

Building Bulletin

MARCH 2022

Welcome to our first Building Bulletin of the year.

Our team is well and truly back into the swing of things – having processed 61 consents in January.

Following the resignation of John Tait, who has moved back to the Wairarapa for family reasons, we welcome Tony Manunui into the Acting Building Consents Manager role until such time as a new manager is appointed. Tony comes into this position from his role as Council's Compliance Team Manager.

Technical enquiries can be directed to the following:

Residential - Melanie Scrivens melanies@hdc.govt.nz

Commercial – Matthew Holmes matthewh@hdc.govt.nz

Inspections – Barry Nikolaison Barryn@hdc.govt.nz

COVID protocols on building sites

With the threat of COVID now well understood, we need to take precautions to protect our staff and community on building sites. Construction Health and Safety New Zealand (CHASNZ) has developed a framework: the New Zealand COVID-19 Construction Protocols. This is to help you ensure you are following the government's current safety measures on building sites. You can view the protocols at: www.chasnz.org/covid19

In line with this, under the Red traffic light, Council now requires all people (including homeowners) to wear masks when our building inspectors are on-site at any household.

If you wish to discuss COVID-related procedures for Council appointments on your site, please mention this at the time of booking your inspection and one of our team members will contact you.

Coastal erosion and inundation or flooding



Owners of properties that are exposed to natural hazards, including coastal erosion and inundation or flooding, need to be aware of the natural hazard provisions in sections 71-73 of the Building Act 2004, when considering building new or renovating.

Professional building service providers also need a thorough understanding of the natural hazard provisions to assist their clients (particularly those living between Clive and Cape Kidnappers) to make informed decisions early in the design process.

The Hawke's Bay Emergency Management Portal provides the most accurate, up to date and reliable information on inundation and flooding hazards in the Hastings District. You can view it at <https://gis.hbrc.govt.nz/hazards/>. It is this information that Council bases its decisions on and it is recommended you check the portal to identify whether or not your client's property is subject to a natural hazard.

Information on coastal inundation has been available on this portal for a number of years. However, the hazard layer 'Coastal Inundation Year 2120' has become relevant under the Building Act since 2020. The inundation extent impacts a large number of properties where owners may be applying for building consents to undertake work.

Before undertaking design work, designers need to check if the property is affected by coastal inundation. If it is, they may need to include mitigations such as an increased finished floor level height. Where this is the case, designers should contact one of our Senior Building Officers by phoning 06 871 5000 and discuss the project before they start on detailed design.

We provided information about coastal inundation to the wider industry at the Building & Land Development Industry Forum held 15 December 2021, and a letter was also sent to owners of potentially affected properties earlier this year. You can view the leaflet [here](#).

Pre application meetings



If you have a project that is unusual or complex, we are happy for you to meet with the relevant team members at Council. They can discuss your project with you before an application is submitted.

Where necessary we can arrange for other teams from Council to attend the meeting to avoid you having to contact many different people.

These meetings can be useful for everybody. Council can gain an understanding of your project and the various Council staff can provide guidance on elements that may affect your design or may help speed up any consents or other approvals you may need.

If you would like to arrange a pre-application meeting please phone the Residential or Commercial Building Team Leader on 06 871 5000.





Building code updates 2021

In November 2021 the Ministry of Business, Innovation and Employment (MBIE) released a number of new acceptable solutions, verification methods and also general guidance.

Of particular interest were changes to acceptable solutions and verification methods associated with H1 Energy Efficiency, G7 Natural Light and E2 External Moisture.

Many of the changes to acceptable solutions and verification methods appear to support the market driven by higher density housing, and the Government's direction on building for climate change.

You can use the new acceptable solutions and verification methods now if you wish. However, please make sure that is clear on your application what your means of compliance is.

You can view the changes at: www.building.govt.nz/building-code-compliance/annual-building-code-updates/2021-building-code-update

The changes to the acceptable solutions and verification methods are:

- New edition of H1/AS1 and H1/VM1 for housing and small buildings (<300 m²)
- New documents H1/AS2 and H1/VM2 for large buildings
- New verification method H1/VM3 for the energy efficiency of heating, ventilation and air conditioning (HVAC)
- Revised G7/AS1 for buildings up to 3 storeys
- New G7/AS2 for simple multi-unit apartment
- New G7/VM1 for more complex designs including internal rooms and borrowed light
- New E2/VM2 for weathertightness testing associated with the likes of higher density housing
- Of note, the changes do not include any allowances for 'passive house' construction techniques

Some Key points from the new/changed acceptable solutions for energy efficiency are:

- Six zone climate map (up from 3)
- New insulation requirements that are far greater than the current requirements. (so for the Hastings district (climate Zone 2) ceilings, 6.6, wall 2.0, slab 1.5, floor 2.5, windows 0.46)
- The changes focus on floors and roofs/ceilings with walls to be considered later
- Typical tools to calculate heat loss will need to be changed to better meet the new acceptable solutions
- Requirements for determining thermal resistance and R-values have been revised (including changes to the citing of 4218)
- Artificial lighting is now outside the scope of the acceptable solutions
- The orientation of a building have been added in appendix D

Changes to compliance schedule

With MBIE's strong focus on compliance schedules and the building warrant of fitness regime, we are continuing to be critical of compliance schedule matters as they relate to specified systems that are being added or changed within existing buildings and new compliance schedule's for existing buildings.

MBIE have recently published an exemplar compliance schedule to help the industry understand the requirements and the level of detail needed to compile a compliance schedule.



- 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 in appendix E
- Tables with construction R values of slab on ground scenarios are added to a new appendix F

To facilitate these changes MBIE will need to either change or remove the Building Performance Index (BPI) from the Building Code.

Changes to G7 acceptable solutions and verification methods

G7/AS1 has changed and no longer includes the verification method. It now excludes buildings that have habitable spaces without external windows, that rely on borrowed light, and habitable spaces with floor to ceiling heights more than 3.0m etc.

New Document G7/AS2 is for more complex medium density housing etc with different floor to glazing ratios to that of AS1.G7/VM1 Modelling method for buildings outside the scope of the acceptable solution. The document stands alone rather than previously combined.

Transition period

The effective date for the new acceptable solutions and verification methods is 29 November 2021 with a transition period of one-year ending on 3 November 2022.

However, the new window insulation requirements in the warmest climate zones will see a different approach with an interim increase over the next year, followed by an additional increase the following year. This means by the end of 2023, all parts of the country will have a similar minimum level of window insulation requirements.

MBIE has acknowledged that in some cases the materials and systems to meet the new requirements are not readily available in New Zealand and suppliers and manufacturers need to time to have them made locally, or to source the new materials from overseas.

Industry has suggested that this could add upwards of \$25,000 per house however this would be offset by reduced energy costs over the life of the building.

You can view it here:

www.building.govt.nz/assets/Uploads/building-officials/guides/exemplar-compliance-schedule.pdf

Often the inspection, maintenance and reporting procedures and the performance standards will be listed in a fire report in so far as it relates to fire related items only, but not the other specified systems.

Designers should review the exemplar and provide the same level of documentation and detail that the exemplar includes with their building consent application.





Carbon neutral buildings

The Government is intending to impose rules around the amount of embodied carbon that can be present within buildings. The introduction of these requirements will be staggered over time, to be fully implemented by 2050. We suggest you keep up to date with these requirements as they develop.

MBIE's current framework is available at: www.mbie.govt.nz/dmsdocument/11794-whole-of-life-embodied-carbon-emissions-reduction-framework

The first stage of these new requirements will require designers to show Council, with their building consent application, how much embodied carbon there is in the critical components of their buildings.

MBIE has said: "The framework proposes the reporting and ultimately capping of whole-of-life

embodied carbon for buildings is carried out as part of the building consent process. To ensure compliance, building consent authorities will be required to process the information provided with the building consent applications."

There is a lot of development still to be done by MBIE around how carbon is counted, and likely the development of a New Code clause and possibly some Changes to the Building Act.

The first step relates to design, with the next stages to include minimising waste and sorting leftovers and offcuts on site into recyclables, reusables and landfill materials.



Fire reports reminder

If we have concerns about a fire report and the author is not a chartered professional fire engineer, then we will require a peer review to be done by a chartered professional fire engineer. This may be arranged by Council and the cost passed on to the client, or the client can arrange this themselves.

The other option, if the author of the fire report is not a chartered professional fire engineer, is that a peer review and Ps2 (design review) can be provided with the application to avoid unnecessary delays.

To ensure the safety of building users, we encourage all building owners to confirm fire designers' qualifications before commissioning them to do work. If you are looking for a chartered professional engineer you can go to this link and type in "Fire" in the search field:

https://members.engineeringnz.org/s/find-an-engineer?language=en_NZ

When processing building consent applications, Council may ask an individual to provide evidence of their engineering qualifications.

Plans on site for building inspectors

When arriving on site, the approved plans, specifications and other supporting documents must be available for the inspector and site personnel.

This includes the Form 5 building consent and attachments, geotechnical engineers' inspection of ground bearing, etc. Having the documents on-site could avoid unnecessary and significant delays, such as having to rebooking inspections and/or concrete. Where the documentation is not available the inspection will not proceed.

The person/people responsible for the project should also check whether there are any restrictions, i.e. requirements for a resource consent. If so, this will hold up the work start date. They should also check to see if the design engineer for example will be undertaking inspections and at what point.

COMMONLY MISSED BUILDING CONSENT DETAILS

There are some commonly missed items that can delay consent processing. When submitting a building consent application, please try to avoid the following:

- The means of compliance listed on the application being different to the design solution used
- Inconsistencies in architectural plans and engineering plans
- Poor quality or incorrect fire reports (that then require peer review)
- Bracing schedule with different elements to those shown on the floor plans or the lengths of the elements do not match
- Bracing calculations that have incorrect stud heights, wind zone, floor loads, building heights or ground conditions entered
- Responses to RFIs that do not adequately answer the question (if the question is unclear please contact us)

- The geotechnical report, engineered foundation and architectural drawings are either inconsistent or it is not clear if the various consultants have worked together
- Lead designer not checking answers provided by sub-contractors for appropriateness.

Many of these matters show that the industry is under increasing pressure to meet demand. Unfortunately these types of issues slow down the consenting process for everyone. Doing a last check on your documentation before submitting it to Council for approval may speed up your and everybody else's consents.

Remember, you can always call our building officers on 06 871 5000 – we're here to help.

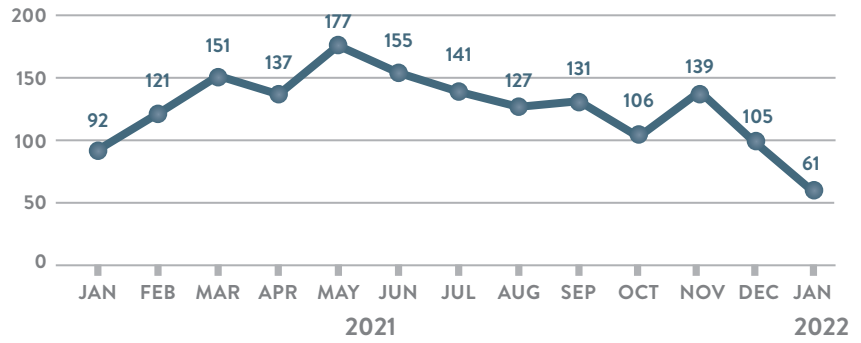


Over the last two weeks we have unfortunately had to say goodbye to two of our building inspectors. As you can imagine, this is having an impact on our current inspection timeframes. As at 28 February the first available inspection is 13 days out. While we are actively recruiting, please take this into consideration when booking your next inspection.

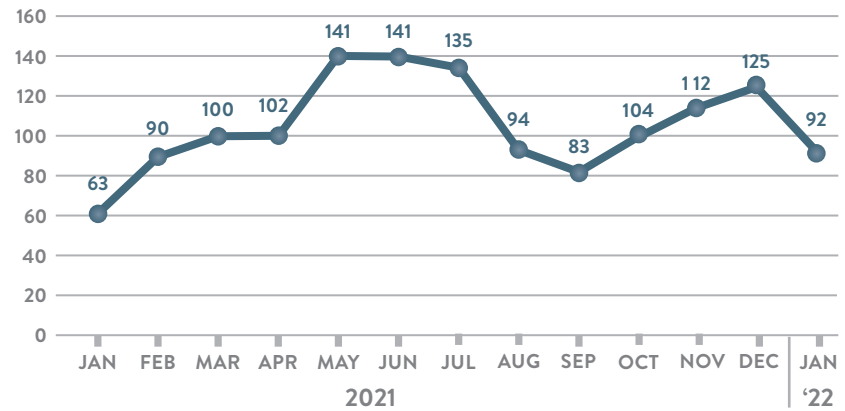


Building consent stats year to date

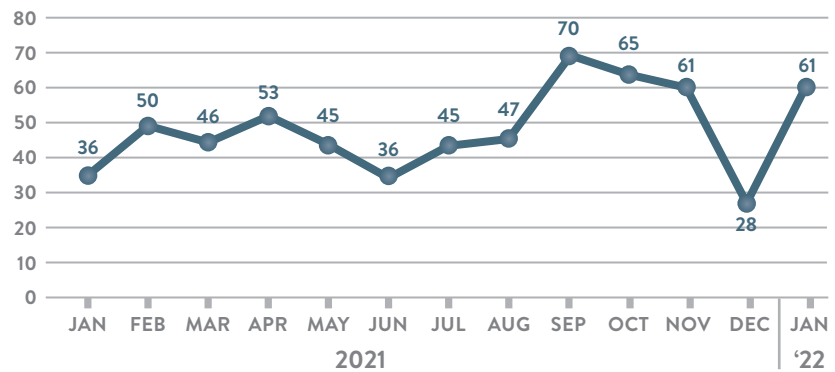
BUILDING CONSENTS GRANTED 2021/2022



CODE COMPLIANCE CERTIFICATES ISSUED 2021/22



LAND INFORMATION MEMORANDUMS RECEIVED 2021/2022



ESTIMATED VALUE OF BUILDING WORK 2021/22

