

# Go ahead

## Newsletter December 2016



### In this issue:

- ▶ Council appoints new Head of Building Consenting
- ▶ Sustainability advice
- ▶ Quality in, quality out
- ▶ Proposing a minor variation on site
- ▶ Dealing with pre-holiday workload
- ▶ Inspections wait times
- ▶ Help available over holidays
- ▶ Pool fences and the Building Act
- ▶ Steel testing rules
- ▶ Rails required on glass barriers
- ▶ Bill addresses retention money timing

### Want more information?

- Visit our website [ccc.govt.nz/goahead](http://ccc.govt.nz/goahead)
- Give us a call on 03 941 8999
- Come and talk to our staff at the Civic Offices, 53 Hereford Street

## Improvement focus for new GM Consenting and Compliance

**Leonie Rae is under no illusions about the challenges of her new role of GM Consenting and Compliance.**

With oversight for building consents (including inspections and code compliance certificates), resource consents and compliance (food and alcohol licensing, animal management, noise and other compliance), Leonie has a broad portfolio.

“One of our success stories has been developing the Partnership Approvals service, where case managers provide a joined-up facilitation service for projects that may touch on different parts of Council. This might be around water or waste, traffic management, licensing, as well as general consents. I am keen to extend the philosophy behind Partnership Approvals so we are working with people so they do what is required and are supported as they work through their projects or issues.

“The challenge for the Council, and industry, is to identify what’s not working well and make the appropriate process improvements to provide clarity for customers and reassurance for the public that their city is safe.”

Since joining Christchurch City Council in 2006, Leonie has had a variety of roles, including Senior Business Analyst, Business Analyst Team Leader, and Service Delivery and Deployment Manager in the Information Management and Communication Unit.



In January 2014, Leonie was appointed Commercial Consents Unit Manager then in January this year she was appointed Head of Building Consenting within the Consenting and Compliance Group.

Council Chief Executive Dr Karleen Edwards says Leonie was a standout among the large number of applicants from New Zealand and overseas.

“Throughout her time at the Council, Leonie has shown inspirational leadership, integrity, energy and has keenly applied these qualities to Christchurch’s rebuild. In 2012, Leonie was awarded the Association of Local Government Information Management (ALGIM) Excellence in Leadership Award.”

Read more on [ccc.govt.nz/newsline](http://ccc.govt.nz/newsline)

*go ahead...*

## Council appoints new Head of Building Consenting

Robert Wright has been appointed Head of Building Consenting.

Robert is well known in the industry and has more than 27 years' experience in building and resource management. Over the past three years, he has led the Operational Policy and Quality Improvement Unit, overseeing many of the improvements to the Council's consent processing systems.



## Quality in, quality out

For building consents, the Council aims to accept applications within 24 hours of receipt. This means the processing of your application can begin as soon as possible.

In order to achieve this, we require a completed application form, set of plans, specifications and supporting documents – all of a high standard.

On average, around 8 per cent of applications received are not accepted. To help reduce this, we've identified some common reasons this occurs:

- No geotech report
- Lack of proof of ownership
- No memorandum of design
- Truss and bracing calculations not provided

If we identify one of these as missing – *and if time allows i.e. still within 24 hours from receiving the application* – the vetting officer will call the customer to request it. If the customer can't supply the information or cannot be contacted, the application will not be accepted, resulting in a charge for time spent on the application. A new application is then required, including all documentation.

We'd rather not be chasing people up or charging them for applications that aren't being processed, so please make sure you have everything required prior to submitting your application.

## Eco Design Advisor offers sustainability advice

Right now in Christchurch, we're building the world's newest city. This means we're after the innovative, the fresh, and the new. With this in mind, Christchurch City Council has appointed Julie Villard to the role of Eco Design Advisor to help with environmental sustainability.

The primary purpose of Julie's role is to provide free, independent expert sustainable design advice to people designing, building or extensively renovating residential dwellings.

She will also be working in partnership with the building industry to encourage and educate around the benefits of eco-design with a focus on sustainable, affordable solutions.

Julie has 10 years of architectural experience and is a qualified assessor for the NZ Green Building Council.



## Remember this if you are proposing a minor variation on site

If you are making any change from the consented design (including products), there are some things the Council needs.

Two copies of the details are required from the designer noting the changes, along with supporting documentation showing how code compliance will be achieved. Written acceptance from the owner is also required.

These should be presented on site and discussed with the inspector to see if they can be accepted as a minor variation or if an amendment is required.



go ahead...

## Dealing with pre-holiday workload

The lead-up to the holidays is an extremely busy time for everyone in the building industry, including the Council. We are committed to providing the best service we can to our customers as they look to finalise building projects ahead of the festive break.

You can help us by only booking inspections when your work is ready. This will avoid failed inspections which have to be repeated and add unnecessary workload at this busy time.

By working together and making bookings only when they are needed, we can maintain our quick turnaround and avoid the potential for wait times to increase.

## Inspections wait times

A number of Council staff have recently been involved in the Kaikoura earthquake response. This has included up to eight inspectors doing building evaluations. Some of you may have experienced delays during this period and we thank you for your patience and understanding.

## Help available over holidays

While many people are taking a summer holiday over the festive season, we will still have a small number of staff working at this time, apart from the public holidays. Because the statutory clock stops, any processing done is to the benefit of customers.

None of you will be disadvantaged by our processing capacity through this period. We will cover any urgent inspection requirements through our small team of staff who are working through this period.

The statutory clock for consents processing stops on 20 December 2015 and restarts on 10 January 2016.



## Pool fences and the Building Act — changes ahead

A law change governing rules on the fencing of pools comes into effect on 1 January 2017.

The Building (Pools) Amendment Bill repeals the Fencing of Swimming Pools Act 1987. It introduces new pool safety provisions into the Building Act 2004.

Key changes:

- a new requirement for mandatory three-yearly inspections of swimming pools
- allowing safety covers to be used as barriers for spa pools and hot tubs
- additional enforcement tools for territorial authorities, including notices to fix.

The Ministry of Business, Innovation and Employment is creating a new Building Code clause, F9, which relates to residential pool barriers. The Ministry is seeking feedback on proposed new acceptable solutions and anyone wishing to make a submission has until 16 December 2016 to do so.

You can find out more on the Ministry website [mbie.govt.nz](http://mbie.govt.nz)

You can find the proposed Acceptable Solutions and information on how to provide a submission on the MBIE Corporate website.

[mbie.govt.nz/info-services/building-construction/consultations](http://mbie.govt.nz/info-services/building-construction/consultations)



*go ahead...*

## Steel testing rules clarified

The Ministry has clarified its position on testing of Grade 500E ductile steel.

Amendment 14 to Acceptable Solutions and Verification Methods for Building Code clause B1 explains testing of Grade 500E ductile steel mesh must meet Australia/New Zealand Standard (AS/NZS 4671:2001).

The amendment follows Commerce Commission investigations which identified that some mesh marketed in New Zealand as Grade 500E ductile steel mesh was not achieving the required 10 per cent elongation when tested to the Standard.

Amendment 14 affects Acceptable Solution B1/AS1 and Verification Method B1/VM1.

## Product changes

Winstones Wallboards (GIB) have revised the Ezybrace system August 2016  
[gib.co.nz/assets/Systems/EzyBrace/GIB-EzyBrace-Systems-Literature.pdf](http://gib.co.nz/assets/Systems/EzyBrace/GIB-EzyBrace-Systems-Literature.pdf)

## Rails required on glass barriers

New structural glass barriers complying with B1/AS1 will need to have an interlinking rail, unless the barrier is laminated safety glass and has features to retain panes of glass or prevent collapse, in the event of breakage.

An interlinking rail must be designed to resist serviceability limit state (SLS) loads, specified in AS/NZS 1170 and B1/VM1, in the event that a glass pane of the barrier breaks.

The change means Acceptable Solution B1/AS1 now incorporates Amendment 13, which cites the glass barrier requirements in section 22 of NZS 4223.3: 2016 Glazing in buildings – Part 3: Human impact safety requirements. It is effective from 1 June 2016.

Building consent applications for glass barriers that were accepted before 1 June 2016 may use the old version of B1/AS1 (Amendment 12) to show compliance with the Building Code.

Building consent applications for glass barriers made on, or after, 1 June 2016 must comply with the new barrier requirements in Amendment 13 (i.e. section 22 of NZS 4223.3: 2016) if B1/AS1 is used, or achieve an equivalent level of performance using an alternative solution. The application should include appropriate documentation, showing compliance with the barrier requirements in B1/AS1 Amendment 13, and sourced from barrier suppliers or suitably qualified engineers.

Only section 22 of NZS 4223.3: 2016 comes into force in B1/AS1 on 1 June. The other remaining sections of NZS 4223.3:2016 are not part of B1/AS1 Amendment 13, but may be used as part of an alternative solution.

Existing glass barriers are not required to be upgraded to comply with the new requirements, although retrofitting structural glass barriers to comply with NZS 4223.3: 2016 may be possible.

## Bill addresses retention money timing

The Government has introduced a Bill clarifying that new legislation relating to retention money in construction contracts will not apply to contracts signed before 31 March 2017.

The Regulatory Systems (Commercial Matters) Amendment Bill will clarify that the retention money provisions of the Construction Contracts Amendment Act 2015 will apply only to contracts entered into or renewed on or after 31 March 2017.

Under the Construction Contracts Amendment Act 2015, retention money withheld under commercial construction contracts will be required to be held on trust. This will better protect retention money owed to contractors and subcontractors in the event of a business failure.

The Bill addresses concerns that the new law relating to retention money would have applied to existing contracts as well as new contracts, and reflects the original intent of the Construction Contracts Amendment Act 2015.

[Regulatory Systems \(Commercial Matters\) Amendment Bill legislation.govt.nz](http://legislation.govt.nz)

[Read more about the changes relating to retention money \[PDF 188 KB\]](#)  
[mbie.govt.nz](http://mbie.govt.nz)

**Note:** 'Retention money' means an amount withheld by a party to a construction contract (party A) from an amount payable to another party to the contract (party B) as security for the performance of party B's obligations under the contract.

go ahead...