



December 2021

## The Year in Review

The past year in Marlborough has been one of the most challenging experienced by the building and construction sector for many years. The sector has had to deal with a Civil Defence flooding event, Covid19 lockdowns, supply chain restrictions, labour shortages and a limited supply of available land. Considering all the challenges that have been experienced, the sector has weathered the storm relatively well. However, I know of some in the industry who have concerns going forward into next year especially in relation to the supply chain issues. Some commentators are not painting a pretty picture for the industry in 2022 due to supply chain shortages, an article titled [Unfinished homes as severe building supply shortages stall construction](#) published on the Stuff website by Liz McDonald makes interesting reading to this regard.

The New Zealand building and construction sector has always been subject to a cyclic nature however the disruption the global COVID-19 pandemic has created has seen new challenges. Thankfully, New Zealand and Marlborough's construction sector was in good health when the pandemic took hold, however the lockdowns have now resulted in a decrease in confidence in the sector in New Zealand.

As a direct result of the pandemic, worldwide supply chains have been severely compromised. Unfortunately for New Zealand some global shipping and building supply companies are no longer including New Zealand on their supply routes, with some supplies only getting as far as Australia. This has added additional costs to secure building materials which is then passed on to the end user.

Building Control is conscious that supply chains are causing continuity issues in the industry. As a result of the supply chain issues product substitutions are often required to ensure that projects do not stall. To ensure that Building Control can process the product substitutions in a timely manner, we have a dedicated duty building officer who can answer queries and process minor variations rather than follow the formal amendment procedure. Building Control has implemented this to speed up the processing times and this allows projects to keep moving.

The broken supply chains are just one of several unique challenges facing the construction sector. A Statistics NZ report in September 2021 estimated the average delays to commercial building projects caused by Alert Level 4 lockdown was about six to seven weeks. Now on some projects the estimated delays are as long as eight months. Interestingly, Bill East, warned about issues facing supply chains in the December 2020 Building Post.

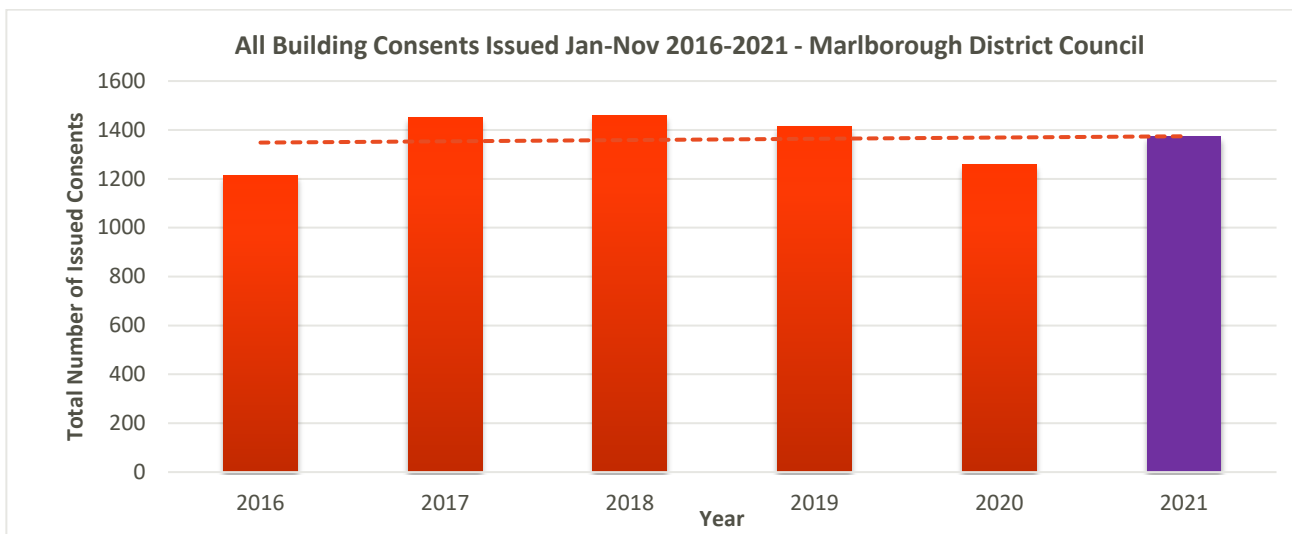
Although the Marlborough building and construction sector has managed reasonably well so far with all the challenges that it has faced it will be interesting to see how 2022 pans out.

Due to the challenging year I hope you all get a well-deserved break over the Christmas and New Year period. Building Control looks forward to seeing you all in the New Year.

Below and on the following page are some statistics from the Marlborough Building Control Group. Overall building consent numbers are similar to the past five years. The area where significant increases have been experienced is in relation to the value of consents. This is somewhat to be expected due to the gradual increase of cost of building products experienced over the last couple of years.

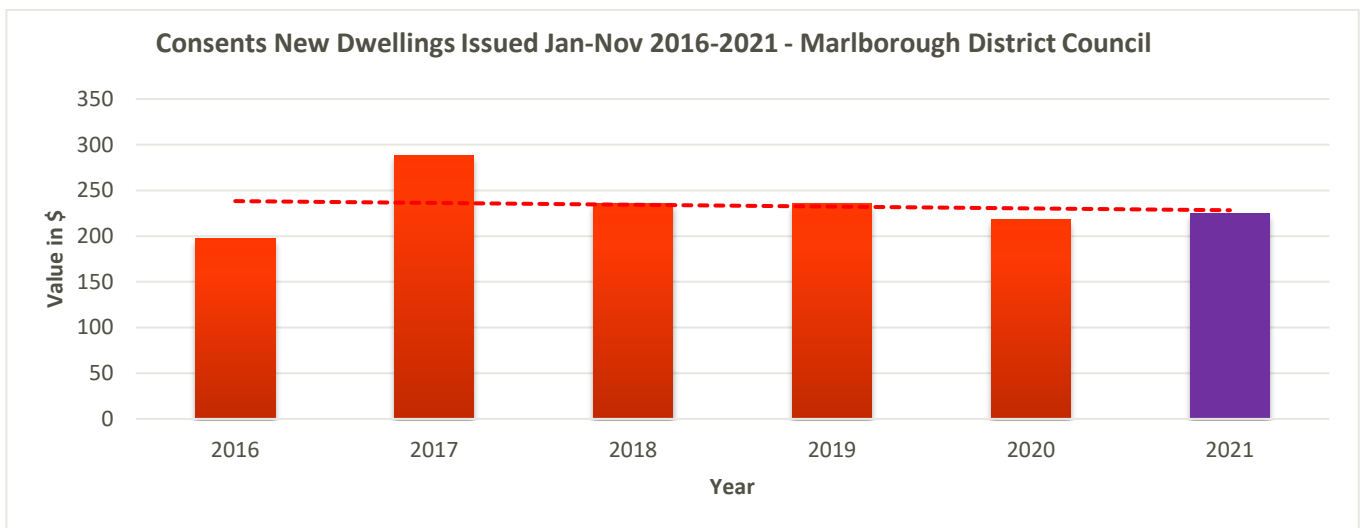
## All Building Consents Issued Jan-Nov 2016-2021

The total number of all building consents issued to date for 2021 is on par with previous years. Last year there was a slight decrease in overall numbers however this year's numbers have returned to the normal.



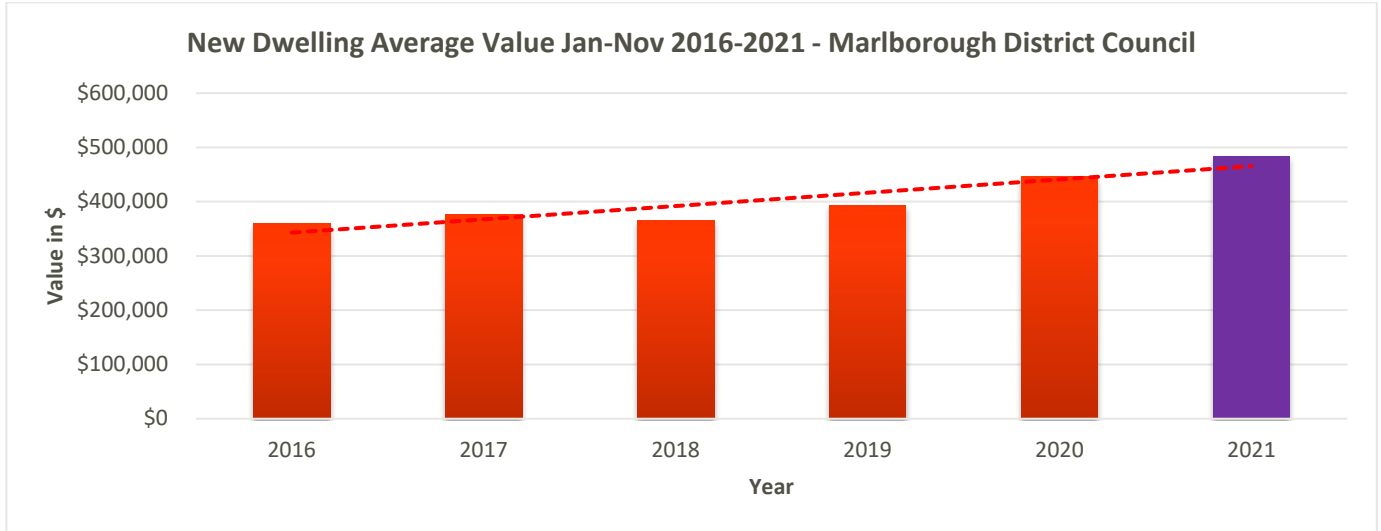
## Building Consents Issued for New Dwellings Jan-Nov 2016-2021

The total number of building consents issued for new dwellings for the current year is similar to the trend line for the last five years. It is expected that when the titles for the Wai-iti subdivision on Alabama Road are released, an increase in dwelling consents will be seen.



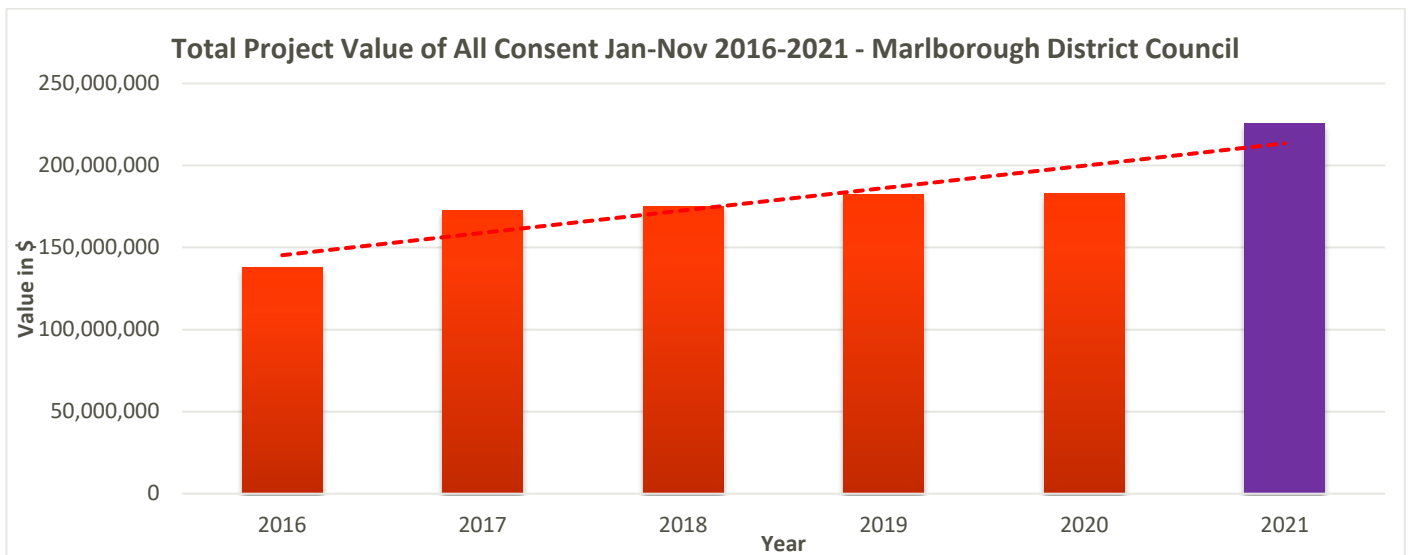
### New Dwelling Average Value Jan-Nov 2016-2021

The trend of the average new dwelling value has increased from year to year since 2016. This increase is expected to continue into the future and can be directly attributed to the increase cost of building products largely influenced by global supply chain issues.



### Total Project Value of All Building Consent Issued Jan-Nov 2016-2021

The trend of the average total project value has increased from year to year since 2016 and mirrors the average new dwelling value increase. This trend is expected to continue into the future due to the cost upswing of building products from global supply chain issues.



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## D1 – Access Routes

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Recently the Building Control team has been questioned as to why stairs need to be provided to a dwelling before Code Compliance Certificate can be issued.

The simple answer to this question is that the Building Code requires it. The functional requirement of Building Code clause [D1 – Access Routes](#) states that “Buildings shall be provided with reasonable and adequate access to enable safe and easy movement of people.” This effectively means that there must be a safe and easy way to enter a building, so when a new building is built it must comply with this Building Code clause in order for Code Compliance Certificate to be issued.

That of course raises the question how do you comply with this requirement? The most obvious and commonly used way to comply is by using the Acceptable Solution. So for example if you were to build a steps to a dwelling, in order to comply with D1/AS1 the steps would need to have a riser no greater than 190mm, a tread not smaller than 280mm, have no more than 5mm of size tolerance between steps, no gap in the riser greater than 100mm and ensure that it is made with a suitable slip resistance while also making sure it didn't impact on the building's compliance with Building Code clause E2 External Moisture. This is what a lot of Council's throughout New Zealand require in order for the Code Compliance Certificate to be issued.

However, the Marlborough District Council try to take a more pragmatic approach for situations where the steps have not been completed before Code Compliance Certificate is required. We have made the decision to allow a “temporary” step to be installed, these temporary steps do not necessarily have to meet all the requirements of the acceptable solution for D1, (that is D1/AS1). We believe this is a way of ensuring that compliance with the functional requirement of D1 is met, thus ensuring safe and easy access into the building, while also not holding up the Code Compliance Certificate from being issued or requiring that too much time and money is spent on providing a means of access that will then be replaced at a later date.

Building Control want to remind the industry of this requirement, as while we try our best to work with the industry and consider the difficulties that can arise, we also need to ensure sure that compliance with the Building Code is achieved, and that buildings are safe and usable for everyone.



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# Building Code Changes

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## H1 Energy Efficiency

This update is being made following a consultation period by MBIE. More than 700 submissions totalling 3000 responses and over 600 pages of feedback. The changes are in effect from 29 November 2021. However, there is a **one-year transition period** before the changes become mandatory on 3 November 2022.

A summary of the changes are as follows:

- The scope of H1/AS1 has been reduced to cover only housing, and buildings other than housing less than 300m<sup>2</sup>. Requirements applicable to buildings other than housing over 300 m<sup>2</sup> have been combined into the new Acceptable Solution H1/AS2.
- Buildings with curtain walling have been excluded from the scope of H1/AS1.
- Citation of NZS 4218: 2009 “Thermal insulation – Housing and small buildings” has been removed from the document. The relevant content from this standard has been adopted into H1/AS1 with permission from Standards New Zealand.
- The minimum R-values previously found in NZS 4218 are replaced with new values and new text in Part 2 - Building thermal envelope.
- The requirements for determining the thermal resistance and construction R-value of building elements have been revised to better reflect the thermal performance of windows, doors, skylights and slab-on ground floors.
- Portions of text have been re-written to enhance clarity in the document and provide consistent language with other Acceptable Solutions and Verification Methods.
- Requirements for artificial lighting have been removed from H1/AS1 as these now apply to buildings outside of the new scope of H1/AS1.
- References have been revised to include only documents within the scope of H1/AS1 and have been amended to include the most recent versions of AS/NZS 4859.1, NZS 4246, and ALF in Appendix A.
- Additional references have been added to include BS EN 673, ISO 10077-1, ISO 13370, and ISO 13789 in Appendix A.  
The definitions page has been revised to include all defined terms used in this document in Appendix B.
- The three-zone climate zone map previously found in NZS 4218 has been updated with a six-zone climate zone map in Appendix C.
- Requirements for establishing the orientation of a building have been added in Appendix D.
- The thermal performance tables for windows and glazing previously found in NZS 4218 have been replaced with a single table with updated construction R-values for vertical windows and doors in Appendix E.
- Tables with construction R-values of selected slab-on-ground floor scenarios have been added to a new Appendix F.
- [Link to H1 Energy Efficiency](#)

## G7 Natural Light

Minor changes and replacements for these documents:

- G7/AS1 - minor modifications.
- G7/AS2 - minor modifications.
- G7/VM1 - new edition.

[Link to G7 Natural Light](#)



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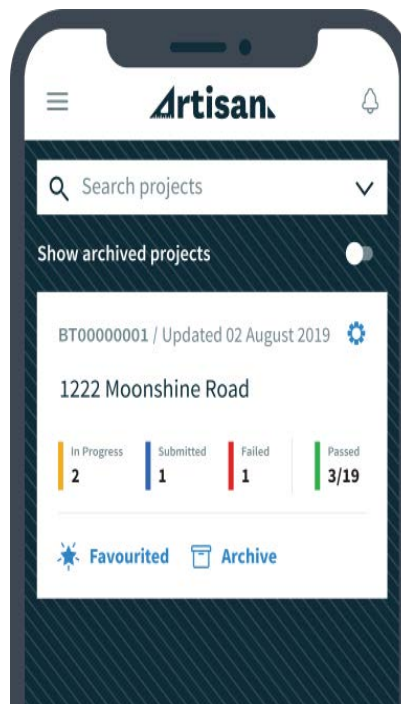
## Artisan for Remote/Virtual Building Inspections

Building Control has been piloting the use of the Artisan app for remote/virtual inspections over the past few months with various builders in Marlborough. We are excited to announce that Building Control have now successfully adopted Artisan as the latest addition of technology available to our team.

Artisan has supported the pilot participants involved to seamlessly track and deliver excellence in their building practices. The feedback Building Control has received from the industry so far is very positive and has reinforced our confidence in transparent work practices. A natural outcome of this level of transparency is the ability to foster a culture of collaboration and a commitment to quality that is likely to substantially improve productivity on-site delivering tangible cost and time savings for participants. Users of this app have realised further benefits, including the fact they learn more about the Building Code compliance and get an understanding of what building Inspectors look for onsite. This enables builders to get it right the first time, speeding up inspections and reducing rework, which all results in a real productivity gains for the industry.

For those who are unaware of this technology, Artisan is a state-of-the-art mobile phone app and web solution, designed by BRANZ to conduct inspections remotely during the workflow of the building process – optimising both the building quality assurance and consent compliance inspection processes. In simplified terms, builders can photograph their work against a tailored shotlist for each project, submit the photos via the Artisan app and the Building Control team can review them remotely/virtually.

Building Control is now making this technology more readily available to wider build groups in Marlborough for undertaking remote/virtual inspections and encourages anyone interested to discuss their eligibility in piloting Artisan to contact Dhyanom Gala (Danny) at [build.artisan@marlborough.govt.nz](mailto:build.artisan@marlborough.govt.nz)



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## Staff Comings and Goings

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Building Control Officer Peter Greenhill retires at the end of this year. Peter has been employed as a Building Control Officer with the Marlborough District Council since 2006. Peter has made a huge contribution towards the building industry in Marlborough. During Peter's employment at Council years he has carried out 8934 inspections and processed 2672 building consents. Needless to say, Peter's workloads over the years has been phenomenal. Peter will be missed by all his colleagues and we wish him all the best for his retirement.

David Mehlhopt who joined the Building Control team in August 2021, has been in the office learning the ropes. In the New Year David will start undertaking inspections.



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