

GOT IT NAILED

BUILDING NEWS & VIEWS

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RECENT ACHIEVEMENTS BY THE BUILDING UNIT

The Building Unit has just received news that a further four staff members have achieved a National Diploma in Building Control Surveying, they are:

Monica Bedford
David Laws
David Williams
Tony Milward
Peter Proctor (TDC Contractor)

We now have a total of 15 technical staff with an appropriate qualification to carry out building controls.



The Council has been a leader of New Zealand Councils, having all technical staff gaining appropriate qualifications as required by Regulation 18 of the Building Act. This has been a great team effort by staff with significant support from the Council.

NEW FRAMEWORK FOR MANAGING EARTHQUAKE PRONE BUILDINGS

The system for identifying and remediating earthquake-prone buildings is set to change significantly from 2017 to provide more nationally consistent regulations.

Significant amendments to the Building Act 2004 which introduce procedures for addressing earthquake-prone buildings (EPBs) have now been enacted. There will be major changes to the current system under the Building Amendment Act 2016, that will assist in identifying and remediating earthquake-prone buildings. The new provisions are anticipated to come into effect in April

2017, or a date that is no more than two years from enactment.

For more information and time frames go to:

TDC website:
http://www.timaru.govt.nz/__data/assets/pdf_file/0017/80333/1013641-New-Framework-for-Managing-Earthquake-Prone-Buildings.pdf

MBIE website:
<https://www.building.govt.nz/managing-buildings/earthquake-prone-buildings-policy-framework/>

Engineer design consultants website:
<http://edc.co.nz/downloads/>

Building (Earthquake-prone Buildings) Amendment Act:
<http://www.legislation.govt.nz/act/public/2016/0022/22.0/DLM5616102.html>

Otherwise contact Grant Hyde (Building Control Manager) on 03 687 7232 or grant.hyde@timdc.govt.nz

"Got It Nailed!" is a free news update which is sent out to the building sector to ensure that the latest updates, trends and issues are discussed in an open forum.

Feedback and suggestions welcomed

Please contact us with any suggestions for items you would like to see in our Building Services Updates - feedback is also greatly appreciated.

Contacting Building Services

Did you know that rather than visiting or calling building services with an enquiry, you can email us at enquiry@timdc.govt.nz. Email enquiries are responded to promptly.



Receiving the newsletter electronically

If you would like to receive our newsletter electronically, please contact Grant Hyde - Building Control Manager DDI: 03 387 7232
Email: grant.hyde@timdc.govt.nz

From the Processing team **CERTIFICATES OF TITLE (CT)**

In the past, the Building Unit has been able to provide building consent applicants or property owners a copy of the CT as part the service when applying for a building consent. Unfortunately, due to liability reasons, this service has now been passed back to the owner or applicant to provide when applying for

building consent. We use the CT not only as proof of ownership and as it also states any conditions, easements or right of ways that may be listed within the property title. In some cases certain properties can have multiple conditions and is another reason this responsibility should be with the owner or applicant.



ONLINE ELECTRONIC CONSENTING UPDATE

The Building Unit is progressing smoothly with the implementation of the electronic building consent program. Thank you to all external users that were asked to use the online system.

It's proving to be a great advantage to all and will continue to evolve (for the better) as we get more users signed up. Invitations will continue to be sent out over the next few months to local designers and architects, so watch this space.

The next stage of this program is to scan all paper based applications (once received) into our system for processing,

this will result in a more efficient way of processing your paper based building consent application.

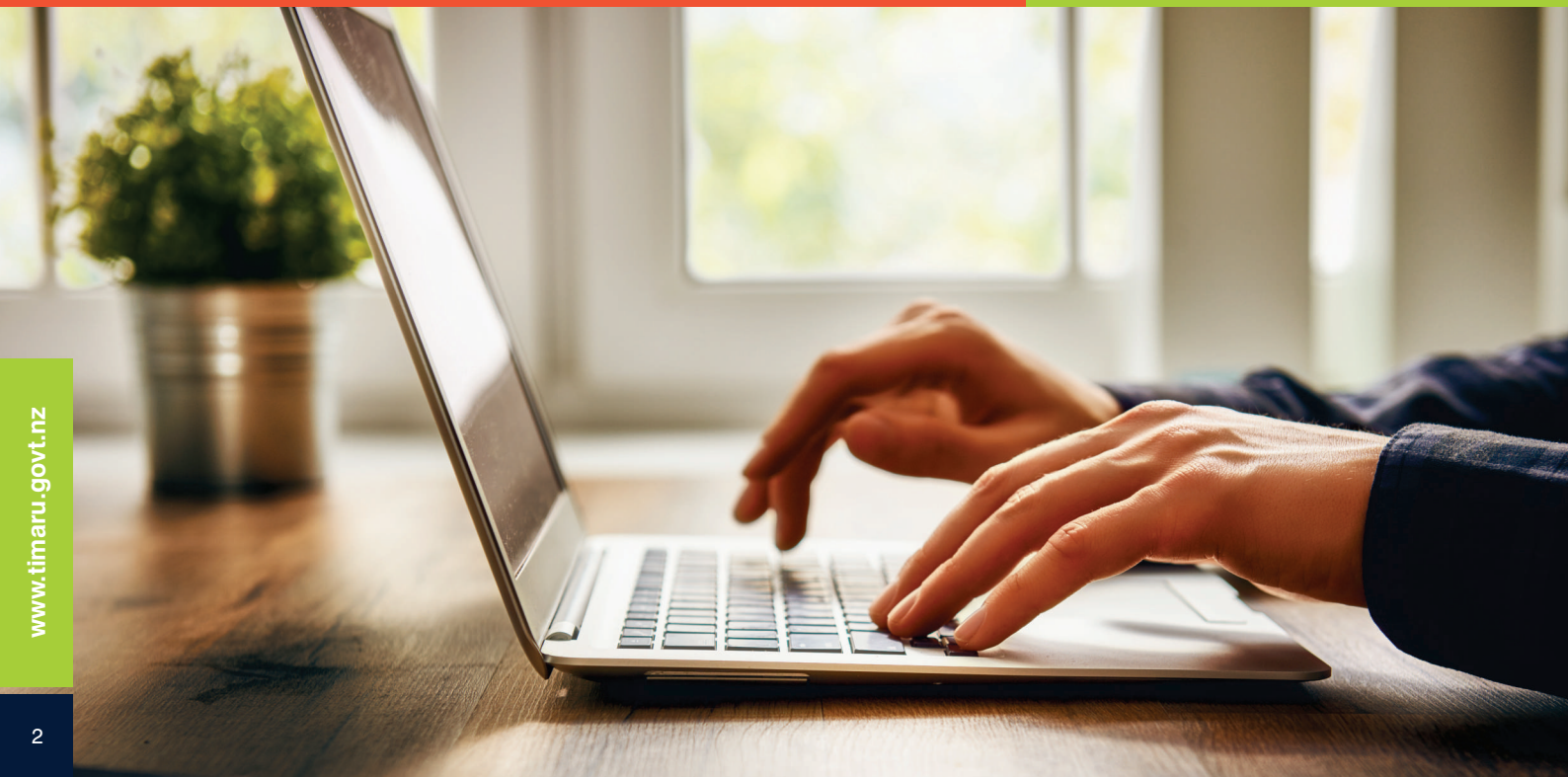
This will also mean that the plans and documents submitted will be restricted to a maximum size of A3 and you once your consent is issued you can receive it either electronically via a USB stick, or printed in paper form (as originally submitted). We believe the most efficient way will be electronically (USB).

The scanning of all paper based applications started Monday 15 August. Once again, thank you for your patience as we move into this electronic era.

If you have any questions relating to this please feel free to contact Jayson Ellis on 03 6877466 or jayson.ellis@timdc.govt.nz

From the Admin team **ELECTRONIC CONSENTING**

Now that the Building Unit is processing building consents electronically, **we no longer need two copies** of plans and specifications as these will be scanned into the system.



From the Inspection team

BARRIERS (SAFETY FROM FALLING)

This topic isn't only to protect children, although unfortunately they are the vulnerable ones that often become victim to inadequate and noncompliant barriers.

The Building Code clause F4 provides a mandatory set of provisions being:

OBJECTIVE:

The objective of this provision is to safeguard people from injury caused by falling.

FUNCTIONAL REQUIREMENT:

Buildings shall be constructed to reduce the likelihood of accidental fall.

PERFORMANCE:

Where people could fall 1 metre or more from an opening in the external envelope or floor of a building, or from a sudden change of level within or associated with a building, a barrier shall be provided.

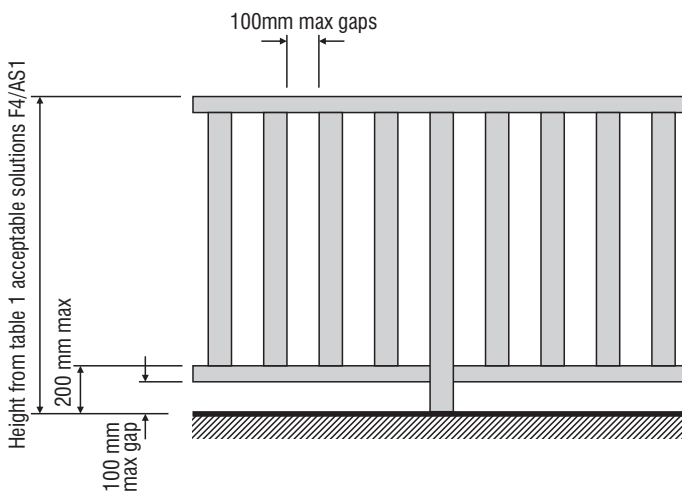
Unfortunately these mandatory requirements are overlooked when home owners decide to build decks or patios at home. New rules under the Building Act 2004 (schedule 1) have given DIYer's the ability to build decks up-to 1.5m high. What council inspectors are discovering is when the deck is greater than 1m high either the barrier is non-existent or noncompliant.

Here are some important tips for constructing:

- Gaps no greater than 100mm
- Barrier height to be 1m from the deck.
- Construction to comply with the NZBC refer to:

<http://www.buildmagazine.org.nz/articles/show/deck-barriers/> for guidance.

Otherwise contact the Council Building Duty office on 687 7236 for any further information.



APPROVED PLANS MUST BE ONSITE!

The building inspectors cannot carry out their inspections if the plans are not onsite which will result in a failed inspection and an additional cost of \$145 to the owner, applicant or possibly even the contractor. If, for what ever reason, the approved plans have gone a stray or need replacing the Building Unit can reprint another set subject to printing fees.



LICENCED BUILDING PRACTITIONERS (LBP) CONSTRUCTION PROCESS

Notification to Council

Before restricted building work commences, the owner or LBP must give the Council written notice of every LBP who is engaged to carry out or supervise Restricted Building Work (RBW) under a building consent who has not already been stated in the building consent application.

It is also necessary to notify the council for the following scenarios prior to RBW commencing:

- An LBP ceases to be engaged to carry out or supervise the RBW; and/or
- Another LBP, not already named is engaged to carry out or supervise the RBW.

See the attached form which is now available on the Council web site: http://www.timaru.govt.nz/__data/assets/pdf_file/0006/80781/883222-Building-Advice-of-Licensed-Building-Practitioners-MBIE-form.pdf

Post Line / Pre stop Inspections

Feedback from inspectors during recent post line inspections is that the failure percentage is increasing. The common findings resulting to failure have been:

- Bracing lengths or locations not as per plan
- Small openings in bracing units such as light switches being closer than 90mm to the edge of the sheet

- Wrong fixing patterns or screws used
- Locations of bracing being in a shower area or over a bath.

These are simply things that can easily be avoided; a lot of the above issues could be from the lack of LBP carpenter supervision. And as you will be aware any failed inspections may result in additional inspection fees.

Try the below quiz to test your knowledge.

GIB QUIZ:

1. What is the minimum distance of fixing from a paper bond edge of a bracing unit?

- 10mm
- 12mm
- 18mm

2. What is the minimum distance of fixing from a cut sheet edge of a bracing unit?

- 10mm
- 15mm
- 18mm

3. What is a suitable substitute for 13mm brace line less than 900mm in length?

- 13mm fire-line
- 13mm noise-line
- There isn't a substitute

4. Openings in ceiling diaphragms are acceptable providing they are:

- Small openings such as down lights providing they are no closer than 90mm from the edge of the bracing unit.

b) Larger openings are allowed within the middle third of the diaphragms length and width.

c) All of the above

5. What is the minimum sheet width within a ceiling diaphragm?

- 900mm
- 600-900mm providing the joints are back blocked
- 600mm providing the length exceeds 1800mm

If we can help you further please don't hesitate to contact the Duty Building Officer on 03 687 7236.

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