



Building Post

Welcome

Welcome all to the September 2019 Building Post.

The year is disappearing fast and summer is around the corner. Personally I'm pleased about that. I wouldn't say I'm a good winter person, even though I don't have to be out in the cold, wind and rain, like most of you do.

I have to admit though, Marlborough has pretty kind winters compared to other places where I have lived and worked. One of the coldest places I have ever built a house was in Tangiwai. The place of the 1950s rail bridge disaster, just south of Mount Ruapehu. We had hard frosts in late February and we couldn't put the roof on the house because it snowed so heavily. To cap it off, we lived in shearers quarters. No wonder shearers are so tough.

Cold and Damp - see the article on Page 2 "Building Code G4"

A Big Thank You to Cherie Newman

As most of you know, Cherie left the team last year to further personal ambitions and have a change of scenery. Well, we managed to get Cherie back for a short time this year. This time Cherie came back to Council to cover Michelle Richards' role as a PIM Information Officer whilst Michelle was off on maternity leave. Michelle came back to the role on the 9th of September after spending the last five months plus looking after her new baby boy (Liam).

Cherie has done a wonderful job for us over that time. Being able to find somebody with Cherie's building knowledge and understanding of the link between the Building Act and the Resource Management Act meant that business carried on as usual. It is never an easy job to cover extended leave, but with Cherie's friendly professional approach to the role, the team was well looked after. So on behalf of the Building Control Team, and you our customers, I would like to wish Cherie the very best for whatever adventures she has ahead of her. Once again we will miss her.

And, welcome back Michelle.



Cherie



Michelle



Code Talk

Building Code G4

Anyway, on the subject of cold and damp, there have been some changes made to “Building Code G4”, as below, that you should be aware of:

1.2.5 – Spaces in household units and accommodation units that contain cooktops, showers and baths must have mechanical extract fans installed to remove moisture generated by these fixtures. Mechanical extract fans (including associated ducting) must have a flow rate not less than:

- a) 25 L/s for showers and baths; and
- b) 50 L/s for cooktops.

Comment: Mechanical extract fans are intended to remove moisture from localised sources, and will not necessarily provide adequate ventilation for the whole occupied space.

Within the acceptable solution, natural ventilation (refer Paragraphs 1.2 and 1.3) on its own is not adequate to remove moisture generated from cooktops, showers and baths.

This is a recent amendment as it is becoming more and more evident that, if spaces within a building are not ventilated correctly, inevitably the building starts to suffer from the build-up of moisture.

It's not always just the habitable areas that suffer from damp and moisture though. Recently an issue came to my attention. The issue was highlighted as a result of the building inspection for a sale and purchase report. On entry to the roof space (your typical 20 degree truss roof space) the contractor immediately saw mould growing everywhere. The mould was on the building paper, the purlins, the rafters. There were signs that the mould was very slowly destroying the durability of those members. The mould was so bad that the contractor removed himself from the roof space immediately. The question is, why has this happened? The roof had no leaking penetrations, there was no venting from the rooms into the roof space, no leaking plumbing or any of what you would consider typical causes.

However the building did have problematic issues which combined to create the current situation:

1. It was one of three adjoined units therefore there are fire walls in-between the units, reducing ventilation flow through the roof space.
2. As required, these walls terminated directly under the roof cladding, also reducing ventilation flow.
3. The site was a particularly damp site and the buildings were shaded by large trees. No chance to dry out during winter months.
4. The only real venting to the roof was via the soffits (gap between fascia and roof cladding) and the venting between the ridge flashing and the roof cladding. Very little in the way of ventilation in real terms. Not enough air changes.

So what to do about it? Building Control can only ask for Building Code compliance when assessing building consent applications. G4 of the Building Code doesn't really address the issue and E2 only deals with specific requirements for some systems, for example membrane roofing or decking systems. However I don't think that should be the end of it. I recommend that when designing and constructing a building we need to consider the environment and the use of the building. We need to consider what the combination of design, site specific environment and systems will do to prevent air changes. For that reason I have attached this link to a BRANZ bulletin for your consideration, [https://www.branz.co.nz/roof space ventilation](https://www.branz.co.nz/roof-space-ventilation).

For those of you that get hard copies of the Building Post, you will have to search the BRANZ website.

Other Sources of Information: The New Zealand Metal Roofing Manufacturers Association “Code of Practice v3.0” link below. This document provides insight into causes of moisture problems and provides practical solutions, <https://www.metalroofing.org.nz/copfull/internal-moisture>.

Also see “Mouldy Mould” information on page 3. This has been written by Karen Winter, Environmental Health Officer.

Mouldy Mould

About moulds

Moulds are fungi which grow on plants, wood, fabric soil, food, walls, floors and ceilings.

Moulds product microscopic spores that germinate where moisture has accumulated.

Mould needs three conditions in order to thrive - the right temperature (2-40°C), food source (any organic carbon-based material) and moisture.

What types are there?

There are over 100,000 species of mould, but the main ones you might see are:

Penicillium

It is green/white with a velvety texture and can cause pulmonary inflammation. This fungi is often seen on mattresses or wallpaper.



Cladosporium

Generally an olive/green to brown colour with a suede like appearance. Grows in colder temperatures and often found in bathroom ceilings or the underside of carpets. Can cause asthma, allergic reactions, skin rash and sinusitis.



Stachybotrys

Also called black mould. Slimy in texture and a dark green or black colour. It can cause allergic reactions and difficulty with breathing. Is a dark green/black colour with a slimy texture and needs relatively constant dampness to grow.



Why don't we want mould to grow?

Mould can affect people health and the structure of a building:

- Most moulds are allergenic and can cause reactions from mild to severe:
 - Mild: congestion, rash, itchy or water eyes.
 - Moderate: itchiness and difficulty breathing.
 - Severe: swelling, difficulty breathing and swallowing, abdominal pain, cramps, vomiting, diarrhoea, dizziness and mental confusion.
- Moulds can be toxigenic and product mycotoxins on the spore which can be inhaled, ingested or touched and can have serious temporary and permanent health impacts.
- Mould indicates there is a presence of water which, if untreated, can cause brown rot to occur. Surface damage can also occur (i.e. peeling paint and paper) as well as decay in masonry.

How to deal with Mould

- Avoid growing it in the first place - ensure you have adequate ventilation and any leaks are quickly repaired. It only takes 24-48 hours for mould to grow from the start of a water intrusion.
- Get the mould tested - firstly to establish it is mould and then what type it is.
- If there is a large growth of mould - engage professionals to deal with it.
- Kill the mould first before you wipe anything!
- Don't introduce airflow as this will spread any spores around.

*Damp
and
Mould*

The Nelson Team

Introducing our Contracting Team over in Nelson

Focus Consulting has been processing consents for us for a couple of years now. This arrangement has had huge positives for us. Had it not been for the work carried out by the Focus Team, we would have been up against the statutory processing clock many times. That is a position that we don't like being in and I know you, our customers, don't want. The team here in Marlborough know that no matter what happens to our weeks, there is a team of dedicated professionals to ensure the consents get processed. I will leave it up to the Focus Team to introduce themselves.



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Email: focus.consultancynz@gmail.com

We are a Nelson based company which has been successfully providing varied services to Building Control Authorities [BCAs] and Territorial Authorities [TAs] and the private sector for the last 4 years, the partners [Phil Judge and Glen Buckley] and I [Brendan Guyton] have all had varied roles within BCAs/TAs in the Nelson/Tasman area for the last 11 years.

Currently we have seven experienced regulatory officers operating within the scope I have indicated below. We provide regulatory services to the following Councils:

Masterton District Council

- Processing Building Consent applications R1 – R3

Marlborough District Council

- Processing Building Consent applications R1 – R3

Tasman District Council

- Processing Building Consent application R1 – R3 and C1
- Competency Assessments – Inspectors
- Training
- Inspections R1-R3 plus C1-C3
- Technical leadership [Reg 13]

The processing services that we have provided for Marlborough District Council over the past 3 years have been performed by three staff members [Brendan Guyton, Dawson Gilchrist and Paul Farrar]. In addition to the technical staff we also have a part time administration officer [Nancy Guyton] who ensures the required day to day running of the organization is maintained.



Brendan Guyton

I have 25 years' experience in the building industry that includes 7 years in carpentry and foremanship, 3 years in contract management of building projects [New Zealand and Australia] and 4 years in sales of building components and a further 11 years Building Controls.

Within the 11 years of Building Controls have performed a wide range of functions, some of these include Certificate of Acceptance applications, Building Consent applications, Code Compliance Certificate applications [including historical applications], Compliance Schedules, BWOFs and technical auditing functions for central and local government.

Introducing our Contracting Team over in Nelson *continued ...*



Dawson Gilchrist

I currently live in Tasman and contract to Focus Consultancy Ltd.

I have been in the building industry since leaving school in 1997 when I entered into a building apprenticeship and became a qualified carpenter in 2000.

I continued to work in Nelson on a number of commercial and residential projects, with a short time spent working in Australia, until moving to Springfield, Canterbury in 2010 where I started my own construction company. Here I employed a number of staff and worked on various residential and commercial projects in the area including holiday homes in Castle Hill village and development at local ski fields.

In 2016 I was given the opportunity to join the team at Focus and enter the world of building regulatory services. I really enjoy seeing this other side to the industry and working with the great team at Focus and Marlborough District Council.



Paul Farrar

I am a Yorkshireman who emigrated to New Zealand 12 years ago with my family. Prior to this I spent 25 years in the British Army as a Royal Engineer traveling the world at the British tax payers expense. During this period, I carried out many varied roles including; soldier, combat engineer, builder, designer, Clerk of Works, site manager, project manager, disaster relief, instructor for construction to diploma level and facilities manager.

I have spent the last 12 years working within the Building Controls environment in councils at Rotorua, Nelson and Tasman where I have had a variety of roles including; processing officer, building inspector, Co Ordinator Building Inspectors, Co Ordinator Building Team and Acting Manager Building Team Tasman and now with Focus Consultancy processing Building consent applications for the past 2+ years.



Nancy Guyton

I have 23 years' experience in Customer Service and Administration (Broken up to raise our two boys Lucas and Jaden) Over the years, I have opportunities to work in many varied roles, which has given me a strong customer focus and the ability to easily pick up new administration roles and functions quickly.

I am enjoying working along side all our Focus Team, to ensure all our customers' requirements and expectations are met at the highest standard possible.

*Brendan
Dawson
Paul
Nancy*

Form 6

Code Compliance Certificate (CCC) Applications

Every consent requires one. We send out the CCC application form with the issued building consent documents. For those who don't know, the form is referred to as Form 6. The information required on the document is set out in the Building (Forms) Regulations 2004. In a nutshell, that means the information required on the form is information that must be provided under the Building Act. Building Control must, as a Building Consent Authority (BCA), ensure that the form is completed in full.

Through the year our Quality Manager audits the BCA against all of the regulations set out in the Building (Accreditation of Building Consent Authorities) Regulations 2006. One of those audits provided evidence that this BCA was not ensuring that the forms were completed in full before we accepted the application. We also failed the audit because we then issued the CCC. So, we have recently altered the form to make it clearer what information must be provided and we will not accept an incomplete form. The processing clock for CCC applications will not start until all information is provided. Under the Building Act the BCA then has 20 working day in which to issue the CCC. Of course we work hard to get the CCCs out a lot quicker than that because we know very well that you depend on these certificates as part of your contractual obligations. So, help us to help you. Complete the form fully and don't forget to sign it.

Swimming Pool Barriers (Fencing)

Hot topic since the repeal of the "Fencing of Swimming Pools Act 1987". I know that only a few of you who receive the Building Post actually install pools, but a number of you may choose to install your own pool in the future, or you might get asked to install a barrier. Attached is an informative letter from our Pool Compliance Officer, Alysha Hutchison:

What
Does
Alysha
Say?

As a business which is involved with the sale of swimming pools/fencing supplies/installation of pool fencing the Marlborough District Council wanted to send out a reminder of some of the requirements pertaining to swimming pools and their barriers.

- *There is no such thing as a "Temporary Swimming Pool Barrier/Fence"; all pools which are over 400mm deep must have a legally compliant barrier/fence. A building consent is required to construct the barrier/fencing.*
- *The installation of any new barrier/fence or changes to an existing swimming pool barrier will require a building consent. The only time consent is not required is when it is general maintenance and the same product is being used for any replacement components (in the same position).*
- *Any changes to windows/doors which form part of the swimming pool barrier require consent. Although this work is generally exempt under Schedule 1, building consent is required due to the changes being made to the compliance of the existing swimming pool barrier.*
- *When Council becomes aware that a pool exists; not previously registered and remember there is no such term as temporary; these swimming pools will then become part of the inspection regime and therefore will be required to meet the requirements of the Building Act. These identified pools will also be subjected to the targeted rating fee for swimming pools.*

With swimming pool inspections becoming more regular and property owners/industry more aware of the swimming pool barrier requirements, it is hoped the level of compliance will increase.

If you have a job which involves a swimming pool feel free to contact me to confirm any requirements which you are required to meet.

We look forward to working with you to ensure swimming pool safety is kept as a priority in the Marlborough Region.

If you have any questions or need guidance, please contact myself on 520 7400.

Alysha

The Building Officials Institute of New Zealand (BOINZ) Senior Building Control Officer's Forum

Jeff Atkinson and I attended the SBCOs forum in Wellington, 22nd and 23rd of August. The forum was held in Shed 6 down on the waterfront. Shed 6 is a pretty awesome facility for conferences and the like. Both days included industry, local government, central government, and seniors and managers for council building control groups across New Zealand. The Forum opened with a speech from the Hon. Jenny Salesa (Minister of Building and Construction). The speech concentrated on the recent Law Reform submission paper and it is clear that there are some very difficult issues to address. Liability, I think this will be a big one and take some time before you see the changes. Issues like changes to the Licensed Building Practitioner (LBP) scheme will happen quick enough. I'm pretty sure we will see some new classes of licences coming out and there is pressure on MBIE (LBP team) to bring in a licensing scheme for the commercial world.

A representative from the LBP scheme provided a few facts and figures about the complaints process. Apparently 2017 was a pretty busy year for the board. At present the number of complaints about LBPs is sitting around 240 to 250 a year. I guess that's reasonably good given the number of LBPs in New Zealand.

Master Builders Chief Executive, Dave Kelly, gave one of the best presentations that I have heard for a long time. It appears from his presentation that we are all on the same page with the current existing industry issues. Dave identifies the following as the major key issues to address:

- Labour Productivity
- Supply Chain Culture
- Procurement Practices
- Risk Transfer
- Skill Shortage - this one is across the whole industry and a real challenge

The one thing that I note here is that skill shortages has always been, and always will, continue to be an issue for the industry whilst we work in an environment that reacts so quickly to financial changes. The old "boom and bust" saying comes to mind. To train staff in any part of the industry is so expensive these days and to invest in training we all want to be sure that there is a continued demand for our service. Our Australian counterparts at the conference suggested that the building compliance industry has now raised the bar to a degree status. We all need young people who can do the job, not just know the theory.

Another very interesting presentation was provided by Thomas Simonson (Local Government New Zealand). He presented on Coastal Inundation, yep climate change. Now that was scary. He showed futuristic mapping of Wellington City. Billions of dollars worth of city real estate under water.

Housing New Zealand spoke about the level of building activity that they are getting involved in, so much so that they are working with IANZ and MBIE to develop their own Building Consent Authority. That way they will process and issue their own consents and won't deal with councils, except in relation to planning and services requirements.

There were lots of other interesting topics, but more for the Council side of life so I will leave it at that.



*Building
Officials
and
Industry
Get Together*

*Don't
Do It!*

Prosecution for Unconsented Work

Unconsented work. Not that subject again I hear you say. Well yes, I have been warning the industry for some time now that Council is taking this issue very seriously. There is just too much unconsented work going on at present. The number of Certificates of Acceptance continues to rise as more and more unconsented building work is being discovered. Council decided some time ago that enough was enough and so we went down the prosecution path for a property where a number of unconsented structures had been built and/or altered. The courts confirmed that they also view unconsented work as a very serious breach of the Building Act. As a result the court handed down a guilty verdict and applied fines. This has left the property owner/builder with a conviction and they still have to deal with the unconsented work. Why would you choose to continue to take the risk? We are all meant to be professionals, aren't we?



*Are
Consents
Required?*

Drainage Work for Subdivisions

Recently we have discovered a problem with drainage work in subdivisions. Some of the drainage work does require building consent. The problem stems from a misunderstanding of what is drainage work that is considered to be Network Utility work (drainage that will become Council's infrastructure on issuing of the 224 certificate). This work is covered under Exemption 29 of Schedule 1 (Exempt Work). The drainage work that is to remain privately owned must have a building consent prior to installation.

Council's Resource Management Team have changed their advice comment in the approved resource consent document to state:

A building consent or a resource consent, or other authorisation, may be required for some of the works under this resource consent. Building consent will be required for proposed drainage works (stormwater and sewer) that are not to be owned by Council (i.e. within legal road, easements in gross, or grants). The consent holder must take their own advice as to what other consents are required.

If you are not sure what work requires building consent please contact the duty builder service to discuss.



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