

builder'smate



INDUSTRY NEWS

Problems with a building product?

If you have a problem with a building product and you think it is not doing the job it should, you can now send a complaint to products@mbie.govt.nz.

Set up by the Ministry of Business, Innovation and Employment (MBIE), the email address is where to send details of a product you think isn't fit for purpose or doesn't comply with the Building Code.

Include in your email the name of the product, where you bought it, why you think it doesn't comply with the Building Code, any technical data or information and any evidence of failure. Photographs would be helpful.

Ban coming on foil insulation retrofits

MBIE is proposing a ban on retrofitting foil insulation under floors. The risk is that people using staples or nails to attach the foil accidentally pierce a live electrical cable. There have been five deaths and one non-fatal shock so far. The ban would take effect from 1 July 2016 and only apply to retrofits, not to installation in new buildings. Note that BRANZ does not promote the use of foil in new buildings.

DON'T SUCK IT IN!

What is the most serious health and safety risk on a building site? Falling off a roof? Injury from a power tool? No – the biggest risk comes from the air you breathe and what might be in that air.

While there are, on average, 10 fatal accidents each year in the building industry, there are 185 deaths that result from breathing in asbestos and other dusts and substances.

Asbestos

Asbestos is the most serious risk and the cause of most deaths. It can cause asbestosis (lung disease) and lung cancer when the fibres are breathed in, but symptoms often appear 15–20 years after exposure. The danger is easily underestimated.

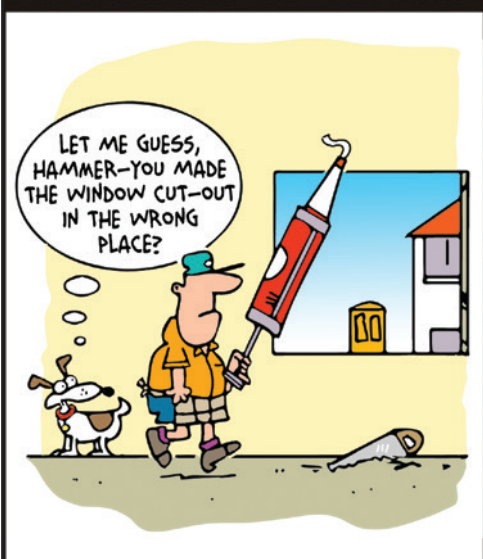
Products containing asbestos were used from the 1920s to the mid-1980s, so asbestos is found in demolition or renovation of older buildings. It can be found in some roof shingles, wall claddings, vinyl floor coverings, sprayed fire protection, decorative textured ceilings, roofing membranes, adhesives and paints.

Products containing asbestos that are in sound condition and left alone may not be a major risk, but risk increases as unpainted product weathers and fibres are released. >



A ToolShed
Trade Brad Nailer
worth \$179!

HAMMER 'N' NAILS



➤ Continued from previous page

The higher risk comes when materials are cut, sanded, waterblasted or broken up, releasing significantly more asbestos fibres.

New rules around dealing with asbestos came into effect from 4 April this year. The Health and Safety at Work (Asbestos) Regulations 2016 set up a licensing system. If you are removing friable asbestos or over 10 m² of non-friable asbestos-containing material, your business will need a licence.

(If you hold a current certificate of competence, you can still remove asbestos and supervise removal until the certificate expires.)

Working with asbestos

You don't need a licence to remove up to 10 m² of non-friable asbestos or asbestos-containing material in a single removal project. You can also remove associated dust or debris contaminated by this volume of material.

You can get material tested to see if it contains asbestos. For details of how to do this, see www.level.org.nz/health-and-safety/airborne-and-other-pollutants/asbestos.

Good practice when working with asbestos:

- Seal off the work area.
- Wear disposable overalls and cap.
- Use a half-face respirator with a filter suitable for asbestos dust.
- Keep the material damp while handling it.

- Collect residue while it is wet and bag in plastic or a closed container.
- Mark bags/containers 'Asbestos hazard – wear respirator and protective clothing while handling the contents'.
- Dispose of asbestos at a place approved by the local authority.
- Vacuum dust with a vacuum cleaner with a HEPA filter.
- Wet mop after vacuuming.
- Do not waterblast the material or break it up into little pieces.

Silica dust

Silica dust gets into the air when you polish, grind or cut concrete or masonry or drill or cut some fibre-cement board. Breathing the fine dust into your lungs over long periods can cause shortness of breath, coughing and, in extreme cases, lung disease.

An investigation on job sites found little knowledge of the risk, dust not being kept down and a lot of people

not using proper masks. Sample testing showed some workers are being exposed to levels of silica dust beyond national and international standards.

Controlling the dust is top priority:

- Spray work areas with water to stop dust getting into the air.
- Don't sweep up dust – use a vacuum cleaner with a HEPA filter.
- When buying new cutting or grinding equipment, look for models with a dust collection device or a water system to the blade.
- In low dust levels, disposable masks with two straps that fit securely may be enough. Use half-face or full-face masks for higher dust levels.

Apart from asbestos and silica dust, other dangerous substances you can breathe in include lead fumes (when removing old lead paint) and solvents. You can find out more at www.level.org.nz/health-and-safety and www.business.govt.nz/worksafe.



P1 disposable dust mask



Half-face respirator

WORKSAFE
NEW ZEALAND | MAHI HAUAMARU
AOTEAROA

Mouthpiece

Make risk management routine

By now, everyone in the trades should know that we have a new health and safety law. And guess what? It's not about banning everything and eliminating all risk at any cost.

Despite what you might hear or read, the Health and Safety at Work Act does not ban ladders. Nor does it automatically require you to put up a full scaffold for a

30-minute job. What it does require is that businesses identify risks that they can influence and control and that they manage them sensibly in proportion to the seriousness if something goes wrong.

So, if you are working on a roof all day, you will want to look at some pretty serious controls – scaffolding, edge protection, safety nets or the like. But if you're just spending an hour replacing a downpipe, your risk is lower, so you might use a ladder, making sure it is safely grounded and you maintain three points of contact.

Make risk management part of your daily routine. Start each job and each day by talking with your staff,

co-workers, contractors and anyone else on site about the risks and what is being done to manage them. Look out for each other – and if you see something that looks wrong, speak up.

There's plenty of practical advice at construction. worksafe.govt.nz. For more detail on the Health and Safety at Work Act, head to worksafe.govt.nz/hswa.

Marcus Nalter

Programme Manager Construction
WorkSafe New Zealand

Five tips on prime cost sums

If you run your own business and put together contracts for jobs – or you plan to run your own business one day – you need to know what is meant by the term 'prime cost' (PC) sums. If they are not put together carefully, these figures can cause disputes with the homeowner.

A PC sum in a contract or tender document is an allowance that is made where a particular material is not specified. Typical examples are finishes, tiles, taps and light fittings. In the price expressed as a PC sum, the builder allows a reasonably accepted average cost for an item based on experience. If the actual cost comes in above (or below) what has been allowed for, the client pays the increased (or lesser) cost.

A PC sum is not the same thing as a provisional sum:

- PC sums refer just to the cost of specific items not yet selected (but not their installation, which is covered elsewhere in the contract).
- Provisional sums cover a task where the cost of work involved isn't yet clear, such as excavation work. They typically cover materials plus labour.

A recent BRANZ survey of new homeowners found a few owners unhappy with their builder over the issue. Some felt that their contract had a lot of PC sums because their builder hadn't taken the time to understand their needs before putting the contract together.

Some people building their first home were unprepared for the extra money they had to find.

Here are five tips for protecting yourself and getting the sums right:

1. As far as reasonably possible, find the details of what the client wants, and minimise the number of PC sums.
2. Identify PC sums very clearly in the contract (and your margin on them).
3. Where PC sums are necessary, make sure that they are realistic and fair. Builders have a legal obligation to exercise reasonable skill and care in these calculations. PC sums must be reasonable under law.
4. If a homeowner wants levels of finish or appliances similar to or better than those in a builder's show home, the PC sums should reflect that, not be based on lower price levels to make the overall quote look better.
5. Good communication is key. Builder and homeowner should talk about the process of how PC sums will be spent to reduce the risk of shocks and disputes.



build

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Build magazine?”



All building contractors who are in the business of building and have paid a Building Research Levy in the current year can receive BRANZ's *Build* magazine for free. This Levy is paid as part of the building consent fee on all construction projects over \$20,000. If you are missing out on your free copy of *Build*, call 0800 80 80 85 (press 2) or email buildsubs@branz.co.nz.

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BRANZ

ADVISORY HELPLINES

For the building and construction industry:

0800 80 80 85

For the homeowner and public enquiries:

0900 5 90 90

Calls cost \$1.99 per minute plus GST

WWW.BRANZ.CO.NZ

Competition

Here's a tool



What is it?

WIN!

A ToolShed Trade
Brad Nailer



worth
\$179!

This nailer with robust cast alloy casing and a textured rubber hand grip is a great tool for carpenters, joiners and cabinet makers fixing skirting, scotia, architraves or finishing trim.

The prize is provided courtesy of The ToolShed.

All you need to do to win is tell us the name of the mystery tool (above).

Email your answer to buildersmate@branz.co.nz. Put "June Competition" in the subject line. The message should include your answer, your name, postal address and phone number. One entry per entrant please.

Don't forget to tell us where you picked up your copy of *Builder's Mate*! The winner will be the first correct entry drawn at 9 am on Friday 15 July 2016. Details will be posted on the BRANZ Ltd website (www.branz.co.nz) and in the next edition of *Builder's Mate* due out on 1 August 2016.



Winner of the February prize, Simon Cooper from Hamilton, receives his prize from The ToolShed Hamilton Branch Manager Paul Coursey.

The winner of *Builder's Mate* 77 competition was Cameron Diack of Mt Maunganui. Cameron wins a Hitachi circular saw worth \$179. The mystery tool was an air duster gun.

Terms and conditions:

Entry is open to all New Zealand residents except employees and immediate families of BRANZ and The ToolShed shops. The competition will close at 9 am on Friday 15 July 2016. The prize is not transferable for cash. The judge's decision is final. No correspondence will be entered into.

+ BUILDERS' APPS

In this series, we'll introduce some great apps and tools for your smartphone. The apps can be found in the iPhone store and/or the Android store. If you know any you'd like to recommend, email us the details at buildersmate@branz.co.nz.



WUNDERLIST TO-DO LIST

With this to-do list app, you can star important tasks, sort by date and priority, set reminders with alarms, share with others and more.



TORCH

There are numerous free torches in the app stores, but read reviews to avoid those that access your location data, call details and photos.



Good Repair Guides

Step-by-step
instructions on repairing
New Zealand homes

BRANZ has released 10 new titles in the essential Good Repair Guide series on how to repair common problems in New Zealand homes.

The titles include:

- Clay and Concrete Roof Tiles
- Concrete Floors
- Construction Stains
- Hinges
- Leaking Basement Walls
- Overlay Flooring
- Rainwater Storage Systems
- Retrofitting Wall Insulation
- Wall Linings
- Wet Area Sheet Wall Linings.

There are now 26 guides in total.

Each guide provides practical, hands-on advice for dealing with a particular repair issue. With numerous drawings and

photos, the guides provide building professionals, related trades, students and apprentices with step-by-step instructions for common repairs to New Zealand homes.

Grab **25% off** the hard copy or electronic format online for any of the 26 titles available in the series.

Book: \$15.75+ \$8 p&p
Save \$5.25

eBook: \$13.50 Save \$4.50

Promo code: GRG9
(Offer expires 30 June 2016)

GOOD
REPAIR
GUIDE

branz.nz/grg | branzfind.co.nz | Technical Helpline 0800 80 80 85

Although BRANZ has made every attempt to ensure the accuracy of its information, it provides generic advice only, and BRANZ accepts no liability for any loss or damage incurred. Opinions expressed in *Builder's Mate* do not necessarily reflect the views of BRANZ.
Standards referred to can be purchased from Standards New Zealand. Tel: 0800 782 632 or www.standards.co.nz.

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