

GOT IT NAILED

BUILDING NEWS & VIEWS

ISSUE 21 | DECEMBER 2015



APPROPRIATE QUALIFICATIONS FOR BUILDING CONTROL OFFICERS

As required under Regulation 18 of the Building (Accreditation of Building Consent Authorities) Regulations 2006.

Since December 2013 all BCAs have had to plan how all technical staff in Building Controls will achieve an appropriate qualification within a three year period.

The Timaru District Council (Building Unit) signed up with Capable NZ (Otago Polytechnic) to obtain a National Diploma in Building Surveying for a group of 4-5 staff per year, over a three year period.

The Building Unit's second team of four technical staff are proud to announce that

they have received acknowledgement of successfully achieving the diploma.

Diploma holders:
Marion Finn
Mark Stericker
Malcolm Lurajud
Phillip Bone

Gaining the diploma has been well worthwhile. The knowledge gained has given a more extensive understanding of all aspects of Building Control.

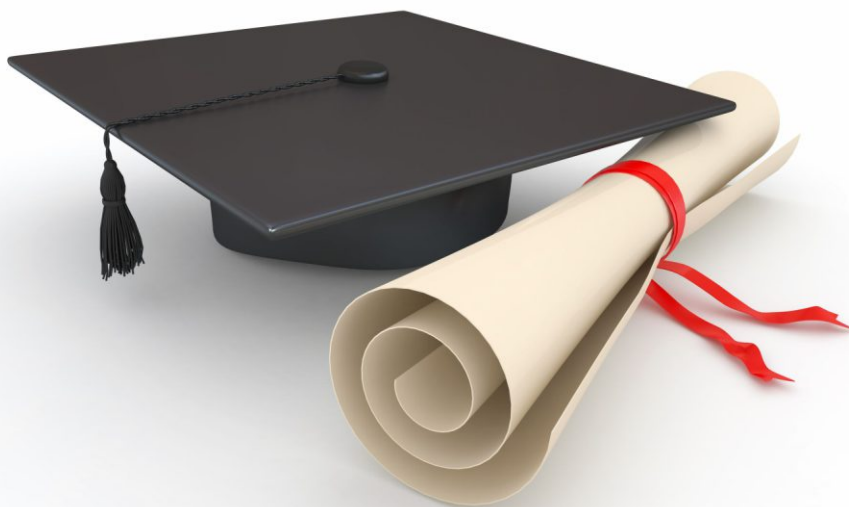
CHRISTMAS HOLIDAY PERIOD

The period from 20 December to 10 January every year is classified as "non working days" under the Building Act 2004.

Therefore the 20 working day period the Council has to process a building consent application takes these days into account.

Timaru District Council offices will be closed from 3pm Thursday 24 December until 8.30am Tuesday 5 January.

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



"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



EARTHQUAKE PRONE BUILDINGS POLICY AND WHERE IT'S AT

The Government's Building (Earthquake-prone Buildings) Amendment Bill has been reported back to parliament house with a large number of proposed amendments.

Besides the announcements in May by the Ministry, such as zoning New Zealand into areas of low, medium and

high risk, and the prioritising of education, hospital and emergency buildings. There will also be a new category of priority buildings to cover those parts of an unreinforced masonry building, such as a parapet or veranda, which could fall on to a public road, footpath or other thoroughfare which has been identified by a Council as having

sufficient vehicle or pedestrian traffic to warrant prioritisation.

The Building Unit is waiting in anticipation for news to come from the Ministry, we were told it could be this year which is almost over so watch this space and we will keep you posted.



FROM THE ADMIN TEAM

BUILDING CONSENT APPLICATIONS REMINDER

A reminder for those submitting building consent applications, if the agent or owner is a company please provide these details rather than the name of an individual who may work for the company. As the building consent will be

lodged against the individual's name for the life of the building.

The best option would be to name the company and in brackets put the individual's name.



FROM THE PROCESSING TEAM

Wall bracing:

A reminder to designers and architects.

When calculating wall bracing, the first step is to determine the type of floor construction the wall bracing element will be attached to, and the rating that applies.

For concrete floor construction, the maximum bracing rating permitted under NZS 3604:2011 *Timber-framed buildings* is 150 bracing units (BU) per metre of wall length. For timber-framed floors, the permitted maximum capacity is 120 BU/m. Otherwise specific engineer design will be required.

While the performance of the specified bracing element may be greater, the above maximums are all that can be claimed towards satisfying the bracing requirements along any bracing line. For example, a bracing element rated as 150 BU/m can contribute no more than 120 BU/m when attached to a timber-framed floor.

These limitations are imposed so that the capacity of the hold-down fixings will not be exceeded when the panel is loaded.

Modifications to NZS 3604:2011 by B1/AS1

In August 2011, Amendment 11 to B1/AS1 (the Acceptable Solution for clause B1 Structure) modified the requirements of NZS 3604:2011 section 3. However, it appears that a number of practitioners have not noted these changes on their current copies of NZS 3604:2011.

To avoid noncompliance it is critical to note these changes in your copy of NZS 3604:2011.

To obtain a copy of these amendments you can download a copy free from www.building.govt.nz/building-code-compliance-documents (refer to section 3).

PROPOSED CHANGES TO FENCING OF SWIMMING POOLS ACT 1987

The Ministry of Building and Construction has released consultation documents and taken submissions on proposed changes to the Act, and has indicated that existing laws will soon be updated. No clear timeframe has been provided for the implementation of the proposed changes.

Due to existing rules being criticised as inconsistent and cumbersome, proposed

changes to the Fencing of Swimming Pools Act 1987 ("the Act"), if passed, will give owners more choice about how they restrict access to their pools, but rules will be tightened generally and the inspection process unified.

Again the Building Unit wait in anticipation for news to come from the Ministry. Watch this space and we will keep you posted.



FROM THE INSPECTION TEAM

THE NAMING OF TRADE LICENCED BUILDING PRACTITIONERS (LBP'S)

Building Control Officers have reported a lack of written notices being provided to the Council, prior to Restricted Building Work (RBW) commencing, particularly the first inspections for pre pour footings or sub-trades, such as roofing and cladding. If you are a LBP carrying out or supervising RBW, identification should be provided prior to the building consent being issued, or at-least before any RBW starts.

In accordance with section 87 of the Building Act:

(1) Before restricted building work commences under a building consent, the owner must give the building consent authority written notice of the name of every licensed building practitioner who

(a) is engaged to carry out, or supervise, the restricted building work under the building consent; and
(b) was not stated in the application for the building consent under section 45(1)(e).

To prevent unnecessary delays and cancelled inspections, I would strongly recommend the written notice of every LBP be provided to the Building Unit at an early stage, otherwise the Building Unit will:

- Warn the owner/building consent holder.
- Order the building work to stop (ie issue a Notice to Fix) until the Council has received written notice of the names of those trade LBPs.

The Building Unit would like to wish all their new and existing customers a very Merry Christmas and a Happy New Year and look forward to doing it all again next year.



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

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