

building & consent news

KEEPING YOU INFORMED OF THE BUILDING AND CONSENTS PROCESS

Issue 07 February 2010

Hello all and welcome to 2010.

From discussions around the industry, it would seem that most coped with the difficult conditions of 2009 and rounded the year out in one piece and 2010 has kicked off with some confidence.

It would appear that the Government is seeking to raise GST to 15%. This announcement is likely in the May budget and will probably be introduced in October. Cuts to personal income tax should mean that there will be no drop in the standard of living as far as day to day expenditure is concerned, but it will impact on capital expenditure items like the 42" plasma, the recreational toys and for most, new or altered houses – the area that the majority of us derive our income from. If we look back to when GST was increased from 10% to 12.5%, there was a knee-jerk reaction that lasted around six months where consumers stopped spending on non-essentials as the 2.5% rise made items 'too expensive'. This will definitely have an effect on the building industry, however on

the flip side, anyone who had even remote ideas about spending, jumped in and got it done before the new tax rate took effect. So with a little careful planning, we may be able to use this tax increase to our advantage in the short term.

We have had one industry committee meeting this year and again I ask that you all contribute to the success of these meetings by presenting us with agenda items for discussion. Meetings are the first Monday of every month at 4.00pm at the Council building. If you do not wish to attend these meetings, you can still let me know your thoughts by phoning 027 485 3632 or contact Kelvin by email Kelvin@chevronhomes.co.nz, or Mike Lepper at the Council on 06 366 0992.

Look forward to seeing you all at the next quarterly industry meeting.

Kind regards and all the best for the New Year.
Nick Spark, Chair, Industry Committee

The need for a PIM is now voluntary

From 1 February 2010 you no longer have to apply for a PIM as part of the building consent process, although the option still remains available. This change only applies to consent applications received after 31 January 2010. A PIM provides an applicant with useful background information such as potential hazards known to relate to a property, whether a resource consent is required, or the heritage status of existing buildings, so persons involved in major building work applications are encouraged to still apply for a PIM.

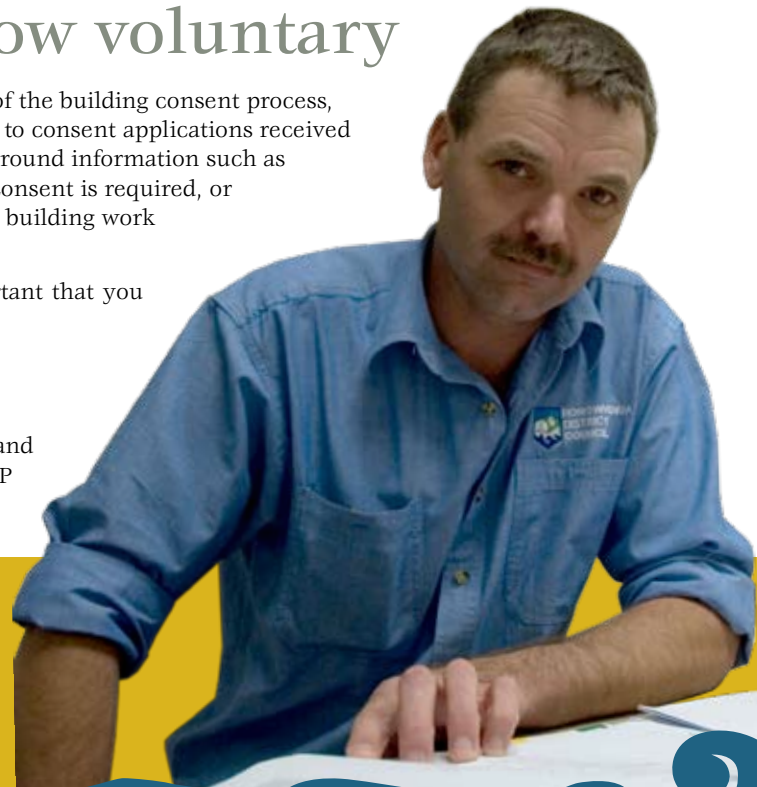
So when completing your consent application it is extremely important that you indicate on your application whether you want a PIM or not.

Quarterly industry meeting

Your invitation to the first meeting of 2010 on 15 March, is enclosed and we look forward to renewing our acquaintance with you. Please RSVP as shown to assist us with catering needs.

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Jason's plumbing & drainage quiz

Following the good feedback received on previous quizzes, we continue this project and offer you a further opportunity to test your knowledge. Answers can be found on page 4.

1. What are the four purposes of the Building Act 2004?

2. As per the Building Act 2004 requirements, the primary objective of processing an application for Building Consent is to _____ that the provisions of the Building Code would be met if the building was properly completed in accordance with the plans and specifications:

- a. Be satisfied on reasonable grounds
- b. Be 100% sure
- c. Warranty
- d. All of the above

3. Define the term 'Network Utility Operator':

4. State four reasons that a building may be deemed insanitary under section 123 of the Building Act 2004:

5. What foul water drain access points are required under G13/AS2?

6. Under normal operating conditions, fixture traps shall retain a water seal depth of not less than _____ mm under G13/AS1 and what is the consequence of loss of trap seal?

7. Under G13/AS2 for restaurants and cafes, the capacity of the grease trap shall be at least _____ litres for each person for whom seating is provided and in no case less than _____ litres total capacity.

8. The NZ system of sanitary plumbing – G13/AS1 is based on which type of system?

9. Under G13/AS1 what is the maximum unvented length of a DN100 soil pipe from a WC pan when it is the top connection to a soil stack?

10. Under G13/AS1 a soil stack vent (which is acting as the main drain vent and where the soil stack is carrying 42 discharge units) is required to be what diameter?

11. Under G13/AS3 (AS/NZS3500.2) what is the minimum permitted size for a main vented drain?

12. Under G13/AS3 (AS/NZS3500.2) what is the maximum number of WC pans permitted on a DN100 unvented branch drain?

13. Under G12/AS1 what are the requirements for a hot water cylinder vent pipe likely to be subject to freezing?

14. Other than G12/AS1, name another acceptable solution for open vented low pressure storage water heaters.

15. Under NZS 4305:1996 – 'Energy Efficiency Domestic Hot Water Systems' is it mandatory to insulate the kitchen sink distribution pipe from the water heater to the outlet?

Inspection numbers

Contributed by Joseph Matchaere

Finding the line between mandatory inspections and ones that can be doubled relies on a variety of circumstances.

Our concern as the Building Consent Authority is firstly to maintain the integrity of the inspection process and secondly (but by no means least) to avoid the cost of unnecessary inspections to the contractor / owner.

Form 227 (yellow inspection schedule) is a list of mandatory inspections required for the specific project being undertaken. That's our side of the deal taken care of. Your part is to arrange or coincide these inspections to your best advantage.

Singularly, it is your right to have these inspections in whatever order suits you – excluding of course the impossible, for example the post line before the preline. At one end of the spectrum, this might suit the DIY handyman or the build-as-you-earn person and

at the other end the full-time professional or gangs moving with more rapid progress. So the freedom of this inspection system is that it allows us to cater for a spectrum of let's say between 1 – 10 and a variation of anywhere in between. Therein lays the dilemma.

With a one room extension, it's practical to have a combined (1) subfloor/fixings (2) Framing/ truss and (3) post wrap/flexible tapes provided there is no mistakes, eg, one joist is missing on a double boundary floor joist or internal load bearing wall. What is not practical and has happened (1) Framing/truss and (2) post wrap/flexible tapes for a two storey mansion in a half hour inspection block.

It is the desire of this BCA to work in with our customers for a win/win result.

If you have any queries on this matter, please contact our inspections booking service on Ph 06 366 0927.

Lunchtime training seminars

These are being introduced in March and will be run by Colin Gibbs. They are designed to be short and informative sessions run over the lunchtime period and lasting no longer than half an hour to three quarters of an hour. You bring your lunch and we'll supply the tea and coffee.

The first seminar is to be held at 12 noon on Wednesday, 24 March 2010 in the Council Chambers – the subject is Licenced Building Practitioner Scheme Applications for Carpentry and Site 1. Colin Gibbs will be delivering the seminar and will lead you through the process of filling out the application form. There is no need to book in advance for the seminar, just turn up ready to start at midday.

To assist us with delivering topics that meet your needs, please contact Colin by telephone or email him with your ideas at coling@horowhenua.govt.nz, as there may be others out there that also have an interest in your topic.



Emergency Building Teams update

You may remember that early in 2009 we advised that Tim Taylor was coordinating volunteers to set up an emergency team made up of experienced building industry professionals. For one reason or another

Tim has not been in a position to get this off the ground, however the group will be launched in the very near future.

The prime objective of the team is to act as a network of eyes and ears out on the ground during events such as floods, earthquakes, wind storms, or other emergencies where damaged property may pose a threat to human safety and lines of communication may be difficult, with members of the team undertaking assessments of affected buildings,

wherever that may be in the District.

Current volunteers for this group are Lee Thompson, Nick Spark, Alan Day Jnr, Doug Harrison, Todd Penny, Andrew Lloyd, Grant Campbell, Peter Bolton, Kelvin MacPherson, and Mike Barrett.

If you're keen in being involved please contact Tim on Ph 06 366 0999 extension 6811 or email him at timft@horowhenua.govt.nz

This is your newsletter

Just a reminder to our industry partners that this newsletter is as much yours as it is ours. So if you would like to contribute an article, or if there are items that you wish to see included in future newsletters, please contact either Colin, coling@horowhenua.govt.nz, or just give us a call on 06 366 0999. We would welcome any contributions to ensure publications are informative and relevant to your needs.



Introducing... Tim Taylor

Tim is the Team Leader of our inspections team and has been involved in the building construction industry since 1972.

He joined the New Zealand Post Office as an Architectural Draughting Cadet and completed his NZCD in 1977.

When the Post Office was split up in the late eighties, his office was shut down. In 1992, after working for several different companies, he established his own architectural design business and worked on many domestic and commercial properties.

Joining the building team in 2004 was quite an eye opener as Tim hadn't realised the amount of work that went on behind the scenes.

"When I started there were only two building inspectors on board and Horowhenua District was part of the building boom! I was on a quick learning curve and am still learning today."



Quiz answers

1. People who use buildings can do so without endangering their health. Buildings have attributes that contribute appropriately to the health, physical independence & well being of the user. Buildings facilitate safe escape of users in the event of fire. Buildings are designed, constructed & able to be used in ways that promote sustainable development.
2. A
3. A person who operates or proposes to operate an infrastructural network including energy, electricity. Tele/radio communications, water, drainage or sewer system.
4. Offensive or likely to be injurious to health; Insufficient or defective provisions against moisture ingress causing dampness; No potable water supply that is adequate for the building's intended use; Sanitary facilities not adequate for the building's intended use.
5. At drain outfalls, immediately inside the property boundary; At the junction of every drain with another drain except for branch drains < 2.0m long serving a gully trap, every change of horizontal direction or gradient < 45 degrees; Within 2.0m outside the building where a drain enters or exits from under a building; For straight lines intervals of 50m for rodding points or 100m where access chambers, inspection chambers or inspection points are used.
6. 25mm. Foul air & gases may enter buildings.
7. 5 litres, 100 litres
8. Fully vented system
9. 6.0m
10. 80mm
11. DN65
12. 2
13. Insulate between the top of the storage water heater to a point no less than 300mm above the normal standing water level in the vent pipe.
14. NZS 4603:1985
15. No