

Welcome to the March 2021 edition of the Building Post.

By the time you receive this edition I will no longer be the Building Control Group Manager. Brendon Robertson has been appointed as my replacement. As you know Brendon and Jeff have been my two senior building control officers since November 2012 and without them my role would have been an even more demanding one. Brendon is now ready and very able to take over the management position and I for one support him 100%. It never hurts to inject fresh energy and enthusiasm into a role and Brendon has plenty to go around. I do hope you will support him as you have supported me since 2012. I must be getting old as that doesn't seem that long ago.

Building Code

Work wise the industry continues to be busy but I have noted a slower intake of new applications, but only slight for this time of year. Biggest difference is in housing applications. January 2020 saw 14 dwellings come in but this year we received nine. Early times yet. I will provide some more statistics later on in the Post.

Last year went by without too many major changes but we do have to keep our eye on the Building Code changes that occurred over the year. You can go to MBIE's web site for full details. Link: [Building Code changes](#), but here's a quick break down.

Changes to:

- C1 – C6 Protection from Fire
 - C/VM2 – Item 1: Cladding requirements
 - C/VM2 – Item 2: Horizontal fire spread
 - C/VM2 – Item 3: Editorial
 - C/AS1 – Scope of Risk group SH
- E1 – Surface water
 - Item 1: New acceptable solution E1/AS2 for storm water drainage
 - Item 2: Rain intensities in E1/AS1
 - Item 3: Reference Standards in e1/VM1 and E1/as1
- E2 – External Moisture
 - Item 1: Align E2/AS1 with the new E1/AS1 for design of gutters, downpipes and spreaders
- E3 – Internal Moisture
 - Item 1: Overflow of free water in E3/AS1
 - Item 2: Issue new Acceptable Solution E3/AS2 for internal wet area membranes
 - Item 3: Amend E3/AS1 to align with the new proposed E3/AS2
- G9 Electricity
 - Item 1: Reference Electricity (Safety) Regulations 2010 in G9/VM1 and G9/AS1
 - Item 2: Electricity Act 1992 comment box in G9/AS1
 - Item 3: Accessibility for light switches and plug sockets in G9/AS1
- G13 Foul Water
 - Item 1: Modifications to AS/NZS 3500.2 in G13/AS3
 - Item 2: Referenced standards in G13/AS1 and G13/AS2
 - Item 3: Remove AS/NZS reference in G13/AS3
 - Item 4: Editorial

Just like the Building Control team you need to keep up with these changes, especially if they fall directly within your trade and expertise.



Important note from MBIE: Transition Period

The existing Acceptable Solutions and Verification Methods will remain in force until 4 November 2021, a period of 12 months. This transition period is longer than the four months proposed during consultation. The timing is consistent with MBIE's new Building Code updates schedule, where updates will be published in November each year, as previously announced.

Setting out a new building:

This first stage is the most critical part of starting any new building project. To avoid costly mistakes with siting you must be sure that you have the right set out in relationship to legal boundaries. This can so easily go wrong especially now with the demand on infill subdivisions where the dimensions are so tight. There is real demand from our customers to put the biggest home possible on the smallest amount of land. This design prescription immediately sets up problems for the designer.

Those problems include: minimum floor levels and required distances off boundaries (fire rating) for the Building Code, plus building set back requirements under the applicable plan are another major consideration. These issues make it so important to be sure of your boundary dimensions. For new subdivisions in green fields the problem is not so big but when you start infilling within existing historic boundaries the problems can really start. Moved boundary pegs or lack of boundary pegs should serve as a real alarm bell to invest in a surveyor to check the proposed siting and floor levels. Investment at this stage could be a real life saver. Boundary issues are often not discovered until well after the new building has been completed. To rectify the siting at that stage of the game is a real mission.

Following on from floor heights. Set Datum heights:

Because of site restraints as discussed above, it is even more important to ensure that floor heights are completely adhered to as per the consented plans. To lift can immediately interfere with recession plans or maximum building heights as set under the Council plan. To lower can immediately mean that the building will not comply with E1 and E2, of the New Zealand Building Code. Some floor heights are set to meet Consent Notices. The stated floor heights may have been set to ensure that the stormwater and sewer drainage works will meet compliance. This is most important where invert level are shallow or the connections are some distance away from the new building. Any change to approved documents need to be well considered before changing. If a problem is realised after the fact it can be really problematic to resolve, not to mention costs.



Ground Levels as per the plan.

Asbestos update:

Building Control continues to get negative feedback from the asbestos testing and clearing industry. In many cases the industry is leaving testing and remediation work till far too late in the process. The asbestos industry informs that they have many times gone to the site and all asbestos disturbances have been completed and there is a real mess to deal with. WorkSafe view dealing with asbestos an extremely serious matter and they will take action against anyone who doesn't follow the rules. Building Control can only deal with this matter at processing so you need to complete your investigations properly and provide the right information. Failure to do the right thing may land you in real trouble and this won't be with Building Control, it will be with WorkSafe. When asbestos has been identified through the processing stage of the consent Building Control will wait for a clearance certificate before undertaking the required inspections. Building Control is also duty bound to raise any noncompliance of the WorkSafe requirements with the builder and WorkSafe itself. At that stage the matter will be out of our hands and you will be left to sort out the issues yourself.

We have included plenty of information in the past via the Building Post but here again is a reminder and the link via our web site:

<https://www.marlborough.govt.nz/services/building-services/what-you-need-to-know-asbestos>

The screenshot shows the WorkSafe website interface. At the top, the WorkSafe logo is displayed with the tagline 'Mahi Haumaru Aotearoa'. Below the logo, a navigation breadcrumb reads 'Home > A - Z topics and industry > Asbestos > Working with asbestos'. A red notification banner at the top left contains a warning icon and the text 'Notifications during COVID-19 restrictions'. The main heading of the page is 'Working with asbestos'. Below the heading, there are three main content blocks: 'Asbestos Quick Guides for tradespeople' (with a hammer icon), 'Training' (with a hard hat icon), and 'Where asbestos can be found' (with a photo of a building). Each block includes a brief description and a 'Read more' link. On the right side of the page, there are three utility icons: 'Share', 'Subscribe', and 'Print'.

Roof diagonal strap braces to comply with NZS NZS3604:2011:2011

A lot of designers/architects specify either the Lumberlok or Pryda strap braces; some are not marking the plans with the straps at 45 degrees to the rafter or purlin line and providing a strap intersection of 90 degrees. This is a requirement in both Lumberlok and Pryda roof bracing systems as per their latest on-site guides.

Important Note:

The wording on the Pryda bracing, strap braces intersect at 45 degrees which gives 22.5 degree intersection at the rafter/purlins. Recent contact with the Pryda technical help line and the engineer has confirmed that this statement is incorrect and an error in their book. The correct Pryda solution is that the straps intersect at 90 + or -5 degrees thus giving 45 degrees to the rafter or purlin line. Exactly the same as the Lumberlok strap bracing.

Roof Bracing Options i) ROOF PLANE BRACE

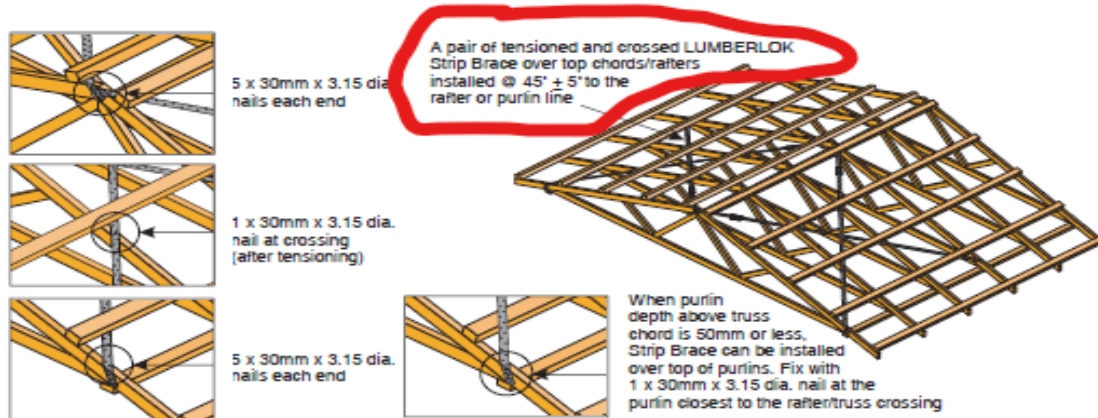


Each roof plane brace can be:

- A hip or valley rafter running continuously from ridge to the top plate in accordance with Clauses 10.2.1.3.2 or 10.2.1.3.3 NZS 3604:2011.

OR

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



■ ROOF FRAMING



ROOF PLANE DIAGONAL BRACING

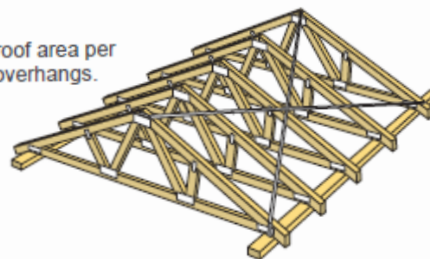
AS PER NZS3604:2011 SECTION 10

ROOF BRACE Definition

A "roof brace" comprises a diagonal pair of Pryda Strap Braces intersecting at 45°, connecting the ridge of the roof to the top plate of the wall with both ends fixed as shown in the diagrams below. A "roof brace" can also be a valley or hip connected continuously.

Light Weight Roofs

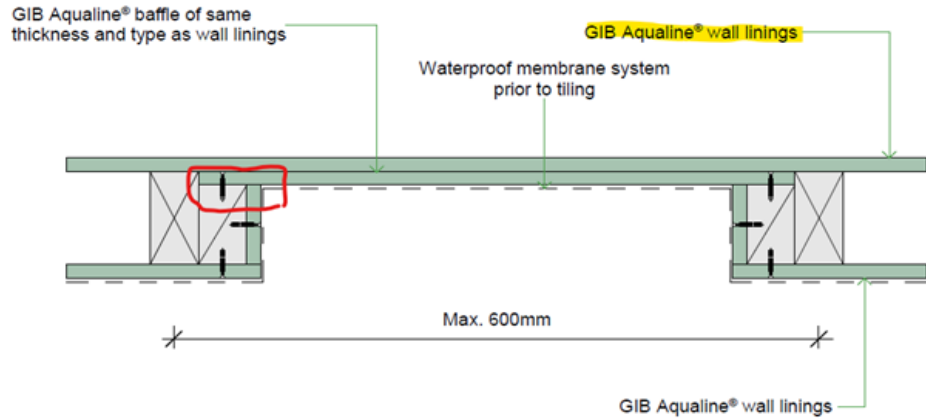
Require ONE "roof brace" in each plane of the roof area per 50m² of plan roof area which also includes any overhangs.



Wet wall (recess) reminder:

Here is a reminder from the building control officer's team. It is very important to follow the guideline requirements provided by a product manufacturer especially when dealing with high risk areas such as showers. Below is a Gib detail that requires additional framing and processes to achieve a fully compliant recess.

TIMBER FRAME TILE RECESS



Larger recesses can be accommodated depending on specific framing layout provided 500mm is not exceeded in at least one direction.

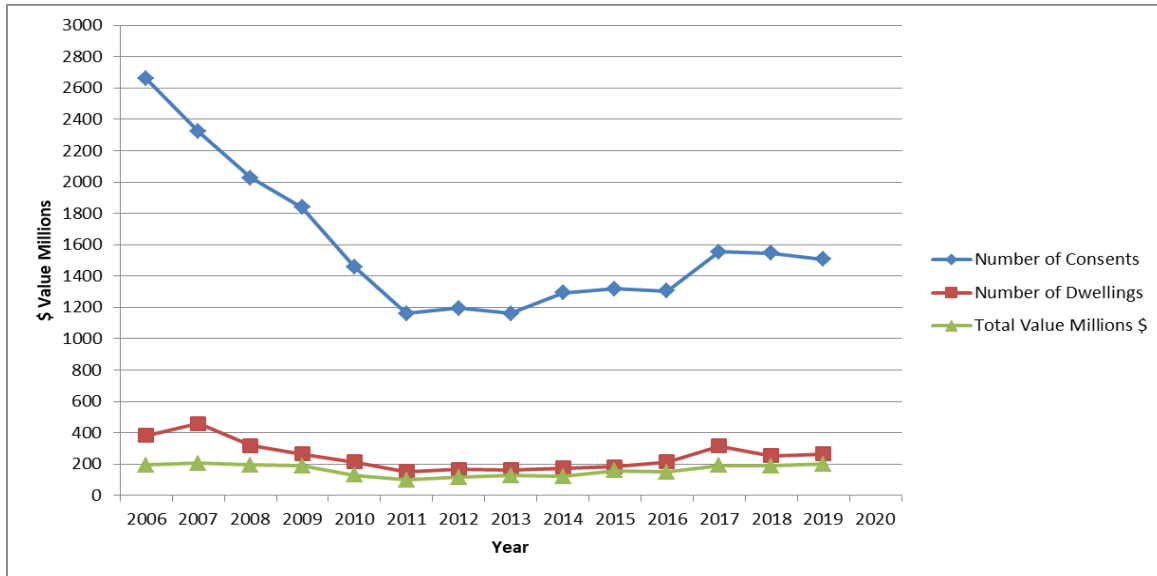
Note: that the wall linings on the other side of the wall also needs to be Aqualine!

Also note: to get the required fixings you will need to frame out first. Statistics for 2020

Consents Issued:

- Total of 1350 consents, with a total value of \$208,729,486.00
- This total included 235 new dwellings, with a value of \$105,704,771.00

Consent Issued Calendar Year			
	Number of Consents	Number of Dwellings	Total Value Millions \$
2006	2658	381	195.36
2007	2323	458	205.05
2008	2027	317	193.20
2009	1837	263	187.73
2010	1459	215	129.89
2011	1162	152	97.78
2012	1195	167	116.59
2013	1160	164	127.32
2014	1294	175	121.71
2015	1319	184	157.12
2016	1303	215	148.72
2017	1554	314	190.90
2018	1546	254	187.60
2019	1506	265	200.60
2020	1350	235	208.73

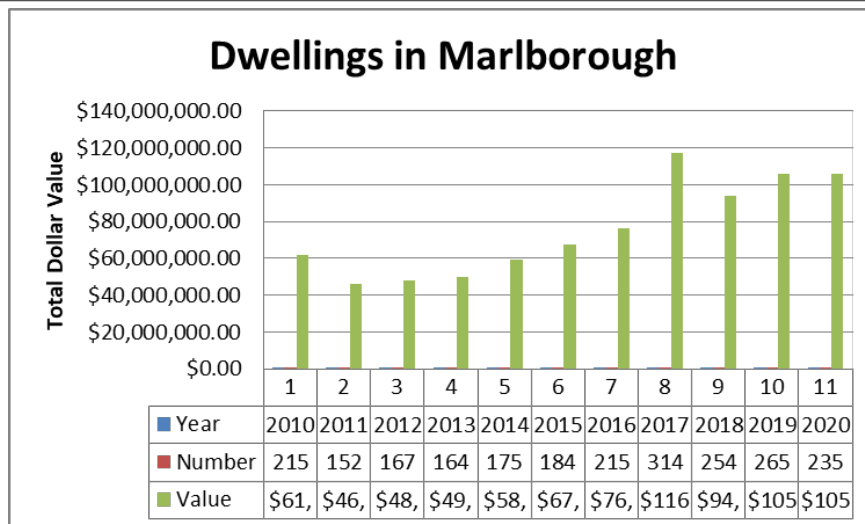


Consents Received:

- Total of 1421 consents, with a total value of \$230,728,861.00
- This total included 247 new dwellings, with a value of \$105,328,043.00

Dwelling statistics – 10 year comparisons:

Year	Number	Value	Dwelling Average Price
2010	215	\$61,459,420.69	\$285,857.77
2011	152	\$46,236,009.29	\$304,184.27
2012	167	\$48,125,065.97	\$288,174.05
2013	164	\$49,674,509.00	\$302,893.35
2014	175	\$58,999,448.19	\$337,139.70
2015	184	\$67,728,166.61	\$368,087.86
2016	215	\$76,222,846.00	\$354,524.87
2017	314	\$116,957,225.22	\$372,475.24
2018	254	\$94,140,041.52	\$370,630.08
2019	265	\$105,946,856.36	\$399,799.46
2020	235	\$105,704,771.00	\$449,807.54



Emergency Building Work – Effluent systems:

The Building Act, section 96 allows a property owner to undertake building work without first applying for a building consent when that work is required under urgency. There are really not many situations where this scenario can be applied but a failed effluent system and or failed associated disposal area is certainly something that Council would consider urgent or emergency works. Without immediate action the building associated with the system would be deemed “Insanitary”. Any work carried out under these circumstances should then be covered by an application for a Certificate of Acceptance (COA).

If this situation occurs in the future you should send through an inquiry via the Duty Builder’s online portal. You need to provide a brief description of the issue and confirm what is proposed. Council will reply and both the inquiry and reply will be saved to the property file. That information can then be considered whilst working through the COA process. In legitimate emergency (urgency) situations Council will also set the fee for the COA at a normal Building Consent level avoiding the other charges applied to COAs.

As per a normal building consent application you will need to provide full details and design calculations for the system installed but as this is a COA you will also need to provide evidence (photos) of compliance and a PS3 (completed by the suitably qualified person carrying out the work). The best way to start any COA process is by contacting William Reimers for a pre-ldgement meeting.

Contact details for William: william.reimers@marlborough.govt.nz



Using issued documents for amendments and/or variations:

A friendly reminder on this is required because the practice is being seen more and more. Council cannot accept plans for an amendment or a variation that still have the original “Water Marks” (stamps) from the original issuing stage still on them. We have been letting a few slip through and the administration team have been spending their time to remove those stamps. This is really a “no no” for Building Control as we should not be altering application documentation after receipt. From now on we will be refusing any documentation that arrives with old watermarks (stamping) remaining.

Request for further information (RFIs)

A lot of Building Consent applications require further information as we process the application and consider granting consent. The level of detail these days is very high so it’s not unexpected that RFIs will be required. On return of those RFIs I’m sure that you expect Council to get on and process the new information and get the consent granted and issued.

The group does its best to get on to the new information straight away as required under the Building Act 2004 but please appreciate that we have not stopped working on other applications so there can be time delays. One delay that you can assist us with is the delay caused by replies that only consist of the PDFs only. Lately we have been getting PDFs with multiple details that are not identified as pertaining to a particular question. It can take hours to sift through PDFs and allocate correctly to each question. Please ensure that at a minimum you name the individual detail or group of details to the particular question. In that way we can work methodically through the new information and tick off each question. You will save us time by doing this simple process resulting with you and your client getting their issued consent without the need for further clarification. This will also allow us to get onto the next application which just might be one of yours as well. As the old saying goes, “Help us to help you”.

Pool Fencing: The design and build process.

I'm sure that those of you in the pool "design and build" swimming pool process are aware of the impact the changes to swimming pool barrier legislation in 2017 have had in meeting compliance with the Building Code. Any pool built after 2017 has to have a barrier that fully complies with F9 of the New Zealand Building Code.

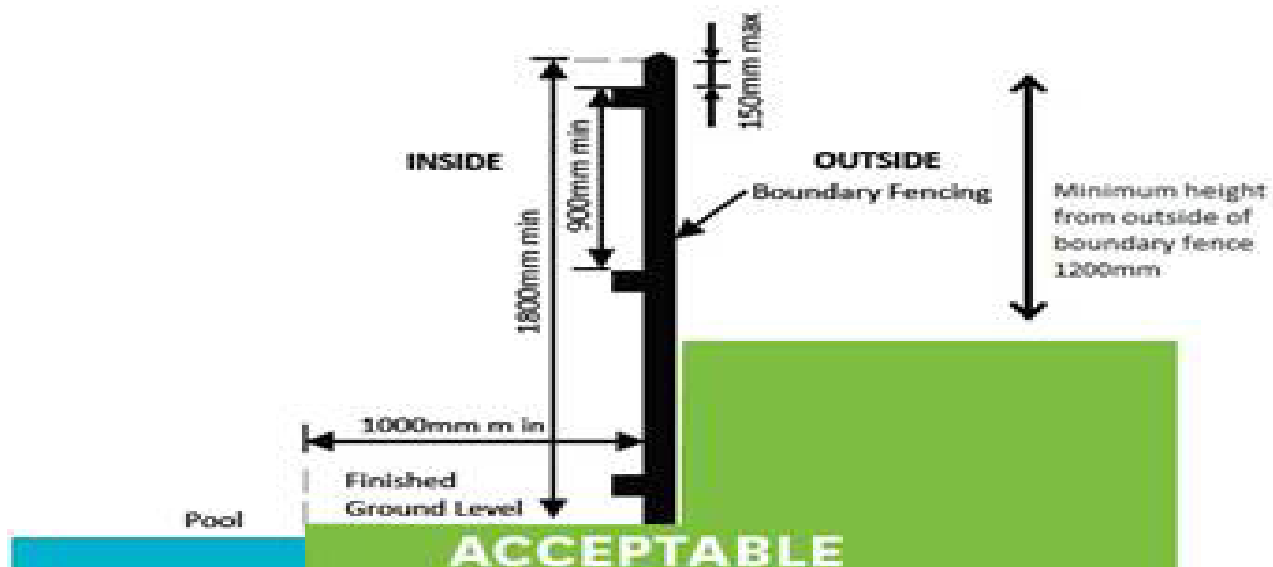
It is also really important that plans show all structures, landscape fixtures (trees etc.) and any other projection (needing a consent or not) that could impede building code compliance.

All Councils are dealing with the new requirements and in doing so a number of questions are being raised. The determinations team at MBIE are working through the issues and disputes over compliance as they arise. A recent determination dealt with the sometimes risky decision to use a boundary fence as a barrier. F9 makes it very clear on the requirements boundary fence compliance. The information below is designed to get you to consider the impact of those requirements in the design process rather than have us pick up on non-compliances at the end of the job (final inspection).

Below is an issue that has recently come to Council's attention and has been addressed in a recent determination. It covers the requirements of an internal fence adjoining a boundary fence.

As per Building Code Clause F9 AS/1 a boundary fence requires a minimum height of 1800mm on the pool side. This boundary fence also requires a clear zone of 900mm on the pool side. This measurement is to begin a maximum of 150mm below the top of the boundary fence.

Pool barriers on a property boundary

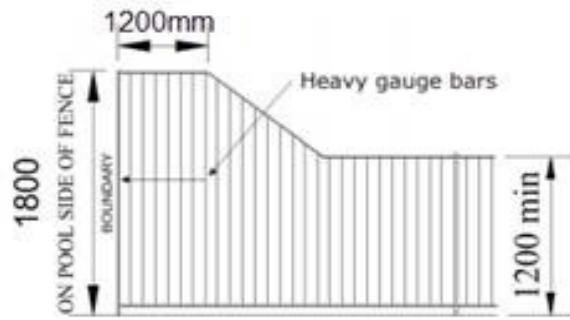


When a standard 1200mm barrier inside the property adjoins the boundary fence this is reducing the clear zone to approximately 600mm thus not meeting the requirements of F9.

For an internal fence adjoining a boundary fence the internal fence will need to be 1800mm high. It will need to be this height for a distance of 1200mm out from the boundary fence before it can drop down to 1200mm height.

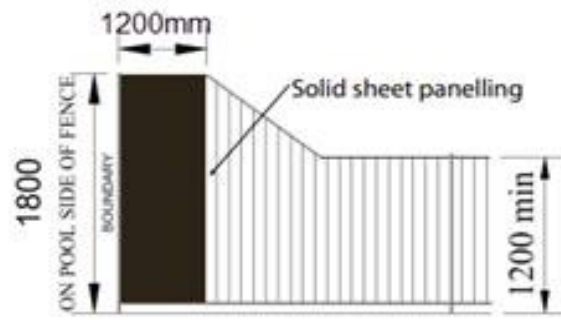
Some examples of this are over the page.

Option A



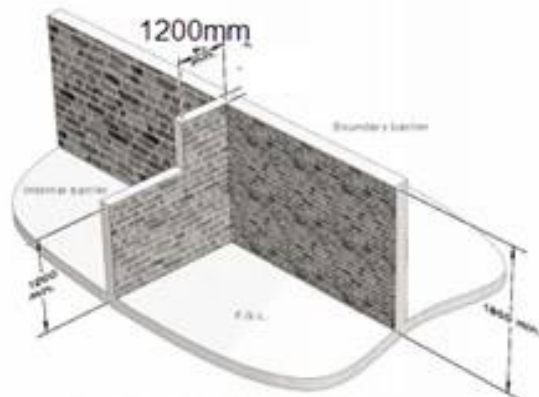
ELEVATION AND DETAILS OF INTERNAL POOL FENCE AT JUNCTION WITH BOUNDARY

Option B



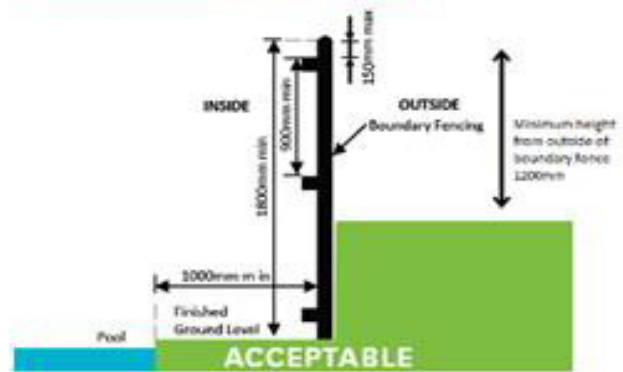
ELEVATION AND DETAILS OF INTERNAL POOL FENCE AT JUNCTION WITH BOUNDARY

Option C



Intersecting barrier with top greater than 10mm in width.

Pool barriers on a property boundary



Important Note: Construction of planter box/boxes/seating/BBQ areas etc against the boundary fence will reduce the distance required by F9 and will make this barrier non-compliant as there is no longer the required 1800mm minimum height from the top of the boundary fence to the built or position's structure.

There is further guidance regarding this in determination 2020/028, please note that in this instance the internal fence was approved at the 1200mm height due to the boundary fence being against a footpath as opposed to an occupied property.