



Timaru District Council Building Teams News

Issue 7

December 2011

Editorial

This edition of the Timaru District Council Building Teams quarterly newsletter focuses on:

- Lodging and Administration Fees
- Restricted Building Work
- Notes from the Processing Team
- Notes from the Inspection Team
- GIB
- DBH advisory to owners of stairs in public buildings
- Swimming pool advisory
- Technical corner (DBH information on changes to B1 structure)

The Building Unit would like to wish everyone a Merry Christmas and a Happy and prosperous New Year.

2011 has been a busy and challenging year. The major issue facing the industry is the proposed changes to the Building Act, such as restricted building work and associated licensing requirements. This will be a positive step forward for the industry as a whole, particularly in the area of accountability of building work.

The concept of this newsletter is designed to ensure that the latest updates, trends and issues are discussed in an open forum. Any feedback is greatly appreciated.



The Building Unit would like to wish everyone a Merry Christmas and a Happy New Year

A handwritten signature in blue ink, appearing to read 'Grant Hyde'.



Grant Hyde
Building Control Manager
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Email: grant.hyde@timdc.govt.nz

The Christmas Period

The period from 20 December to 10 January every year is not classified as working days under the Building Act 2004. So the 20 working day period the Council has to process a building consent application has to take these days into account.

Timaru District Council offices will be closed from 3pm Friday 23 December until 8.30am Wednesday 4 January.

After hours inspections over the Christmas break will only be available for emergency situations, or if pre-arranged through the Building Unit.

Lodging & Administration

To align with the Councils updated electronic invoice system, from 1st January 2012 any minor applications as indicated below will not require the fee to be lodged with the application.

| Minor Applications | Total Fee due when granted |
|--|-----------------------------------|
| Solid and Liquid Fuel Heating Appliances | \$250.00 |
| Marquees | \$195.00 |
| Demolition (Residential Only) | \$260.00 |
| Solar Hot Water Systems | \$350.00 |
| PIM Only | \$110.00 |

These one-off fees will now be invoiced once the building consent is granted.

Additional changes to building consents submitted on or after 1 January 2012 requires the appropriate amended application fee to be paid at the time of lodgement.

| Lodging & Administration | Application Fee due at Lodgment |
|--|--|
| Work with a value less than \$20,000 | \$145.00 |
| Work with a value of between \$20,001 - \$100,000 | \$275.00 |
| Work with a value of between \$100,001 - \$500,000 | \$550.00 |
| Work with a value of more than \$500,000 | \$770.00 |
| Certificate of Acceptance | \$140.00 |

Please ensure that this fee accompanies your application so that your application can be accepted and processed.

If you require any further information or assistance, please do not hesitate to contact the Duty Building Advisor on 03 6877236.

Restricted Building Work

Restricted Building Work will be introduced 1 March 2012 for the design and construction of new or altered residential and small to medium apartment buildings. The designer and contractors for foundation work, carpentry, brick & block laying, external plaster, roofing and site management associated with Restricted Building Work must be Licensed Building Practitioners (LBPs). For further information on LBP's please go to the following link: <http://www.dbh.govt.nz/lbp-consumer>

Notes from the Processing Team

Current Application Forms

All applications must be submitted on the current version of the form, as required by accreditation standards. Applications submitted on earlier versions of the forms will be automatically rejected at the initial check stage.

To avoid unnecessary delays as a result of this please visit the website www.timaru.govt.nz to check that the version number you are using is current. Alternatively, up to date copies are available from the Timaru District Council offices or surrounding information centres.

Some of the Reasons for Delays to Plan Processing

The Timaru District Council Building Unit is proud of its 100% processing within the 20 working day period last year but would also like to point out some of the more common "request for further information" requirements being:

- Engineers PS1 without B2 and/or specified design working life
- Structural fixings
- Flashing details and risk matrix
- Truss certificates & plans
- Lintel sizes
- Timber grading and treatments
- Job specific specifications
- Application fee not included
- Ecan flood hazard assessment
- Accessible facilities to commercial and relevant industrial building consents
- Fire safety alternative solutions requiring "Design Review Unit" (DRU)
- Lack of size and gradients to all drainage and waste pipes
- Confirm which standard used as compliance for drainage work

The processing staff also have ongoing problems with quality of plans, for eg. font size, dimensions and contour heights.

For further information on getting documents right the first time refer to www.dbh.co.nz "Guide to applying for a building consent (residential buildings)".

Please remember that all inwards correspondence to do with a building consent **MUST** have the building consent number written clearly on it.

Notes from the Inspection Team

Inspections are currently at 3-4 days out with the availability of pre-pours being available sooner in certain cases and are given first priority. Final inspections on the other hand being of lower priority. Please make sure the approved plans are on-site at the time of any inspection requested. Also be aware that any failed inspections may result in an additional inspection fee.

GIB

Just like the ongoing changes to the Building Code, GIB will change its ways and methods just as frequently to work alongside Building Code requirements. To keep up with changes to GIB either log onto www.gib.co.nz or obtain the latest site guide book dated January 2010 or GIB ezy brace systems dated June 2011.

One interesting point brought to the councils attention just recently, was the fixing of sheet bracing to trim studs beside windows or doors, especially in the case of a 0.4m length. As verified with GIB's technical advisor, Dale Hammett, end studs must be a continuous length from top to bottom plates. Alternatively, strapping the trim stud up and over the top plate either side of the frame is acceptable.

DBH Advisory to Owners of Stairs in Public Buildings

As a result of the technical investigation conducted by the Department of Building and Housing, the Department has requested that all Councils alert building owners to the importance of having the main exit stairs formally assessed. This has come about due to the failure of the stairs in the Forsyth Barr Building during the major earthquake aftershock in Christchurch on 22 February 2011.

The Department recommends that owners of buildings to which members of the public have access, including office buildings, engage a chartered professional engineer to assess the main exit stairs. This is to ensure that they have sufficient allowance for movement. This particularly applies to buildings that have a scissor stair configuration.

The scope of these checks should be in accordance with the Departments Practice Advisory, which is available for download at www.dbh.govt.nz/practice-advisory-13.

The full findings from the first part of the technical investigation into the Forsyth Barr, Hotel Grand Chancellor, and Pyne Gould Corporation buildings, can also be found on the Department's website at www.dbh.govt.nz/canterbury-earthquake-technical-investigation.

Swimming Pool Advisory

With the return of warm summer weather, it is a good time to remind spa and swimming pool owners of their responsibilities regarding the safety of their pools.

On average five children under the age of four drown in home pools in New Zealand every year. Many more are involved in serious near-drowning accidents that can leave children with moderate to severe brain damage.



The most common issues of spa and swimming pool non compliance are:

- Self-closing gates or doors not operating correctly.
- Latches and locks not in place or maintained.
- Fencing issues - a pool fence is required to be 1.2m high, durable and strong with no gaps larger than 100mm.
- Climbing points within 1.2 metres outside the fence.

A more extensive checklist is available at the Timaru District Council office.

The Building Unit audit 10% of the pools on our register every year. If your pool is non-compliant or not on our pool register, you could be facing expensive re-inspection costs or even prosecution for continued non compliance.

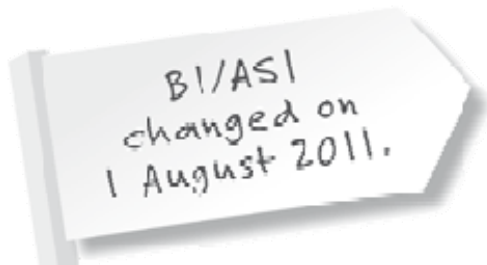
Remember, it is your pool and therefore your responsibility to keep it compliant with New Zealand law.

Be wary of purchasing pools over the summer months, as pools that can be filled deeper than **400mm** require a building consent and a fence constructed to meet the requirements of the Fencing of Swimming Pools Act 1987.

If you require any further information or assistance, please do not hesitate to contact us at the Duty Office on 03 687 7236.

Technical Corner

Structure Acceptable Solution B1/AS1 - changes 1 August 2011



These changes are included in Amendment 11 of the [B1 Structure Compliance Document](#).

Acceptable Solution B1/AS1 now references NZS 3604:2011 instead of the 1999 version. NZS 3604 is used to design most homes and other low-rise timber-framed buildings in New Zealand. NZS 3604:2011 aligns with the latest loading standard series AS/NZS 1170 and with the updated Acceptable Solution E2/AS.



NZS 3604:2011 is referenced with modifications. All concrete slabs-on-ground must be reinforced with ductile Grade 500E steel mesh which is tied to perimeter foundation reinforcement; you can no longer use unreinforced slabs anywhere in New Zealand.

On 19 May 2011 **the definition of 'good ground'** was changed (for the Canterbury earthquake region only) to exclude land where liquefaction and/or lateral spread could occur. Designers can refer to [Guidance on using NZS 3604 construction on ground with potential for liquefaction](#).

The Department recommends to building designers and property owners, that where the ground they are building on has potential for liquefaction and/or lateral spread, they seek advice from a chartered professional engineer. This would be with regard to using foundation details that provide enhanced performance over those in NZS 3604:2011 (including as it is modified in B1/AS1).

Ground with a potential for liquefaction and/or lateral spread may already have been identified by the Territorial Authority or Regional Council, and may be identified on the LIM (Land Information Memorandum) for the property.

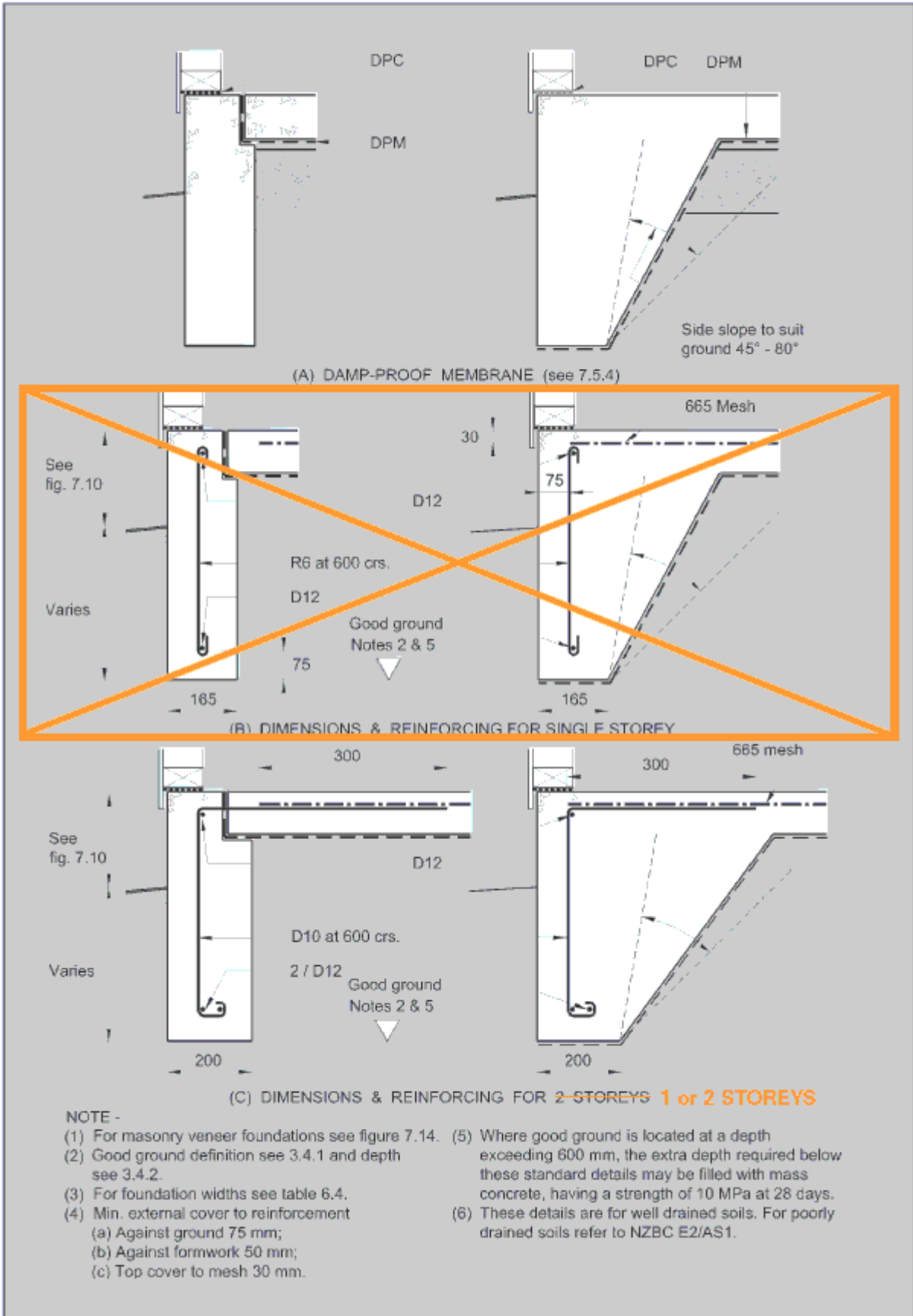


Transition period

From 1 August 2011 the new version of Acceptable Solution B1/AS1 took effect. From that date, there is a transition period to 31 January 2012 when both the previous (Amendment 10) and the new (Amendment 11) versions of the Acceptable Solution can be used. From 1 February 2012, only the new version of B1/AS1 (Amendment 11), referencing NZS 3604:2011, applies as an Acceptable Solution.

Important Note! Applications approved and submitted prior to new compliance dates will stand as approved.

Information sheet on seismicity changes - Structure B1/VM1, B1/AS1, B1/AS3



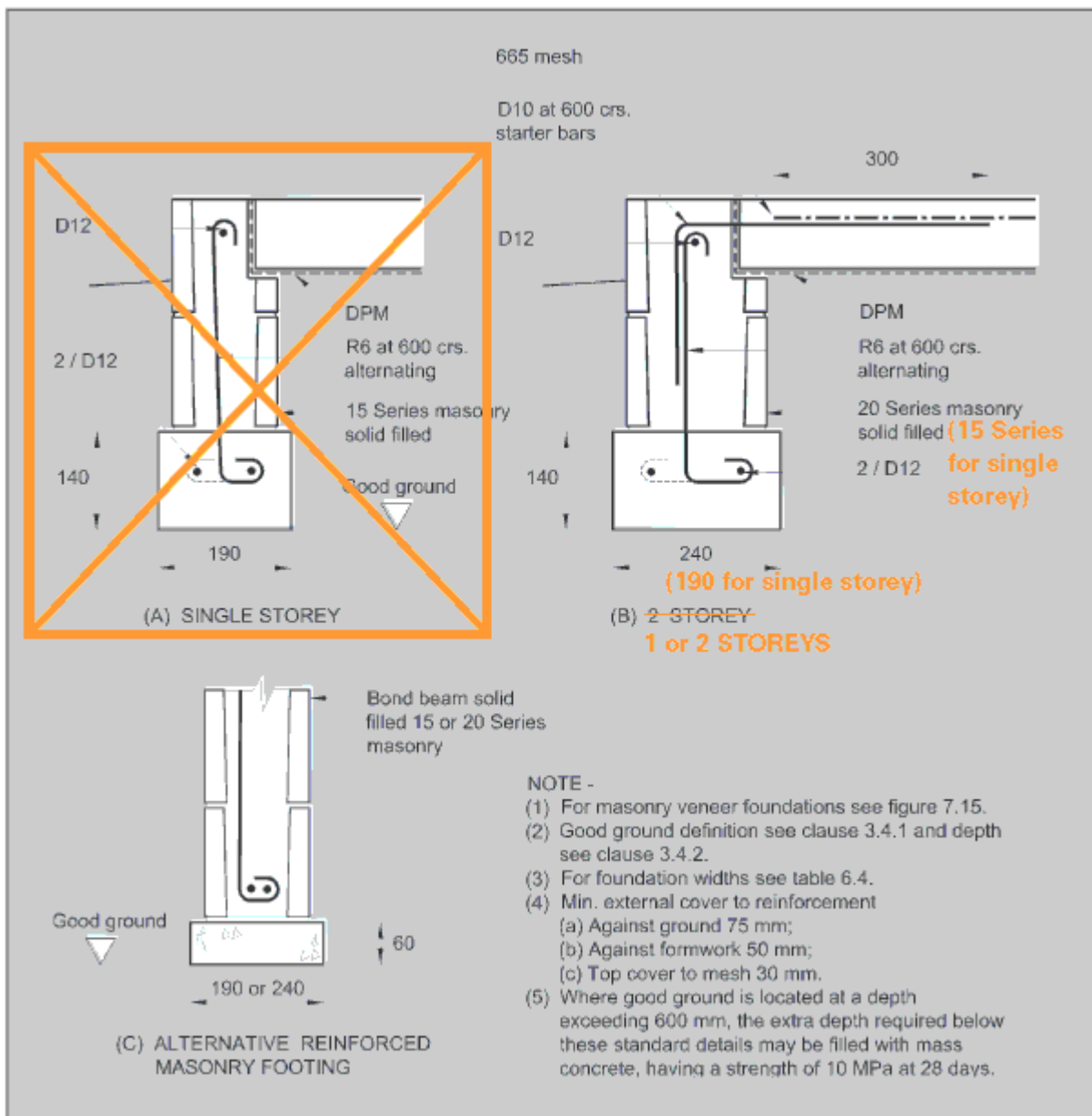


Figure 7.13 - Foundation edge details - Concrete masonry (see 7.5.2.3)

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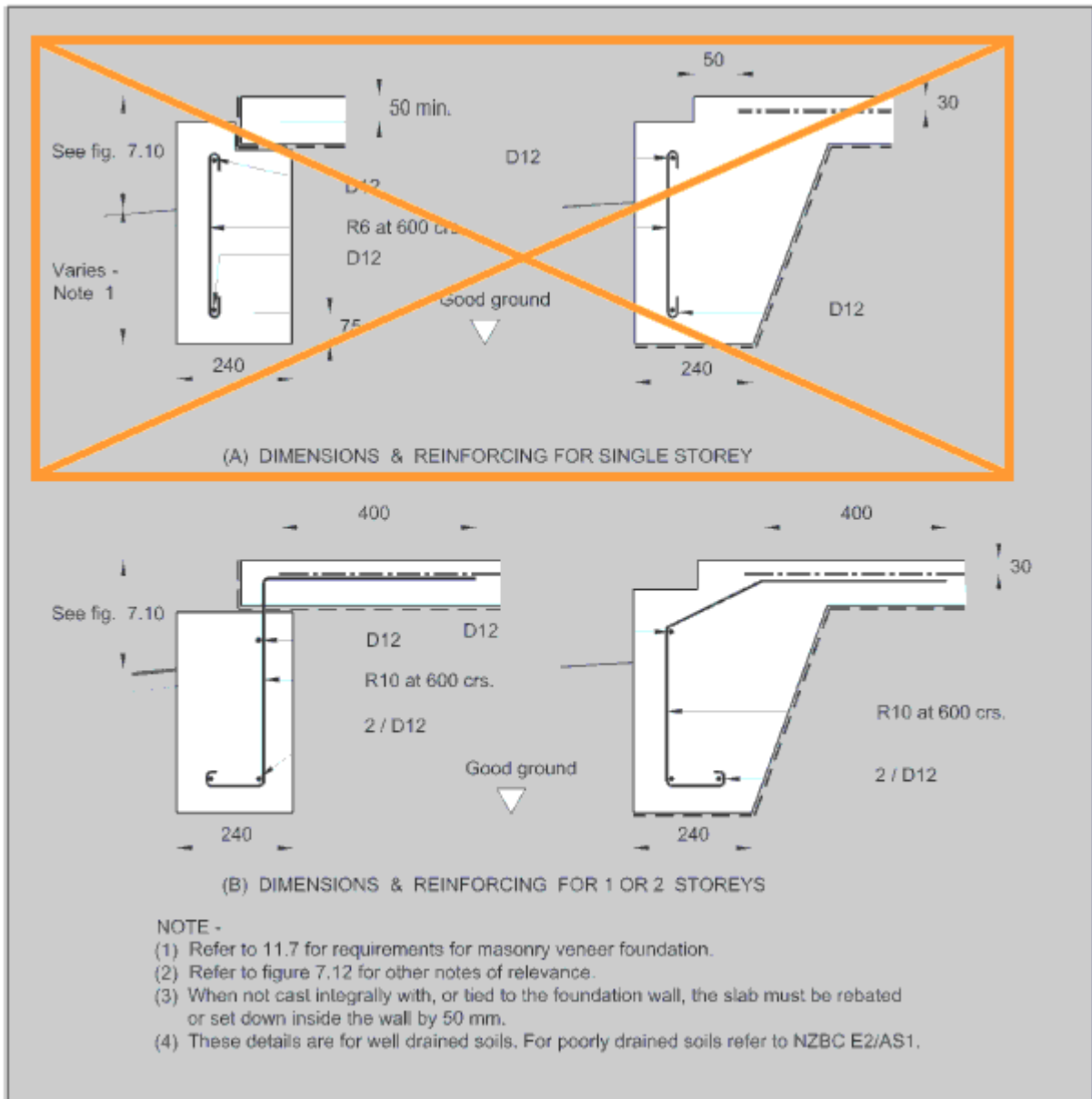


Figure 7.14 - Masonry veneer foundation edge details - In situ concrete

- (see 7.5.2.3 and 11.7)

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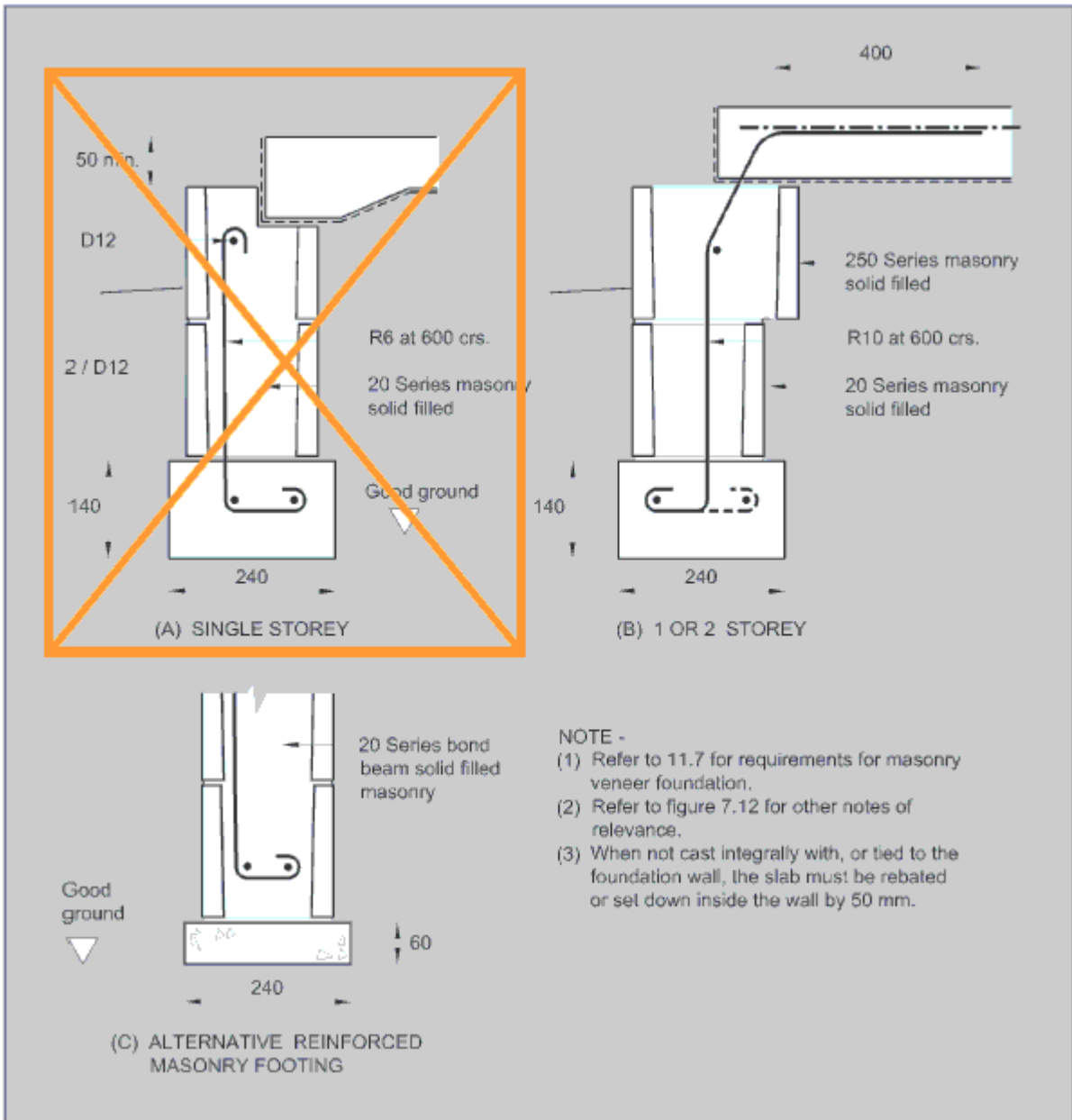
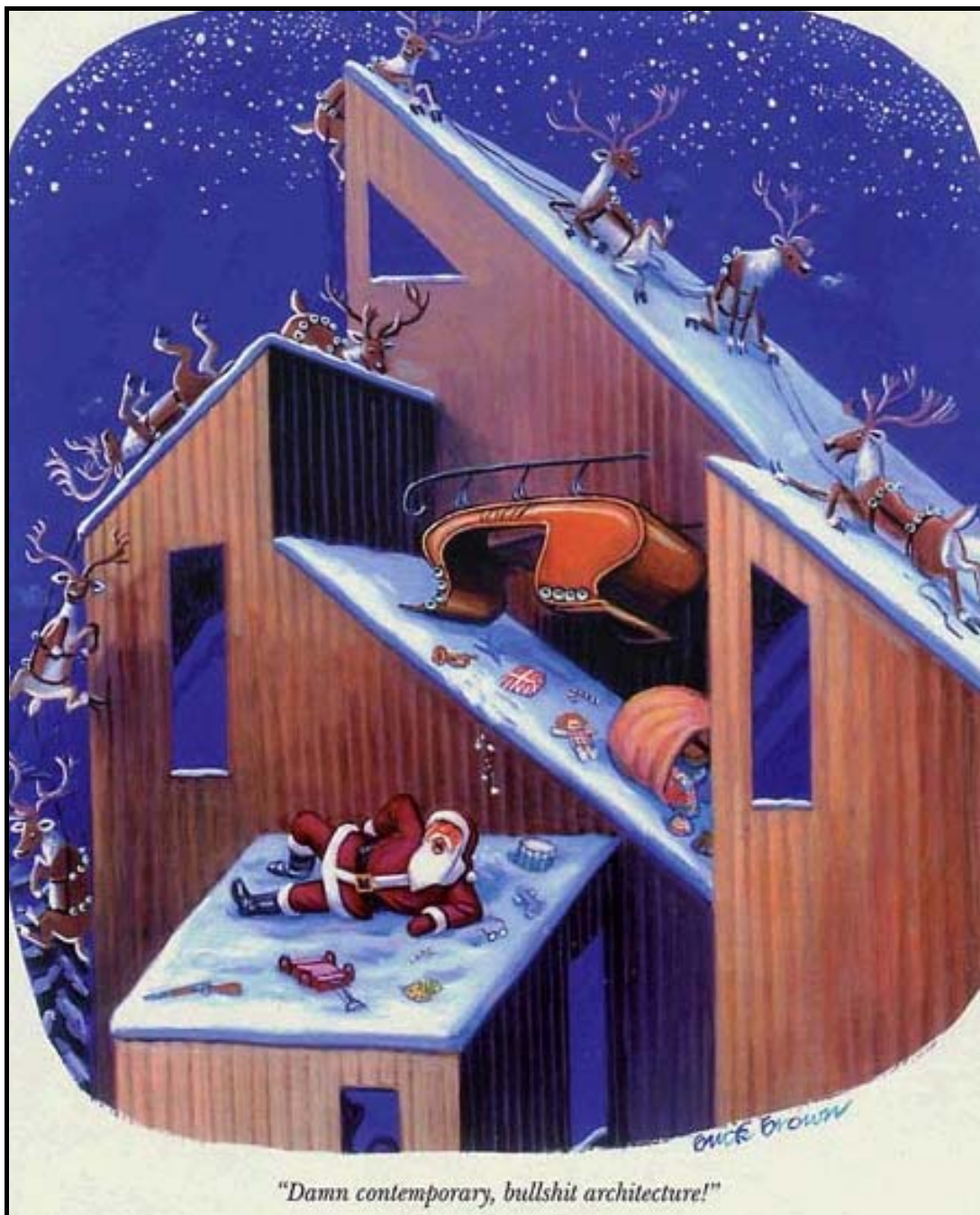


Figure 7.15 - Masonry veneer foundation edge details - Concrete masonry - (see 7.5.2.3 and 11.7)

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Got It Nailed is a news update which will be sent out to the building sector at no cost.

Suggestions for items that you would like to see included are also welcome.

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