

Building Post

April 2023

The first third of the year has gone by in a blink of an eye. It only seems like yesterday that the industry was taking a well-deserved rest over the Christmas/New Year period.

There has been a lot going on in the Building Control space that has kept the team busy in the first few months of the year. Changes to Building Code Clause H1 – Energy Efficiency, new dam safety regulations, recovery from the August 2022 storm event, an increased surveillance by the Ministry of Business Innovation and Employment of Compliance Schedules, new fee proposal, and the day-to-day tasks of processing and inspecting building consents have kept the team busy.

There is continued mixed optimism in the industry as the sky-high demand which was experienced over the last couple of years is starting to ease. However, with economic uncertainty there are some concerns that the demand could all but dry up. Over recent times the building industry in Marlborough, thanks largely to the wine industry, has not been subject to the volatility that the rest of the country has experienced. It will be interesting to see how the next year pans out for Marlborough. Looking forward this year, there are a lot of residential and commercial building work that has already been consented which will keep the industry busy in the short term.

The new public library and art gallery is proposed to open on 12 May 2023. I was lucky enough to have a walk-through last week. I personally think the building is amazing and a real credit to everyone involved. I know it will get used by a wide variety of the public and will be a great asset for Marlborough.



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H1 Energy Efficiency – Insulation changes take effect 01 May 2023

In 2021, MBIE consulted on changes to Acceptable Solution H1/AS1 and Verification Method H1/VM1 to increase the minimum requirements for insulation in new homes and buildings. These requirements are used to demonstrate compliance with Clause H1 Energy Efficiency of the Building Code. Following analysis on the submissions received, changes to the documents were published on 29 November 2021 with a 1-year transition period. During the transition period, designers and builders could choose to use either the new documents or the previous versions to show compliance with the Building Code.

In response to concerns in the building and construction sector, MBIE extended the transition period for the new insulation requirements for housing by 6 months. This meant that the previous lower insulation requirements would be able to be used until 1 May 2023. From 1 May 2023 the new insulation requirements will take effect in the Marlborough Region.

It is normal practice for designers to show the type of insulation and the corresponding R-Value that is to be installed on the plans. This should be no different for the windows. Going forward it is requested that designers should provide the type of window and the corresponding R-Values on the plans.

Building Control will be requesting confirmation of the thermal performance for windows and doors that have been installed before the Code Compliance Certificate is issued. A template for the statement of thermal performance for windows and doors can be found [here](#)



For further information on H1 changes click [here](#).

Proposed Building Control Charges and Fees 2023/24

The proposed Building Control fees for 2023/24 are now out for consultation. The proposed fees are advertised in the Annual Plan Consultation. To access the Annual Plan Consultation click [here](#).



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Apprentice of the Year



The Registered Master Builders Apprentice of the Year aims to recognise excellence among carpentry apprentices and raise awareness of career opportunities in the building and construction industry. This competition is open to ALL carpentry apprentices of ALL ages – and you don't have to work for a Master Builder To be eligible to enter in 2023. To enter you must be meet the following conditions:

- Currently employed by or contracted to a building firm or a builder at the time of the regional competition being judged.
- You may only enter the competition a maximum of two times, provided you are not a national winner the prior year - in which case you may not enter again.
- Completed **at least two years** of your National Certificate in Carpentry on-site by and still be an apprentice at the time of entries close on Friday 14 April 2023.

Apart from the fantastic prizes, feedback from previous Apprentice of the Year entrants have said that the competition helped build their skills to fast-track their career, they got to be recognised for being a great apprentice and a future leader and apprentices got to meet industry leaders and likeminded apprentices.

I encourage any employers with apprentices who are wanting to challenge themselves to enter the competition. There are some helpful tools that are provided to assist the apprentices with the submission process.

For more information click on the following link: [Apprentice of the Year](#)

Hot Water Cylinder Installations

Over recent months Building Control has received several complaints from electricians regarding the placement of hot water cylinders. This issue has come to light when electricians are trying to gain access to either service or replace the hot water cylinder element. Electricians are finding that associated pipework serving the hot water cylinder is blocking access and in some cases the proximity of the wall has meant the cylinder has to be removed to gain access to the element.

Building Code Clause G12 Water Supplies states that water supply systems must be installed in a manner that allow reasonable access to components likely to need maintenance. Going forward Building Control will not issue a Code Compliance Certificate where reasonable access for maintenance is not provided to the hot water cylinder.



Wastewater Compliance Statements

There is greater importance being placed on protecting our environment here in New Zealand, with particular focus on ensuring our waterways are clean and healthy. To ensure this is achieved this, Council is tasked to ensure that the wastewater systems throughout the Marlborough region are installed correctly and are working as their design intended. To help ensure this is happening, the Compliance Monitoring Team have approached Building Control to work collaboratively to help the building industry and homeowners know what is required in ensuring their wastewater system will function correctly, for example by making sure the correct water reduction fixtures in the house are installed and ensuring the wastewater field is not disturbed or damaged.

Going forward, whenever a Building Consent application includes a wastewater system, Building Control will now require a Wastewater Compliance Statement to be completed and supplied to Council before Code Compliance Certificate is issued. The intention of this statement is to ensure that the wastewater system has been installed correctly and meets the requirements of the wastewater report, and to make sure that the Owner or Agent is aware of the ongoing requirements of their wastewater system. This will also help the Compliance Monitoring team who carry out inspections on wastewater systems that require a Resource Consent, because they will have confirmation that when the wastewater system was installed it was installed correctly and the Owner or Agent was aware of what was required to make sure the wastewater system ran properly.

The Wastewater Compliance Statement is a simple document that won't take much to fill out and complete, it can be downloaded from the Marlborough District Council website or by clicking [here](#) and will be requested to be completed for any Building Consent that contains a wastewater system.



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Dam Safety Regulations



New regulations announced by the Ministry of Business Innovation and Employment are to provide a nationally consistent approach to dam safety.

Until now, Aotearoa New Zealand was one of the few countries in the OECD that did not have an operative dam safety framework. The lack of a consistent framework posed a risk to people, property, and the environment. The new Building (Dam Safety) Regulations 2022 will reduce the likelihood of dam failures which have the potential to cause significant harm a great distance downstream.

If you have a dam on your property now's the time to check whether new regulations will apply to you.

Announced by the Ministry of Business, Innovation and Employment (MBIE) in May last year, the new regulations on Dam Safety [Building (Dam Safety) Regulation 2022] are to be administered under the Building Act

The new regulations will apply to all dams that fall under the definition of a 'Classifiable Dam', for which a dam must be:

- 4 metres or higher and store 20,000 or more cubic metres volume of water or other fluid;
or
- 1 metre or higher and store 40,000 or more cubic metres volume of water or other fluid.

From 13 May 2024, the owners of Classifiable Dams will need to confirm the potential risk their dam poses in the event of failure, put in place dam safety plans, and undertake regular dam inspections.



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Over the coming months Council's Dam Safety team will contact those who have sufficiently large water bodies on their land to confirm whether they have a Classifiable Dam on their property, and to help them prepare for the new regulations.

The new regulations will provide a consistent, nation-wide framework to protect people, property, and the environment from the potential impacts of dam failure, both in the immediate vicinity of dams and further downstream.

For further information, visit www.marlborough.govt.nz/services/building-services/dam-safety or email damsafety@marlborough.govt.nz

Staff Changes

We are excited to have Gemma Riley return to Building Control. Gemma was employed in Building Control as vetting officer from 2016-2019. After leaving Marlborough in 2019, Gemma moved to Wellington with her husband and children where she completed a Bachelor of Building Science. This degree allows Gemma to be employed as a qualified Building Control Officer. Over the coming months you will see Gemma out in the field as she learns the ins and outs of the role.

