

# BUILDING TALK.



Since the last issue, the building team has been very busy, a good sign for our local building industry. Consent numbers are steady. Supply shortages, although perhaps not fully resolved, seem to have dropped out of the headlines.

The period has not been without challenges for our team. We have had staff on leave for various reasons, including Covid, and have struggled to maintain the level of service we strive to provide. We have put significant effort into developing our people over this time so that we will be ready for the challenges that lay ahead.

Our new staff are working diligently toward gaining competencies, to enable them to process building consent applications and inspect building work. The latter part of this year the BCA staff are busy with on-the-job training and courses. I'm proud to say the team is excelling in this!

I'm also pleased to report that we received confirmation of our continued Building Consent Authority Accreditation for another year following our assessment that took place earlier in the year! This is a key requirement that enables us to continue to operate as a Building Consent Authority.

Personally, I'm still buzzing about making this newsletter a reality, and once again encourage you to share it with your colleagues, and provide us with your feedback so we can address the issues that are important to you.

**Adrian Perrin-Smith-Kahl**  
Building Control Manager

## New Building Control Team Members

Introducing Anna Jeon, Building Control Officer

I'm originally from Christchurch, born in South Korea. I studied in Wellington at Victoria University, and achieved a Bachelors Degree in Architectural Studies.

I've been at the Council for just over a year now, and my current role as Building Control Officer includes processing building consents, inspecting, and accepting BWoF.



I was drawn to the role for the opportunity to learn about building codes and construction methods, through processing inspections, and the opportunity to network with others in the industry.

I will soon be out onsite for inspections, and I'm looking forward to seeing you all.

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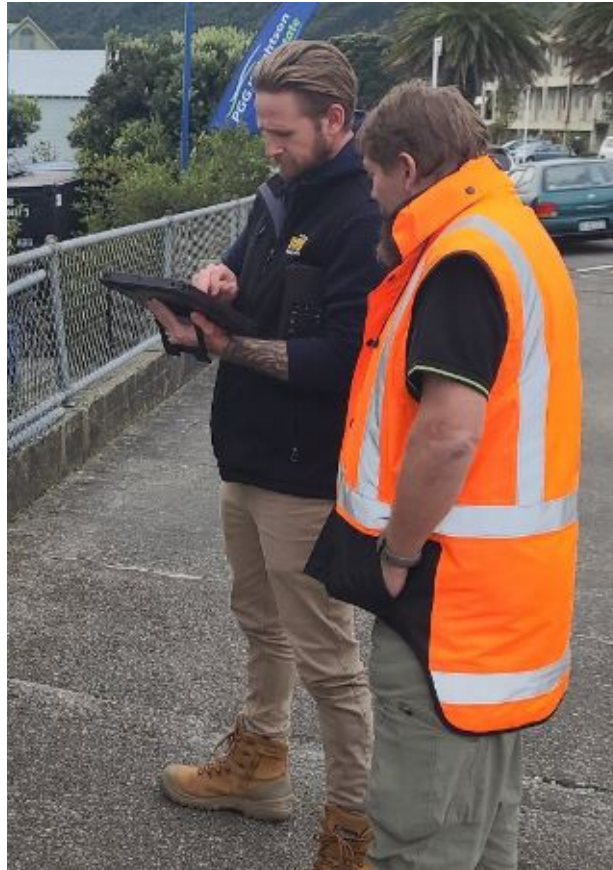
# Consent Documents Onsite

**We would like to remind you about the importance of keeping building consent documentation onsite, or at least available onsite.**

Our inspectors have noted that many sites they visit do not have stamped/approved consent documents available. In some cases, plans are available but not specifications, manufacturers installation instructions, or the Building Consent (Form 5) itself.

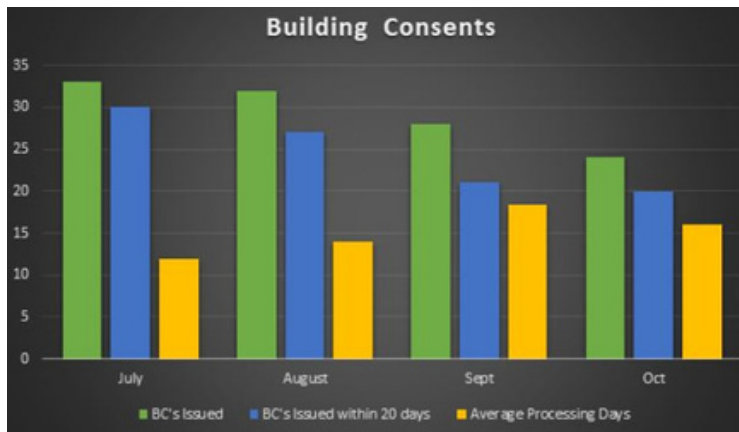
The advantages to having all the documents onsite are numerous!

- The Building Consent (Form 5) lists the required inspections, including by engineers, and the documents we will need from you, like as-builts etc. So you'll know which inspections to call for and when!
- Having stamped plans and manufacturers installation instructions (usually contained in the 'supporting documents') onsite can help avoid costly mistakes and re-inspections. Remember that the inspector is required to assess construction to the approved plans.
- You may save the inspector time searching for documentation for specific details if you can point them out straight away.
- GDC inspectors are charged out by the hour, so the less time they need to spend looking for documents, and the less re-inspections required, the more likely you are to receive some of the deposit fee back once CCC is issued. Then you can put on a shout for the crew!
- Building work needs to be completed in accordance with the consented documents so it makes sense that a set would be on site and available to all of those people involved in the construction work.



**We want to help keep your projects moving along, to do this we all need to be working from the same documents. We can provide digital or printed copies of consent documentation as needed, just give us a call, our contact details are on the back of this newsletter.**

## Building Statistics for the last quarter



Please remember to allow at least 48hrs when booking inspections wherever possible. We strive to maintain this service for your convenience as best we can. When you book well in advance it helps us to schedule our inspectors. Keep in mind that what may seem to be a "5 minute inspection" actually takes our inspectors longer by the time they complete an inspection checklist, create an inspection report and travel to and from the site where required.

## Inspections

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# BCA Accreditation

**Grey District Council operates as an Accredited Building Consent Authority (BCA). The Ministry of Business, Innovation and Employment (MBIE) are responsible for the regulation of the building industry in New Zealand. MBIE ensure that Building Consent Authorities (BCA's) like Grey District Council are meeting their regulatory obligations.**

International Accreditation New Zealand (IANZ) undertake, at least, biennial assessments or audits of all BCA's nationally on behalf of MBIE. During these assessments IANZ check that BCA's have and follow systems and procedures that meet regulatory requirements to satisfy the Accreditation of Building Consent Authorities Regulations.

Operating a BCA is complex, many procedures exist, hundreds of technical decisions are made every week and everything a BCA does has to be documented. During an assessment IANZ scrutinises this work and identifies areas that require attention and how severe any issue is.

Grey District Council underwent its most recent assessment in January this year. During the assessment 13 points were raised for improvement, generally minor in nature, and staff set about making those improvements soon after the assessment.

In August all items were cleared, and IANZ formally reconfirmed the Council's ongoing status as an accredited BCA. The BCA's next regular assessment is in Aug 2023.



Section 7 of the Building Act 2004 states that the period between 20 December and 10 January each year is excluded from the working days count for all timeframes. This means that even weekdays during this time are not counted as working days on consent processing. So, we're just giving you the 'heads up' that any building consents received after Monday 21st November (2022) are not guaranteed to be processed before the Christmas break.

We don't stop working just because they aren't working days! And we will do our best to make sure all consent applications are issued as quickly as practically possible.

**Get in early so we can help keep your projects moving.**



## Building Inspections

Building inspections will be done through to 5pm Wednesday the 21st of December 2022 and these should be booked no later than Monday the 19th. Please don't leave it until the last minute!

Inspections can be booked again from Wednesday the 4th of January 2022 and the earliest inspections undertaken on Friday 6th January.



## New Customer Portal

Objective Corporation, which provides AlphaOne (councils consenting system) is releasing a new Customer Portal.

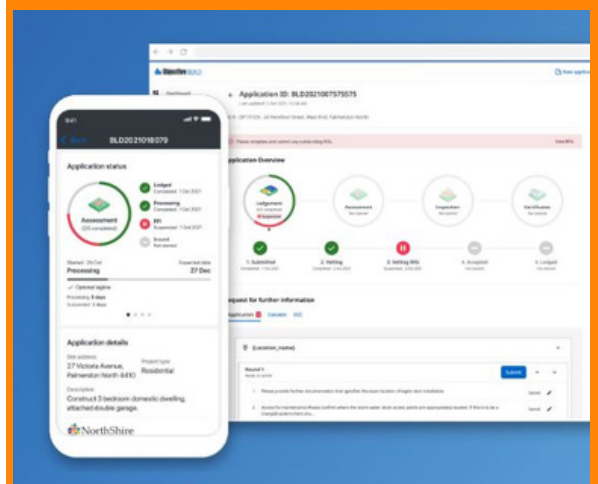


West Coast Councils (Grey, Buller and Westland) customers are to be the first AlphaOne users to get access and the new Portal is due to be rolled out early in 2023.

Council and Objective plan to provide information sessions and/or webinars to make the transition easy for you. Keep an eye on Councils website and Facebook for further information.

To learn more follow the link below:

<https://nz.objective.com/products/objective-build>



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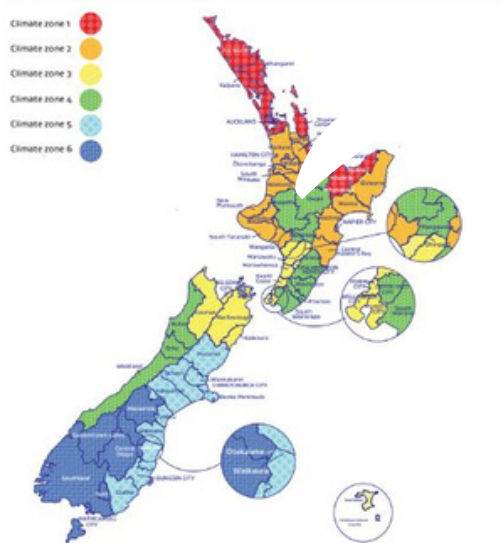
# Changes to Compliance Documents for H1 – Energy Efficiency

Last November MBIE released updated Acceptable Solutions and Verification Methods for Building Code Clause H1. Initially, there was a transition period from 1 Nov 2021 to 1 Nov 2022, in which you could use either the old or new compliance documents to achieve compliance. Following much feedback from industry stakeholders, MBIE conducted consultation and in July this year decided to extend the transition period to 1 May 2023. After 1 May 2023 you will only be able to use the new Acceptable Solutions and Verification Methods to demonstrate compliance, but there are some changes that take effect earlier which affect building work in the Grey District.



Construction in climate zones 3-6 (Grey District is in zone 4) will have an interim increase. These zones will be required to reach a minimum R value of 0.37 for all windows and doors by 3 November 2022 and increase this to R0.46 (in zone 4) six months later, on 1 May 2023.

TABLE C.1.1.2: Climate zones by territorial authority  
Paragraph C.1.1.2



“In the most common applications, an increase to R0.37 will have no impact on the window joinery details or installation of the window but will still present an increase to thermal performance. For example, this R-value can be achieved by simply replacing clear glass in a double-glazed aluminum window frame unit with low-E glass in the same frame” (MBIE outcome of consultation document 15 July 2022).

Read more about the changes [here](#).

## Oh Dear, what have we here!



This was a learning opportunity for a builder in the Grey District earlier this year, and a good example of what not to do! (Insufficient laps and ties)

Rib Raft System Specification states “Rib Steel - All steel shall be lapped a minimum of 60 bar diameters (720mm for 12mm steel)”.

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# Lets try to clear this up.....

We see some confusion in our district about buildings, moveable buildings and vehicles. We get questions like “what if I put skids or wheels on it?” So, we have put together this article to try to help. This topic could potentially fill the whole newsletter, so we’ll try and keep it concise.

Section 8 of the Building Act set out what a building includes. It stands that logically if something is not included in this section it cannot be defined as a building. Let’s see what it says.

8 Building: what it means and includes

(1) In this Act, unless the context otherwise requires, building—

(a) means a temporary or permanent movable or immovable structure (including a structure intended for occupation by people, animals, machinery, or chattels); and

(b) includes—

... (iii) a vehicle or motor vehicle (including a vehicle or motor vehicle as defined in section 2(1) of the Land Transport Act 1998) that is immovable and is occupied by people on a permanent or long-term basis...

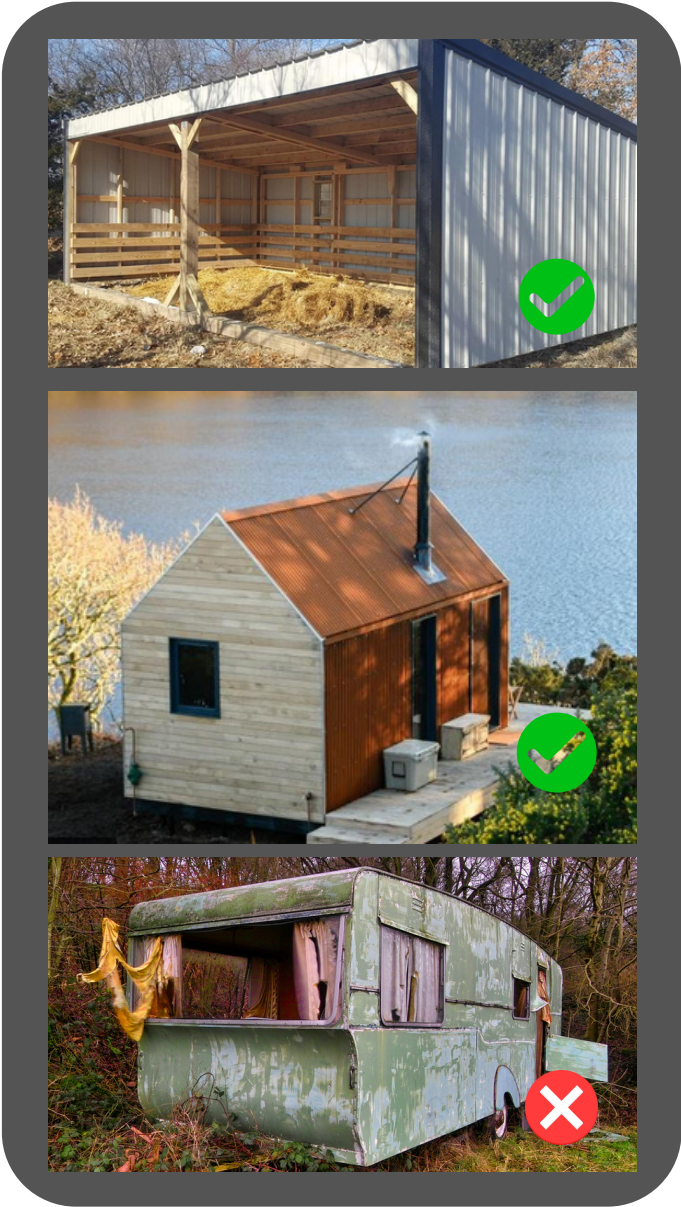
From this we know that a moveable (or immovable) structure is a building and the definition includes a vehicle that is (as above) immovable and occupied by people on a permanent or long-term basis. The confusion comes from trying to apply section 8(1)(b)(iii) to something that was not a vehicle in the first place. For example, constructing a shed and then putting skids or wheels on it doesn't make the shed a vehicle even though it is moveable.

The key is that it had to be a vehicle in the first place. Once you have established that, if it is moveable OR not occupied permanent/long-term it is not a building and the Building Act does not apply.

Here's another example: A Caravan (a vehicle) that has become immovable and sits empty on a property is not a building because it is not occupied by people. It may be unsightly and derelict or pristine, but the Building Act does not apply.

Another thing to note is that the definition includes temporary structures!

More information is available on this topic on the [MBIE Building Performance website](#) or if you're involved with a project of this type and are unsure or just want to run your thoughts by us then please don't hesitate to get in touch. It's better to get it right before you commit to a project.



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November 2022

# BUILDING TALK.



It's great to have you here!

Let's keep in touch

Book an inspection: [\(03\) 769 8608](tel:(03)7698608)  
Call council: [\(03\) 769 8600](tel:(03)7698600)  
Email us: [GDC\\_building@greydc.govt.nz](mailto:GDC_building@greydc.govt.nz)

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***Merry Christmas and  
all the best for the  
New Year from the  
Team at GDC***



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