

## Christmas Greetings

Merry Christmas everyone. Another very fast year has nearly passed us by, and a very busy one at that. Over the last year there have been many times when we have had to work very hard to keep up with workloads. I take this opportunity to thank everyone in the Building Control Team, which includes the Nelson team of Focus Consulting, for all their effort ensuring that we keep most of you happy most of the time. The Team totally understands that your continuity of work depends on our ability to meet your requests for processing and inspections. I hope that we have managed to meet your expectations. I also thank you, the industry, for working with us to ensure that the built environment meets the expectations of Marlborough's clients and property owners. It's a team effort, and in most cases it's a very successful one.

I have, on occasion (not nearly enough), been able to unchain myself from the office and come out on site. I have to say that in general what I have seen has really impressed me. I am certainly left with the impression that many of you take huge pride in your work and approach the building process in a very professional way. I encourage you to keep up the good work. I am often hearing or reading, in releases from Central Government, about the amount of building rework that is required around the country because of shoddy work and faulty materials. I know from experience that the building industry is a complicated beast and that there are many drivers that create issues along the way, and yes the industry gets it's fair share of customer criticism, but I would suggest that many who criticise should take a look at themselves first. So many that I talk to have had unrealistic expectations right from the start. You can't expect to get a silk purse when as a customer you are only prepared to pay for a sow's ear. Cheapest isn't the best.



## Time for a Reminder

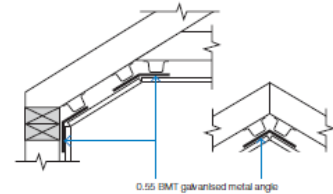
# Reminders

## G4

Just a quick reminder about the ventilation requirements for G4. We need details included in your plans on the mechanical ventilation provided to the kitchen, bathrooms and the ensuite.

### Diaphragm Ceilings (Gib Solution)

Don't forget that if you are utilising a coved ceiling area as a bracing diaphragm you must include the full length metal angle (at the cove junction ceiling and wall). On occasion this has been missed. Too late for everyone when discovered at a "Postline" inspection.



Snippet taken from Page 10 "Gib Easy Brace Solutions" guide - Aug 2016

### Wet Floor Showers - Guidance to Our Team

Over recent months there have been a few issues over wet floor showers. The following article is a guidance note for the Building Control Group to use for consideration when processing and carrying out inspections for wet floor areas. The information included should be considered when designing or installing a wet floor system.

## Wet Area Shower Tanking

### 1. Purpose

The purpose of the note is to provide guidance and raise awareness of the issue of compliance with E3 of the Building Code in the new shower layouts.

### 2. The Code

#### Objective

**E3.1** The objective of this provision is to—

- (a) Safeguard people against illness, injury or loss of amenity that could result from the accumulation of internal moisture; and
- (b) Protect household units and other property from damage caused by free water from another household unit in the same building.

#### Functional Requirement

**E3.2** Buildings must be constructed to avoid the likelihood of—

- (a) Fungal growth or the accumulation of contaminants on linings and other building elements; and
- (b) Free water overflow penetrating to an adjoining household unit; and
- (c) Damage to building elements being caused by the presence of moisture.

#### Performance

**E3.3.1** An adequate combination of thermal resistance, ventilation and space temperature must be provided to all habitable spaces, bathrooms, laundries and other spaces where moisture may be generated or may accumulate.

**E3.3.2** Free water from accidental overflow from sanitary fixtures or sanitary appliances must be disposed of in a way that avoids loss of amenity or damage to household units or other property.

**E3.3.3** Floor surfaces of any space containing sanitary fixtures or sanitary appliances must be impervious and easily cleaned.

**E3.3.4** Wall surfaces adjacent to sanitary fixtures or sanitary appliances must be impervious and easily cleaned.

**E3.3.5** Surfaces of building elements likely to be splashed or become contaminated in the course of the intended use of the building must be impervious and easily cleaned.

**E3.3.6** Surfaces of building elements likely to be splashed must be constructed in a way that prevents water splash from penetrating behind linings or into concealed spaces.

### 3. The Issue

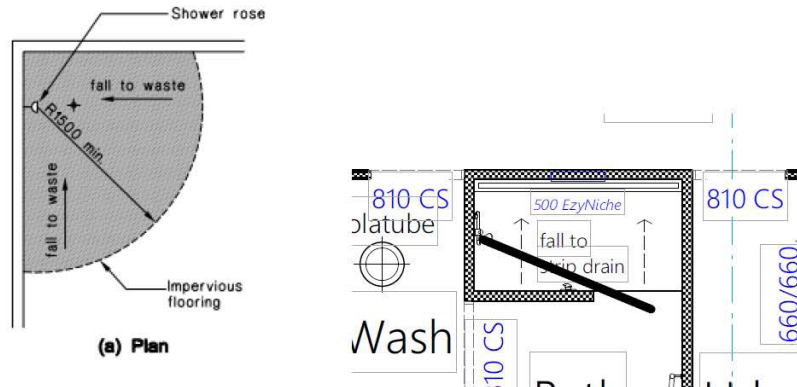
It has come to our attention that there are differing interpretations of how the acceptable solution is being interpreted in certain locations. E3 has not kept up to date with the construction industry and trends. To this end the recent trend to have shower cubicles without doors or showers with screens. If we look at the acceptable solution, E3/AS1 Fig 5, we can see there is no allowance for screened showers.

Best Practices

# Reminders continued ...

## Wet Floor Showers - Guidance to Our Team continued ...

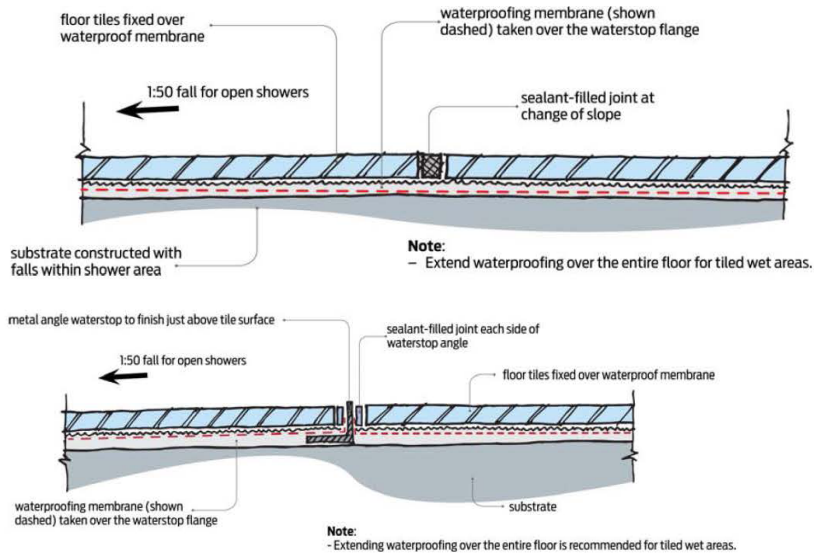
**Figure 5:** Wall and Floor Coverings to Unenclosed Showers  
Paragraphs 3.3.1 and 3.3.5



As you can see from the second image, it is not actually feasible to provide a slope to the area outside of the shower area. The fundamental issue is that prior to the construction of the walls it is almost impossible to position the slope with certainty. We believe the area inside the cubicle area as defined by the screen is the area which requires a slope. The area outside of this will still have an impervious (that which does not allow the passage of moisture) surface, being the tiles and the waterproofing membrane, to 1500 from the shower rose.

We believe the area of the sloped area is the shower and the area outside is a splash zone. Again this is not a black and white decision and judgement needs to be exercised. If there is any risk of the spray reaching the wall area outside of the cubicle area the question needs to be asked as to how this is being protected?

BRANZ has put out a bulletin which identifies how an entry level shower can terminate using a water stop or sealant. There are suggestions for the waterproofing also of the floor. **Note:** the use of just sealant identifies waterproofing to the entire floor, whereas the water stop is only a recommendation. See images below.



In discussion with both a designer and tiler we have come to the decision that the water stop can be applied at tiling and bandaged on as it is more practical for the tile setout.

**The second issue** is dump shower heads in these same type showers. The question is how far up the wall is sealed. The Building Code acceptable solution requires the waterproofing to be 1800mm minimum or 300mm above the shower rose. The other part of this is how is the 1500mm from the shower head slope achieved.

## Best Practices

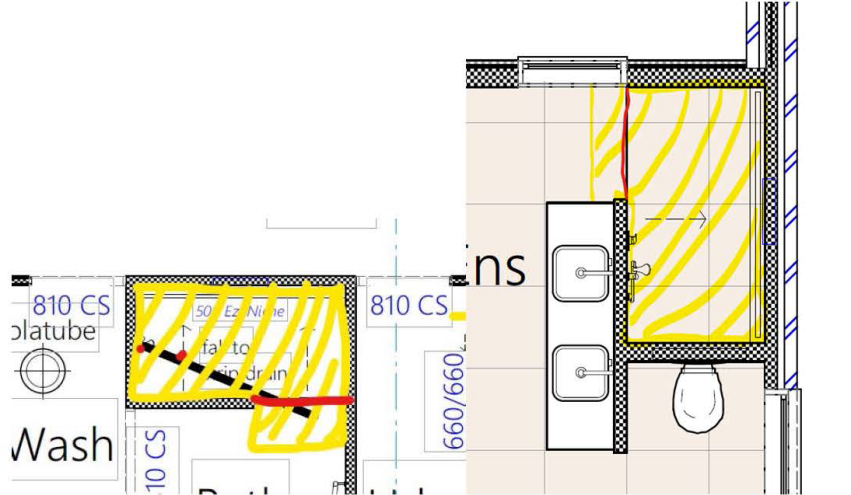
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## Reminders continued ...

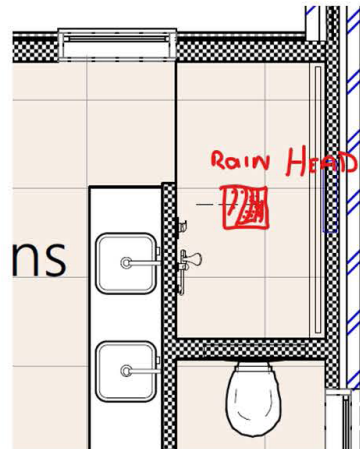
### Wet Floor Showers - Guidance to Our Team continued ...

#### 4. Processing

At processing we believe where there is a wet area shower that does not identify a shower curtain or door we need to clarify what is happening.



The area highlighted in yellow is the area required to be waterproofed. This is the 1500mm zone from the shower head. The red line is the termination of the shower cubicle and, as such, the designer needs to identify how this is dealt with. At time of processing, which of the options from above is to be used or what other alternative solution is proposed? If there is no water stop or door it is considered the whole floor may require waterproofing.



In the example above the location of the rain head would not be accepted without a door or screen at the shower cubicle door. This is due to the distance from the head to the door and the rain head splash area. Care in location of rain heads is required, especially if a change is made after construction has commenced.

#### 5. Further Advice

Council will be take more care in getting the information from designers as to how these risk areas are to be dealt with. Leaving the decision until waterproofing inspection or final is not good enough, with a view of the changing desire for lack of doors and shower screens.



## We Made a Decision

Issues

Issues

Issues

## D1 - A Team Decision

Over the past few years we have been pretty relaxed over the D1 requirement for a compliant access point, however to be consistent with the Building Code requirements and our neighbouring councils, we have made the following team decision.

We will require that a building must have at least one D1 compliant main access into the building before the Code Compliance Certificate can be issued. The other access routes must comply with F4. Council will accept a well-constructed “**temporary**” step complying with D1 as a means of compliance - this normally happens if the owner intends to build a deck in the future etc. Access through the garage will not be accepted as a means of compliance with D1.

## Issues

Over the year I have tried to remind the industry about dealing with common issues. Main themes have been:

### Working With Asbestos

The industry, especially WorkSafe, is really getting into this now. You must ensure you deal with the issue properly. There is plenty of information out there so there is no excuse for ignorance. Ignorance certainly won't help you pay the fines handed out by Worksafe, nor will it keep you healthy.

### Section 37

If you have this notice issued with your building consent you cannot start work until you obtain a resource consent. The PIM and/or RI always gives you a heads-up. Follow it up or be delayed. There is no avoidance.

### Un-consented Work

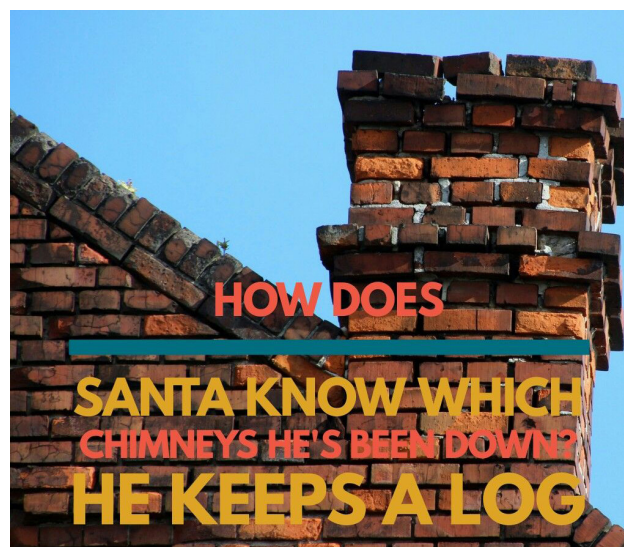
Unless it is work described in Schedule 1 (exempt work), get a consent. Don't forget all the guidance information is on the MDC and MBIE website. No excuses.

### Tiny Homes

In most cases these are buildings and, as such, require a building consent to construct and site. Check with us first; you can't always believe what you see on TV, online or in papers/magazines.

### Consent Notices

These are notated on the title. Not all can be controlled under the building consent process. Make sure you consider these when going through the design process and then when building make sure to follow them. Failing to can be a very expensive process.



*Help Us  
Help You*

*In  
Final*

## Inspection Booking

I recognise that having to book 3 to 4 days out for inspection can be a real pain, especially for those small jobs. We do our best to keep booking days down but during busy times there are only so many officers and so many hours in a day. You can help us with this issue and by doing so improve the chances of getting your inspections earlier. How can you help? If you are not ready for an inspection please cancel it and rebook. I can assure you that someone will grab the space. Having to fail an inspection or book a reinspection just serves to slow the whole process down. We understand that there are situations that arise which prevent all the work required being completed and we will try to work with you with that. We can often pick up on incomplete work at the next booked inspection therefore avoiding a reinspection. Every reinspection and failed inspection removed from our day frees up at least three quarters of an hour at a minimum. There's another inspection out of the way which brings your next inspection another slot closer. Please help us help you.

## A Few Fact and Figures to Finish the Year Off

### January 2019 to December 2019

#### Consents issued to end of November 2019:

Total consents - 1415 with a value of \$183,439,692.00, includes 236 new dwellings \$92,886,957.00

Predictive figures for calendar (January 2019 to last day 24 December 2019) year issued - about 1543, value \$200,116,020.00, with about 258 dwellings \$101,133,122.00

May 2019 was our biggest month with 170 consent issued. June and July saw an average of 137 consents issued.

#### Inspections:

Actual to end of November 5,009. Predictive for year approximately 5,455.

#### Figures for Financial Year to Date

