



GUIDELINE

NOVEMBER 2004



FREE MONTHLY UPDATE ON BUILDING ISSUES PREPARED BY BRANZ
AND FUNDED BY THE BUILDING RESEARCH LEVY

ALTERNATIVE SOLUTIONS AND RESPONSIBILITY

With all the changes in building controls recently its easy to become overloaded trying to remain 'informed' especially with the wide ranging revisions to the Acceptable Solutions for B2 and E2. While the 'objectives' of the Building Code haven't really changed there is now more awareness of the need to ensure that Alternative Solutions, particularly for external moisture, meet the Performance Requirements of the NZBC E2.

A number of questions arising from the latest BRANZ seminar focused on where the ultimate responsibility lies with respect to an Alternative Solution. The questions surprised us as the position is the same as it has always been – the questioners seemed to be looking for a way to offload their responsibility onto another party.

Alternative Solutions have always been very common for weathertightness as the current Acceptable Solution to E2 is very limited in what it covers. BRANZ opinion is that we would expect TAs to be perhaps a little more rigorous in their assessment of information presented to them. Designers must ensure that Alternative Solution consent documentation clearly identifies how the performance requirements of the NZBC Clauses are going to be met – for E2 showing how the six specific performance clauses are being met.

Once a TA consents an Alternative Solution they are approving the particular consented design/details and by doing so are satisfied on reasonable grounds that the design/details will meet the performance requirements of the Building Code if built as detailed for the specified design and building location. Their approval does not absolve other parties from their responsibilities, and some current adjudications have shown this.

Similarly BRANZ opinion is that if construction approved as a result of a determination by the Department of Building and Housing (known previously as the BIA) fails, it is our view that if built as detailed for the specified design and building location, the responsibility would likely rest with the issuer of the determination – but again the contributory liability of other parties may still be a factor. This may be especially so where the determination was to ease the path to compliance in the situation where a TA had decided that due to substitution of materials or poor construction a CCC should not be issued.

BRANZ CITE

BRANZ CITE has the following courses planned for early 2005. Note the dates in your diaries. Making your bookings early to ensure your place.

★ Building Controls

Week 1: 7-11 February – Wellington

Week 2: 14-18 March – Wellington

Cost: \$3,500 plus GST (**\$3,936.50 incl. GST**)

★ Plumbing Inspection

Week 1: 28 February-4 March – Rotorua

Week 2: 4-8 April – Rotorua

Cost: \$2,500 plus GST (**\$2,812.50 incl. GST**)

However, if you book for the Building Controls and Plumbing Inspection courses at the same time you will pay only \$5,000 plus GST, saving you \$1,000.

Also scheduled are: an IOP course on 1-3 February in Wellington. The Fire Design course starts on 22-25 February 2005 – also in Wellington.

For more information please contact Fiona McColl, CITE Education Officer on ☎ (04) 238 1291 or email BRANZCITE@branz.co.nz or visit www.branz.co.nz (CITE Industry Training).

BRANZ SEMINAR SERIES

The 2005 programme for BRANZ seminars has been finalised.

First up starting in Blenheim (March 28) and finishing Trentham (April 22) is **Building Act 2004** to introduce the Department of Building and Housing and introduce the revised Building Act. This seminar will, in addition to the 23 usual centres, also include seminars in Westport, Masterton, Oamaru, Taumaranui, Taupo and Balclutha. Registrations for this seminar will open 1 February 2005.

Seminar 2 on '**Timber**' topics will be held mid-June through to early August at our usual towns and cities.

Completing 2005 will be a seminar called **Plumbing** to update you on G12, G13 and AS/NZS 3500 starting 10 October in Nelson and again visiting usual towns and cities.

For any information or registration details contact Gail King at GailKing@branz.co.nz or phone (04) 237 1170.