and impact sound
- Building Certifier's insurance scheme
- Regulations under the Building Act 2004
- Provisional Standard P4306 Inspections of residential properties
- Draft Standard DR 04440 Performance of showers/baths
- Draft Standard DR 04439 Water efficient products
- Draft Standard DR 04464 Water supply – tap ware.

Coming in the new year are calls for comments on:

- Licensing of building practitioners
- Assessing Alternative Solutions
- Evacuation of buildings – Regulations under the Fire Service Act 1975
- Proposed changes to the Acceptable Solution for Energy Efficiency: H1/AS1
- Proposed changes to the Approved Documents for the fire safety clauses of the Building Code
- Comment on Draft Standard DZ 4503 Hand operated fire fighting equipment.

The rate at which these draft documents for comment emerge will increase as the Department of Building and Housing (DBH) plans to review the entire Building Code (all 26 performance clauses) within the next three years. In addition, the DBH will be putting in place the new building regulations which are required to underpin the Building Act 2004. As a result there will be additional new initiatives that accompany that process such as details about accreditation of consenting authorities, licensing of builders, product certification etc.

This will also mean changes to New Zealand standards as appropriate.

As is usual, BRANZ has been and will be very active in providing input into proposed changes in the building control system and building standards. In addition we will continue to have many staff members on various committees, both at Standards and at the Department of Building and Housing (DBH), providing technical input and representing the industry viewpoint.

WE HAVEN'T ALWAYS GOT IT WRONG

While the focus this year has been on the two new Acceptable Solutions to B2 and E2 (which becomes operative next July), let's not forget about the design and construction that falls outside their scope. Since 1992 most of the design of the

external wall cladding envelope of buildings has been Alternative Solutions. While there have been too many building failures, the majority of our buildings have been designed, consented and built without problems. Even though many traditional claddings and design features (weatherboards and eaves) are making a come-back, design publications have highlighted a number of innovative and exciting designs that clearly show that it is possible to work outside the scope of Acceptable Solutions and still have the work consented and built.

Design that is outside the scope of Acceptable Solutions places additional demands on the designer. Their role is to show to the consenting authority's satisfaction that the proposed building meets the performance requirements of the Building Code. It is essential that the documentation for these buildings, through the drawings and correctly specifying materials (naming the specific materials to be used rather than general statements such as selected membrane), clearly show how external moisture will be dealt with.

SEVEN STEPS TO THE SUCCESSFUL CHRISTMAS PROJECT

For those of you, who plan to carry out building work for yourselves over the Christmas break, make sure you effectively plan the work:

1. Don't rush into the project – take 5 days, fortified by the occasional tittle and nourishment to consider all of the intricacies of the project and to discuss with mates
2. Develop the critical path for the project – 2 days
3. Plan the budgets and costings – 2 days
4. Plan labour requirements – test run the inducements such as the barbeque and the performance of the chilly bin – 2 days
5. Deciding which new toys (tools) to buy – 2 days
6. Organise materials – unfortunately your supplier is closed until 12th January
7. By now it's too late to start and complete the home project as you have to start work again on the 17th. But at least you had a rest and can spend the last few days at the beach or fishing (or avoiding the partner's complaints that you never get round to doing anything at home).

CHRISTMAS GREETINGS

From all of us at BRANZ Ltd,
to all of you in the industry we serve,
our best wishes for the
festive season and
a prosperous 2005.

