

Spring 2020

Spotlight on a Member - Karel Boakes

BOINZ TV “ Breakfast with BOINZ”

Building for Climate Change

Contract Works Insurance - Am I covered?

THE RESILIENCE ISSUE





BREAKFAST WITH BOINZ

BOINZ is excited to introduce BOINZ TV and our new dedicated industry TV show Breakfast with BOINZ.

Breakfast with BOINZ is a new fortnightly virtual 30minute TV show providing a unique communication channel across the Building Industry providing current and relevant information direct to our members.

With an 8.30am start time, you can settle in with a hot cuppa or smoothie and enjoy news and interviews from across the country (and the world).

Streaming dates for 2020

*** 8.30am Thursday 3 December * 8.30am Thursday 17 December**

For more information visit www.boinz.org.nz

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Nick Hill - BOINZ Chief Executive

MESSAGE FROM OUR CHIEF EXECUTIVE

WHERE TO FROM HERE?

2020 has challenged the way we work, live, and relax; and many will say for the better. But I suspect most of us are feeling pain at having to renegotiate our lives and priorities. In that respect a whole raft of adjectives come to mind as we look to keep our personal and business lives afloat: reconsidering, re-engaging, revamping, repackaging, reinventing, renegotiating, rejigging, rejecting and so forth. Hopefully after the pain and hard work there will be time to rejoice.

As we know, few sectors have been hit harder in 2020 than hospitality and tourism. Both are big players in the New Zealand economy employing larger number of individuals. They were at the vanguard of despair when our economic bubble burst with the arrival of COVID. Construction, by comparison has taken modest hits, but let's not be complacent. The likelihood is the COVID virus will be like Damocles Sword hanging over us for another twelve months. A new government following the October election, will also play a part in our future direction, with the elephant in the room being the right solution for housing shortages and affordability.

Avoiding bumps in the road is about making decisions which are either major adjustments or adjusting the suspension and maintaining

core values? Plenty of energy and expenditure can be spent reacting to short term issues rather than adhering to principles and a well thought out vision.

Our 2019 strategic platforms had a focus on membership, advocacy, and training and education. A feature of each is the concept of "support". Since its 1967 foundation, the Institute has looked to deliver support to members and stakeholders alike with a view to stimulating and improving the environment we live and work in. After all no individual or organisation can effectively work in isolation.

This year has been tough, and we have looked pragmatically at how we can operate in different times. Across our membership the traditional values and benefits we have held dear have been tested, whether it be attending a branch meeting, going to Conference or the SBCO Forum, or being able to attend training courses. Our counter approach has been to look at innovation while being true to our core platforms. As you would expect innovation brings with it its own set of challenges, particularly in respect of skillsets and capacity while all the time trying to maintain momentum in core operational areas. You will have experienced this in your own work environments, and with these challenges comes excitement as new ways of doing things unfold.

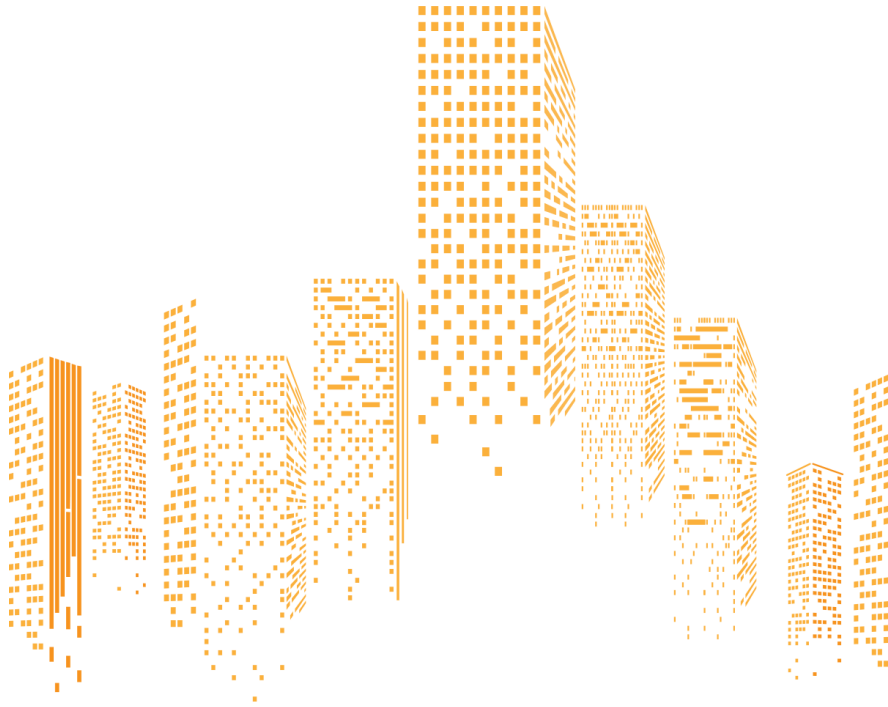
In the event space, we needed another platform, one which members can enjoy, partake, and learn, but not necessarily replace the face to face (F2F) formats which

we are sure will return in 2021 or 2022. We wanted a complimentary product, and we wanted something different. We landed on BOINZ TV which we will launch in November as a fortnightly industry update of news, reviews, and interviews. What better way to attract members and stakeholders than a short 30 minute professionally run visual experience involving key industry players, issues, and innovations in an engaging way to keep you on focus and informed. So, tune in to Breakfast with BOINZ, your fortnightly industry digest.

Within the build advocacy space, there is no shortage of opportunity as the new leadership team at MBIE BSP opens its doors again and encourages engagement. The new Building for Climate Change legislation is forward looking and will present us with many challenges in the worthy pursuit of reducing embodied and operational carbon use in our buildings. Proposed changes to the LBP scheme will strengthen the skill, knowledge and behavioural requirements of builders and hold them to account when standards are not met. The Environment Select Committee is due to report on the Building (Building Products and Methods, Modular Components and Other Matters) Amendment Bill in November. And the Code Advisory Panel (CAP formerly the BCTRAG) is taking a healthy look at the adequacy of performance values under H1, the ability of the code to keep pace with technology and the life span of a building.

In the training space, our members are increasingly challenged as employers cut training budgets. As we move quickly to increase our online delivery options ensuring continued quality learning outcomes meet expectations, we are encouraging members to also take control of their own learning responsibilities and elevate the importance of professional membership and training support within employment contracts.

Looking how the future might unfold, the where to from here is all about knowing your options. What we are seeking to deliver on over the next few years, is certainty; certainty in respect of knowledge, certainty in respect of direction; and certainty in respect of advice. Quite a big task when the future, as we know it today, can turn on a dime. The thing about direction is that you must chose one, and BOINZ has chosen to align with the core principles that underpin our profession; - qualifications, continual learning, sharing experiences, and ethics, while staying true to our strategic platforms.



Of course, no one is on this journey alone, we are here to listen and help. Together we will get there.

Nick Hill - Chief Executive
Chief Executive



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EDUCATION

STRAIGHT UP INTERVIEW CANDIDATE ADELE PATCHETT

We talk to Adele Patchett, who is one of the first people to be going through the New Zealand Certificate in Building Regulatory Environment through Future Skills.

● **What inspired you to gain work within a council environment?**

I have always had a strong interest in the building industry, so I started by applying for a building officer job with the view to undertaking the Diploma in Building Surveying. I didn't get that job but was offered a fixed-term support role. I saw it as a way to get my foot in the door and see what role I would eventually settle with. That was enough to get my feet wet with local Government as I really enjoy the diverse range of people that you work within smaller council environment (field staff through to the exec team). We get to know everyone here and I think that helps us to understand everyone's roles which means that we work as a cohesive unit. I managed to secure a full-time role with our customer services team 4 years ago, and now we carry out all of the Building Team's administrative functions from this team. Being able to get from my door to work in less than 5 minutes certainly makes working full time and raising a family easier.

● **What inspired you to do the New Zealand Certificate in Building Regulatory Environment Level 4?**

I've been working in and alongside the Building Team for most of the 5 years I've been at the Council, so I've learnt a lot on the job. I've always wanted to attend a formal course to fill the gaps in my knowledge and have a qualification to back up my experience. The fact the course is being offered for free at the moment made it a "no brainer" from a budget point of view for my team. In fact, it's meant that one of my colleagues has taken up the course as well.

● **Graduates of this programme will be able to operate effectively in a support role within the building and/or building regulatory environment. What else do you hope to gain from this course?**

The formal knowledge will give me more confidence when dealing with customer enquiries and how I carry out my work. I see it as an advantage for roles in the future. I'm already finding that it is painting the bigger picture, and I can see where everything fits together in the BCA.

● **What would you say are the most important skills, beyond regulatory awareness, that a building surveying support role should have?**

Communication is a huge part of my role, both written and verbal. Having empathy for people, especially when they don't understand the process – it can be daunting for homeowners to tackle these projects themselves especially if code compliance hasn't been sorted and they are years down the track. Reassurance for customers who are dealing with someone who knows what they're talking about, who knows their limits, and will find out the answers when necessary. Ability to work alongside a wide range of people – confidence to question technical officers, ability to work within tight frames means you need to be able to manage your workload well yet be able to prioritise work if an urgent job comes up. And have a 6th sense of where the inspectors are at any given time – it helps when you need to nab them before they run out the door. Being able to work in a close-knit team towards a common goal.

● What goals have you set yourself for the next five years?

Good question as I'm currently looking at some long term goals at the moment. The job I first applied for at Council was a building officer's job. Even though I didn't get it, I've had some great role models along the way who have inspired me to head in that direction still. Now that my children are growing up, I'm weighing up whether I want to carry on with the building surveying diploma after finishing the Building Regulatory Certificate. This is also a good chance for me to see how studying could fit into my life. The fact that the course is free at the moment makes it even more enticing, but I'm not ready to make that decision just yet. I see this pathway as a great opportunity for employment – the building market is only getting stronger each year so I see it as good job security.



The New Zealand Certificate in Building Regulatory Environment Level 4 recognises the important roles and functions carried out by administrative support staff in the building regulatory environment. This includes those that support technical officers in plan processing, building inspections and quality assurance within New Zealand's network of City and District Councils.

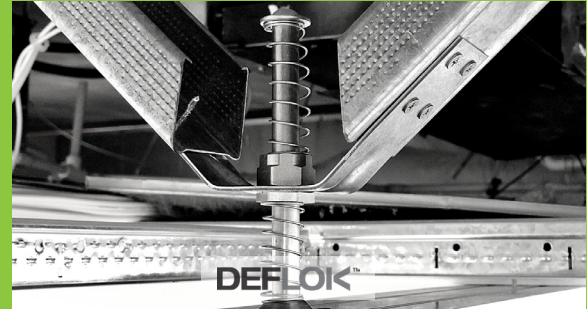
For more information visit:

<https://www.futureskills.co.nz/programmes/building-regulatory-environment/>



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No Fees: Take advantage of TTAF (Targeted Training Apprenticeship Fund) and get your staff to complete their training by 2022.

The **New Zealand Certificate in Building Regulatory Environment Level 4** recognises the important roles and functions carried out by administrative support staff in the building regulatory environment. This includes those that support technical officers in plan processing, building inspections and quality assurance within New Zealand's network of City and District Councils.

The **New Zealand Diploma in Building Surveying Level 6** enhances the competency and productivity of your staff. This programme provides you with a professional development opportunity for your staff while meeting your Regulation 18 requirements.

We use Alpha as part of our teaching and learning.

Other programmes that will be offered in 2021 include an in-class delivery of our NZ Diploma in Construction (Quantity Surveying) at our Auckland CBD Campus.

In partnership with



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Email BuildReg@futureskills.co.nz

Phone **Kavi 027 232 4483** or **Gill 021 666 103**

For more information go to <https://futureskills.co.nz/programmes/category/5>



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VIRTUAL

VIRTUAL BRANCH MEETINGS

Holding events with COVID-19 is a tricky business. All of us have felt the effects of the lockdown level requirements in some form or another. Whether it be working from home, social distancing on the bus, or the loss of events to attend.

If you're like me, you've probably sick and tired of hearing about COVID-19 and the things we can't do. I want to hear about the things I can do! The important stuff right, such as

- My local movie theatre is now showing classic movies with social distancing (my chance to see Empire Strikes Back on the big screen!)
- We can now go back to work (sorry about the second trip into lockdown Auckland)
- And a fan favourite – we can now attend BOINZ Branch Training and Networking Events again.

So how about social distancing requirements?

We have been working hard to find a way to give this member benefit back to you while still abiding by the lockdown rules.

Introducing Virtual Branch Training and Networking Events.

Already tested by the Nelson/Marlborough, Waikato/Bay of Plenty, and Auckland Branch's, we have found huge success.

Members can attend these meetings completely free of charge online and listen to presenters from across the country without worrying about pesky social distancing, attendee limits or hand sanitizer. So far, we have had excellent presentations from industry experts like James Firestone (FENZ), Michael Wolffe (Morrison Kent), Bryan Fifield (Midland Brick), Nathan Speir (Rice Speir), and Slade McFarland (Mates in Construction). These presenters were able to present directly from

their own home or work without needing to travel while members did the same. Very soon we can host presenters from around the globe. Good deal, right?

Our online app Adobe Connect affords us the ability to manage a large meeting with speaker presentations without getting in your way. The whole meeting can be managed from the back end at National Office to ensure the right people can be heard and seen at the right times.

It is still easy to ask questions in these meetings. You can engage with us through a range of notification settings to let us know what you are thinking. Maybe we are speaking to quietly, or you agree with a point made, or maybe you just want to ask a question. All you need to do is hit the 'react button' and we will know exactly what you need. Alternatively, a live chat feed is available as always. We have an information sheet available that will walk you through how to use our online event programme, making it as easy as a face to face meeting.

Now you can enjoy your Branch Training and Networking Events from home with your feet up and your warm coffee in hand.

Keep an eye on your emails for the next invitation to ensure your meeting registration. We can't wait to see you there.

*coffee not included

By Henry Cassin - Membership Relations Coordinator



INDUSTRY STANDARDS

CONCRETE NZ WARNS AGAINST TAKING SHORTCUTS WITH PRECAST CONCRETE LIFTING ANCHORS

Those who carry out work with precast concrete panels are being warned to ensure they meet industry standards following a serious near-miss incident.

In December 2019, a precast concrete panel which weighed 20 tonnes was being lifted at an Auckland construction site when the cast-in lifting anchor failed and the panel fell. While no one was harmed the risk of serious injury was high.

Following the incident WorkSafe carried out testing which confirmed the failed lifting anchor was made from a brittle material and therefore should not have been used. The lifting anchors had been self-imported by the manufacturer.

WorkSafe's Principal Engineer, Stuart Wright said WorkSafe engaged with the manufacturer of the precast panels to determine if any other panels existed with the same brittle lifting anchor.

"WorkSafe is satisfied all panels containing anchors from the same batch as the failed anchor have already been erected or positioned without further incident. The manufacturer of the precast panels has voluntarily surrendered to WorkSafe, all of the unused lifting anchors that were supplied in the same batch."

Concrete New Zealand (NZ) Precast Sector Group President Justin Bragg said the design and installation of lifting anchors should only be carried out by those with experience.

"It is critical that the material of the installed anchors meet the requirements of specified industry Standards. Anchors and the lifting clutches should both be made of an appropriate ductile material to avoid brittle failure."

Justin is confident that Concrete NZ Precast Sector Group members are well aware of the risks and source lifting anchors from reputable suppliers, but is reminding non-members of the risks around purchasing a non-compliant product.

"The risks of this are potentially increased when sourcing offshore products where the quality and testing regimes may not meet the specified requirements. We are reminding everyone to keep in mind that when self-importing products additional testing may be required to ensure the product conforms to New Zealand requirements."

Guidance on the roles and responsibilities for the safe handling, transportation and erection of precast concrete can be found in the WorkSafe document Safe work with precast concrete: Handling, transportation and erection of precast concrete elements.

WorkSafe NZ (2018). Safe work with precast concrete: Handling, transportation and erection of precast concrete elements - <https://worksafe.govt.nz/dmsdocument/4161-safe-work-with-precast-concrete>

CONTACT INFORMATION

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ABOUT CONCRETE NZ

Concrete New Zealand (NZ) represents a membership of more than 600 corporates and individuals who make a significant contribution to the New Zealand construction sector.

Concrete NZ was established in 2017 following the consolidation of five concrete industry associations.

Concrete NZ speaks with a unified voice on behalf of the cement and concrete industry, and seeks to support industry to position concrete as the resilient construction material of choice for a modern New Zealand.

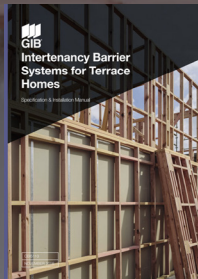
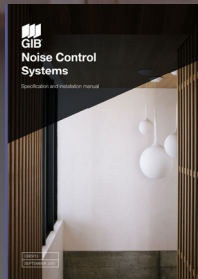
i Founding members of Concrete NZ are the Cement & Concrete Association of New Zealand (CCANZ), the New Zealand Concrete Masonry Association (NZCMA), the New Zealand Ready Mixed Concrete Association (NZRMCA), Precast New Zealand (PCNZ) and the New Zealand Concrete Society (NZCS).

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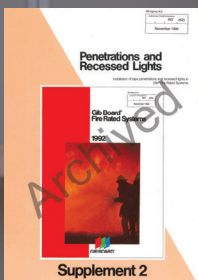
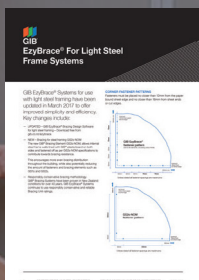
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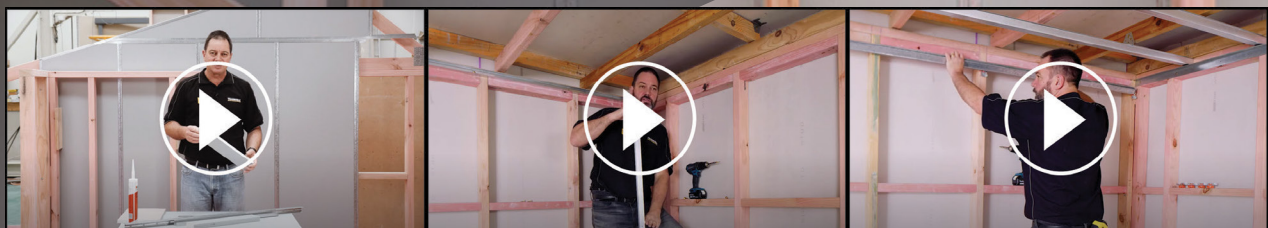
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SPOTLIGHT ON A MEMBER

Karel Boakes

Karel Boakes - Regulatory Manager at Manawatu District Council.

With 16 years of experience working in local government regulatory environment, and a Bachelors degree with honours in Building Management, Design and Construction, Karel was an obvious choose to be our next Spotlight on a Member.

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● **You were born in the UK and undertook your university qualifications there. What attracted you to Building Management, Design, and Construction as a career choice?**

From a very young age I had an inbuilt fascination with buildings: what's holding it up? what's behind that wall? This developed into an interest in architecture and building design.

When I was looking into university the UK construction industry was focusing on design and build contracts and the degree I enrolled in was designed to provide a holistic view including all aspects of the construction end to end process.

I was excited by this as it provided me with a very good base knowledge and provided options on where to focus my career in the future.

● **With a growing number of females interested in design and construction**

annually here in New Zealand, what challenges did you face entering the sector in the 80s and 90s?

The main challenges related to dealing with some negative attitudes in the construction sector especially on the construction site. This manifested in comments such as "what do you know, you're just a girl".

I found that I was sometimes thrown in the deep end with very little support to see if I would sink. However, this was not always the attitude and a lot of people I have worked with along the way have been very helpful and supportive which was very refreshing.

"My personal experience is that as a woman during this time, I had to work harder to prove my knowledge and be accepted and I felt that I needed to be constantly one step ahead"

● **What Professional development advice would you recommend to women in the construction sector?**

1. Develop your communication skills - being able to relate and communicate with the wide range and variety of people you meet in the construction industry is essential.

2. Keep learning - this industry is constantly changing and requires you to be up to date and on top of new information.

3. Seek out support - connect with people who you can learn from and who are supportive

● **Do you see the environment for entry into design and construction in New Zealand as attractive for women or have we some way to go?**

Design and construction is not an obvious or common choice in front of young women when they are leaving school so I think we can do more to promote that in New Zealand.

This requires us to be thinking about how we can make ourselves more visible and exciting for people starting their training and careers.

Leadership from women already in the profession to act as role models would help in this space. This might remove the psychological barriers and fears that some young women may have about entering what is effectively a male dominated profession. This industry is exciting, interesting,

challenging and satisfying with tangible outcomes. We need to be sending out that message.

● **Every career has challenges – some enjoyable, some just hard work. In your career in the council regulatory environment, what are your most proud moments in terms of deliverables?**

Being part of the team to achieve the first BCA accreditation in New Zealand and achieving two audit outcomes with no corrective actions. This was a huge shift in the building regulatory space at the time and required a lot of hard work and change in thinking for a lot of people.

Implementing an online building consent system – this made a big difference to our customers who were ready for this change.

Implementing a fast track building consent system (10 working days). This was in direct response to our customers' needs.

In terms of every day, problem solving and assisting customers achieve a successful project and supporting the team to provide a great service.

● **You recently won an overseas exchange award – congratulations! Tell us about the basis of this award and how you see it advantaging your role?**

Thank you :)

The Society of Local Government Managers (SOLGM) offers the overseas manager exchange programme each year. My application was focussed on the regulatory challenges of earthquake prone buildings, increasing growth and development and digitisation of regulatory functions.

It is a fantastic opportunity to see how people in equivalent roles in other parts of the world work, get out of your comfort zone, learn from their experiences and share the best ideas and solutions for the betterment of our sector.

● **Ongoing training is vital in New Zealand's fast-moving design and construction field. A BCO's role is such that they are needing to be across product, design, build techniques, and legislation on a continual basis. What do you see as the ideal qualifications and ongoing competency framework that ensures design and build compliance and quality outcomes?**

A consistent national framework would be ideal to allow better recognition and transferability around the country.

A qualification that provides sound technical knowledge and excellent understanding of the legislation is vital. Skills that provide the ability to research, analyse and apply critical thinking are important along with the ability to communicate effectively and deal with conflict. It would also be advantageous to broaden the qualification to include understanding of the wider construction process. This will provide improved understanding of all aspects of the end to end process which will in turn add value to future relationships and communication between the Building Officer and customer.



● **BOINZ has invested heavily in qualifications and ongoing training with a view to bringing consistency to knowledge uptake across Building Surveying. What's the best value for money, as an employer, in**

your staff's career paths?

Value for money for me as an employer would include a mix of face to face and online learning. This will provide for both peer interaction (which is important, especially for kinesthetic learners) and flexibility for budget restraints, especially in the COVID environment.

The learning would need to be informative with practical tools that can be readily applied to their work. A consistent framework is important as an employer as this provides a recognisable qualification when recruiting from around the country.

● **On a personal note – living in New Zealand compared to the UK – What are the ups and downs?**

There are lots of ups for me: space, lack of traffic (where I live!) and access to lots of sports/activities. The air is noticeably cleaner and fresher, and the sky is definitely bluer.

People are friendly and have time for each other instead of rushing from one place to the next.

The things I miss from the UK are my family, the history and 'old' buildings, Walkers crisps and large jars of proper Marmite.

● **If you had to invite 3 people to dinner who would they be?**

Eddie Izzard, not just for the death star canteen skit! He is an intelligent funny man.

Amelia Earhart, a very brave, adventurous woman. I would ask her what happened to her, as her disappearance is one of history's unsolved mysteries.

Charles Dickens, a great author. He was born in the same British town as me. He had a very difficult upbringing and challenging experiences that influenced many of his books.



CLIMATE CHANGE

GOING GREEN IN THE BUILDING AND CONSTRUCTION SECTOR

If New Zealand is serious about meeting its climate change goal of net zero emissions by 2050, then some major changes need to be made in all areas – including the building and construction sector.

Part of New Zealand's emissions come from the production of building materials, the construction process, and the energy used once the structure is built.

At the Ministry of Business, Innovation and Employment, we're committed to making sure the building and construction sector is on the path to lower emissions and a more sustainable way of working.

To lead the way on this, the Building for Climate Change programme was launched in July to help make sure the sector is playing its part.

The goal of the Building for Climate Change programme is to reduce emissions from constructing and operating buildings, and to make sure our buildings are prepared for the future effects of climate change.

The Building for Climate Change programme will set targets for energy and water use and embodied carbon as well as look at ways to encourage innovative thinking

about designing, building and operating buildings.

The programme will require a shift in the way the building and construction sector currently operates, and a change for those making the day to day decisions. The mind-sets of the consumers who drive the market will also need to change to take climate change into account.

How this will be done?

The Building for Climate Change programme has committed to two broad areas of action to support the path to low emissions.

The first area is mitigation. This will look at improving the operational efficiency of buildings, by reducing the amount of energy and water buildings use, and improving ventilation and comfort. These improved efficiencies will, in turn, lead to lower emissions.

The second area of action the programme is focussed on is reducing embodied carbon emissions across a building's whole life cycle – from the production of building materials, all the way through to what happens to the building when it's at the end of its life.



Building for Climate Change



As part of these plans, a series of targets will be developed that the sector will have to keep under while they are designing and building. There will be a plan for tightening these targets over time.

The benefits

In the long-term the programme will provide meaningful benefits for New Zealanders. The proposed changes will make sure New Zealand's buildings are using as little energy and water as practical, and that they are warmer, drier and better ventilated. This means more money in people's pockets due to lower energy bills, and healthier places for us all to work and live.

Coming up

A public consultation to start the conversation on the frameworks to support the mitigation strategy is currently underway, and closes on 11 October 2020. More information on how to have your say is on the MBIE website: [MBIE.govt.nz/BfCC](https://www.mbie.govt.nz/BfCC).

Following the consultation, a summary of submissions will be published. The feedback from the consultation process will be used to inform the Ministry's policy development process and advice to Ministers.

As the programme continues to develop advice we will continue to engage and consult with the sector.

While it's important to move as quickly as possible, the potential impact of any changes on New Zealanders needs

to be considered – especially in this COVID-19 world.

In the meantime, we encourage you to stay involved, so we can continue the conversation and ensure we get this right. The best way to do this is to register to receive updates on the MBIE website: [mbie.govt.nz/bfcc](https://www.mbie.govt.nz/bfcc).

In conclusion

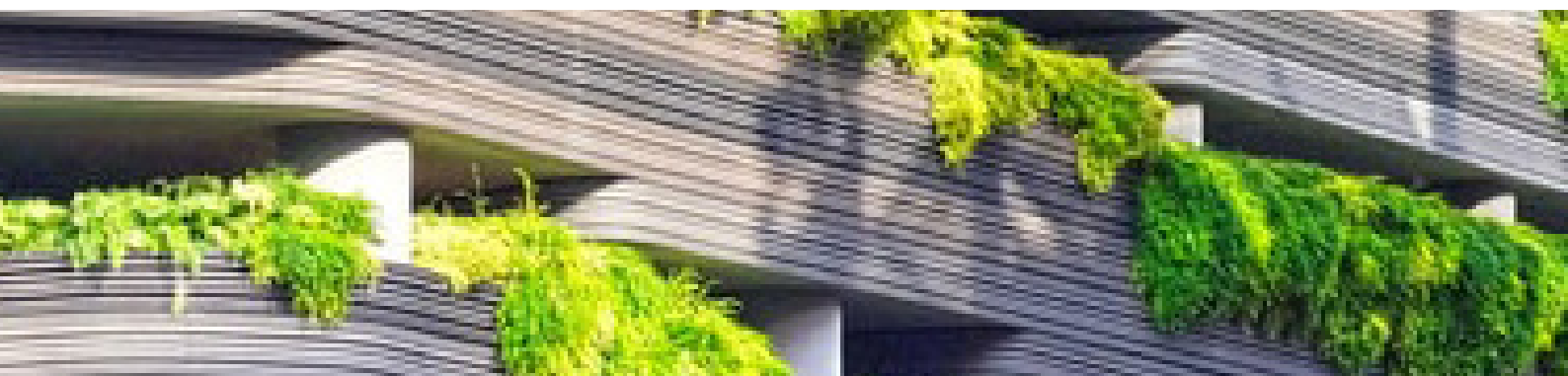
We know these changes, and the goal of the programme, will not be easy to achieve. It will be worth it, we need to help New Zealand reach the 2050 net zero emissions target.

It's a once in a generation opportunity to change the New Zealanders think about building and construction, so that energy efficiency and carbon emissions become core considerations when building – just as important as cost and design are currently.

We're happy to be starting the conversation on this, and we encourage you to join us on the journey to a green sector we all can be proud of.



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HIKINA WHAKATUTUKI





INSURANCE

CONTRACT WORKS INSURANCE – TICK, BUT AM I COVERED?

Contract Works Insurance is important. It keeps the project running and if set up well, it can avoid the finger pointing which often follows when things go wrong. From my experience in dealing with claims made under a Contract Works Insurance policy the main issues which arise are, falling into unknown exclusions or sub-limits in the policy, late notification of claims to insurers, and finally, disputes as to who is the insurance payment is made to.

Contract Works Insurance is often a requirement of a construction contract but many parties may not understand the limitations of such insurance and what to check for before the contract commences.

The idea of such insurance is to cover the works being undertaken; to cover accidental property damage or loss caused to the project or site being worked upon. Depending on the policy it may also cover the financial loss due to the property damage and loss of income.

The key points to note for Contract Works Insurance are that:

- It is on a loss occurring basis – that is, the property damage or loss must occur in the period of the policy and it must be accidental. This is to be compared with indemnity insurances such as professional indemnity insurance where the claim or complaint has to be first made against you/the insured in the policy period.
- Existing property on site may not be covered – unless expressly covered in the policy.
- Plant and machinery may not be covered - unless expressly covered in the policy.
- Defective workmanship may not be covered –

defective workmanship is not normally covered. The reason being, that this would make the insurer the guarantor of the proper performance of the construction works, removing any incentive for the contractor to complete the works to the contract standard.¹

- It is controlled by one party – normally only one of the contracting parties to the construction contract will place/arrange the insurance and dictate the sub limits, level of the excess (the first part that you have to pay) and the like. Many people are happy to trust that the insurance has been put in place by another party but if the insurance premiums are not paid, or the limits are too low then the insurance may prove to be of no benefit in the event of a loss. Certificates of insurance help with this in some regard but it is always better place the insurance yourself. Failing that to require the contractor to provide you with a copy of the policy wording and schedule and ask to be notified of any changes in the insurance position through that party's insurance broker. In this Covid-19 economic environment it is important to check whether premiums have been paid and to consider taking over the payment of such premiums to ensure the policy remains on foot.
- Sub-limits can bite – there are a number of regular risks which insurers will sub limit, i.e. cap their liability

to pay. Some sub-limits fall outside the total sum insured (more cover) and some within (less cover). Some common sub-limits include principal's supplied materials, removal of debris, professional fees and increased costs during construction. Ensure that you are aware of the sub limits and if they are too low ask the broker to obtain quotes from the insurer to increase those limits before the works commence.

- Claims should be notified promptly – prompt notification is normally an express condition of the policy but it is also important to notify insurers' promptly to avoid exclusions in the policy such as the "rot and mildew" or "gradual deterioration" exclusions which may exacerbate the loss or damage where the claim is left un-notified and unresolved for months. Councils undertaking construction projects should, where possible, maintain control of the contract works insurance to ensure that it responds to loss or damage to the construction works and that any payments made by the insurer for such loss is paid to the council.



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Melissa Russell
Special Counsel
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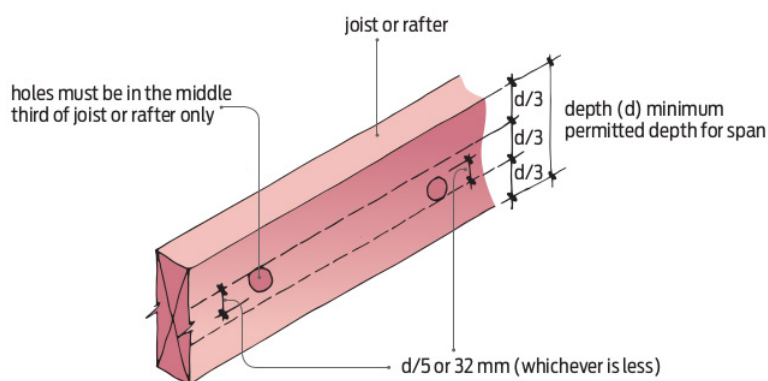
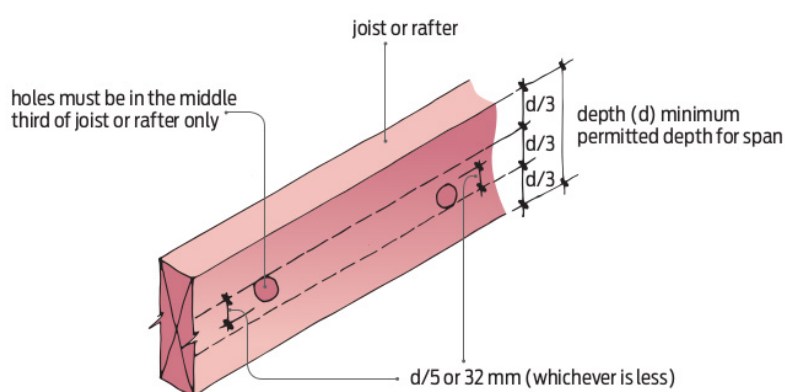
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NZS 3604:2011 sets out restrictions for holes and notches in joists:

- The maximum allowable diameter of holes is one-fifth of the joist or rafter depth or 32 mm, whichever is the lesser (see Figure 1).
- The maximum allowable depth of notches is one fifth of the joist or rafter depth or 32 mm, whichever is less.
- Holes may only be located within a length measured from the face of a support that is no more than three times the depth of the joist or rafter.
- Holes and notches may not be closer to one another than the depth of the joist or rafter.
- Holes should be located in the middle third of the joist or rafter depth only (see Figure 2).
- Notches in joists and rafters may be located no more than 450 mm from the face of a support, unless the notch does not reduce the net depth of the joist to below that required by the span tables in NZS 3604:2011 (see Figure 3).
- I-joist also have hole size restrictions and they can not be notched.



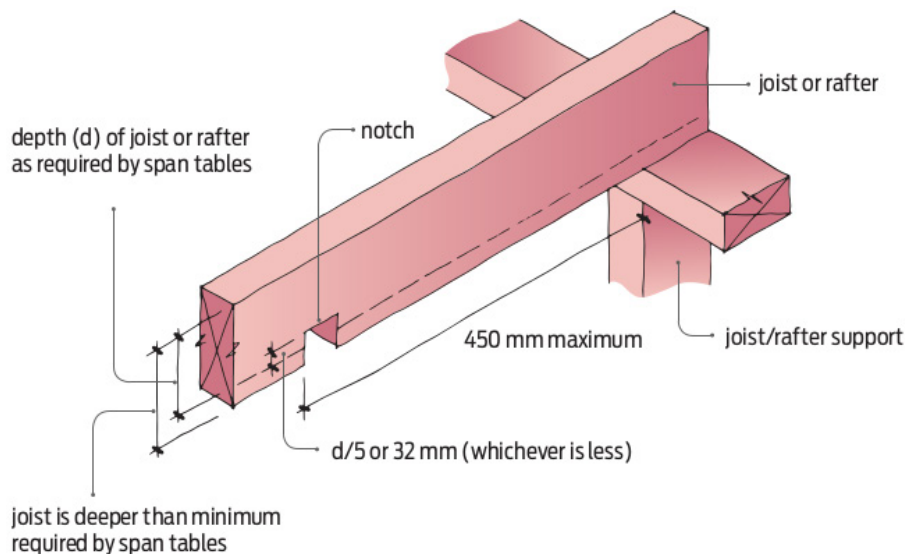
What makes matter worse is that many service providers do don't understand the structural engineering that the frame and joists are designed for and run the risk of cutting holes either too big or even worse in the wrong location. Posi-STRUTS are precision-built in the prefabrication and therefore removes this problem by providing space within the web for service providers to install pipe, electrical and HVAC systems. Easy access for services on-site means the structural integrity of the design can't be compromised; drilling through solid timber beams is not ideal.

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STRAIGHT UP ARCHIVES

WHEN SMALL MEETS BIG

Previously printed in the **Official Journal of the New Zealand Institute of the Building Inspectors. Volume 31, No.1/2001**

Construction of large building projects capture our imagination.

After years of planning, consultation with the public and engagement of experts we eagerly follow its progress. While the designers and contractors are heralded for their contribution to the project's success, what about the impact of the lesser profiled party - the territorial authority (TA). In particular how does a small TA with few resources deal with a multi-million dollar project?



The viaduct between Otira and Arthurs Pass on State Highway 73 is one such project. This article will explore the regulatory side of the story and the learning opportunities a large project provides for a small TA, in this case the Westland District Council.

The Challenge

There can be no doubt that the geographic location of this project is problematic. Situated in the Southern

Alps the hazardous section of road is in one of the most seismically active areas of New Zealand, with rainfall and extreme weather conditions to boot.

The first stage of the project included the 440-m long viaduct itself, decking, reinforced earth walls, concrete channels, bridges as well as approach roads. The *Solid as Rock* article in a previous issue of BOINZ Building and Plumbing

featured the construction materials used onsite, and vital statistics are shown elsewhere in this article.

The Consents

The \$25 million project involved a melting pot of environmental, cultural, physical and regulatory hurdles. Not only did the client have the Resource Management Act to contend with but the project is located in a national park, a land

use consent had to be approved under section 55 of the National Parks Act 1980.

This consent, issued in 1992, gave approval to design the viaduct subject to certain investigations occurring onsite. It also gave broad construction conditions particular to national park projects.

The Resource consents covered:

- River diversion
- Water use for construction
- Discharge of surplus fill to a dumpsite
- Maintenance of the structure and protection works.

One would expect, after years of planning, ongoing public consultation and access to experts, that applying for the building consent was a fairly straightforward exercise. Planning commenced as early as 1985, but it was not until August 1996 that the building consent for the first stage was granted.

Beca Carter Hollings & Ferner, acted on behalf of Transit for application matters and thus provided the Council with the completed application form, plans, specifications and a producer statement covering the first phase. The onsite contractor for this stage was McConnell Smith Ltd.

Smaller consents were taken out for other works. They consisted of retaining walls, a small bridge, and approaches.

These were handled in the same way with the actual work onsite carried out by different contractors. So far the Council has issued three interim code compliance certificates covering individual and specific parts of the project.

An application for the stage two consent was made in 1999. This consent covered the bridge at Candy's Bend and various shelters to deflect rocks and water over the of the new cantilevered bridge into the river below. The consultant for this stage is Opus International and the onsite contractors are Fulton Hogan and Works Civil.

Over the coming years Transit NZ intends to upgrade of the 37 Km route, so do not doubt there will be more consents to come.

The Administration

One would expect that a project of this nature would contribute greatly to the consent fee intake of a small Council.

However, as the consent itself was very



Construction of a rock fall protection structure



A section of the stage two protection works



Cantilevered section of roadway approaching the viaduct

straightforward, and the Council did not involve itself in the detailed assessment of code compliance, the invoice was only a few hundred dollars. However, levy component was a significant part of the bill.

The amount of documentation supplied creates another issue for Council, that of storage. In a limited space, alternative arrangements for fulfilling those obligations is also necessary.

The Site

The Planning and Regulatory team of the Westland District Council decided to accept producer statements and not to carry out onsite inspections. The only site visit conducted by Council was an information gathering tour about half way through the first stage. On completion of each stage a further producer statement was issued and as built plans and specifications supplied, details any alterations to original consent drawings.

Planning and Regulatory Manager, Richard Simpson, has been involved with this project since the early planning stages and has been an integral part of the consent control group. Other members included local Iwi, Doc staff, Transit NZ representatives, as well the onsite contractors. The group initially met every month and then every 6 weeks until stage one was complete. Their terms of reference went far beyond Building Act requirements and Council's input covered the broader environmental requirements as well as code compliance.

Mr Simpson noted that there were two important factors contributing to the success of this project: the initial discussions, and the partnering charter initiated by Transit NZ. The issues were thoroughly talked through right from the initial stages and this openness enabled all parties to contribute equally to the development of the project.

The partnering charter was a new and extremely positive experience for Council. The charter stated the shared objectives of the consents control group. At the end of each meeting all the parties rated the group out of 100 to see if the objectives of the charter had been met. Specific, measurable objectives kept everyone on track so there were no surprises.

The Result

The Otira Viaduct has been one of the most ambitious roading projects in the South Island in recent times. Being a part of this development is a once in a lifetime experience for a building control official in a small TA. This project has offered the Council an opportunity to fulfil its obligations, act in the public good and learn from the experience of a well - organised client and its team of expert consultants.

In summary, Council's approach for this project has involved:

- Acceptance of producer statements for design and construction
- Issuing consent/s for staged parts of the projects
- Issuing interim and final code compliance certificates
- Receiving, recording and storing of all documentation
- Levy calculation and collection agency and
- Most significantly, participating as a equal contributing party to a consents -

monitoring team with a broader view than just Building Act compliance.

References and Acknowledgements

Otira Viaduct Highway 73, Souvenir Edition, Christchurch, November 1999, Transit New Zealand.

Jim Barnes and Richard Simpson, Westland District Council.

Construction statistics for the Otira Viaduct

Gradient - 11.7%

Total length - 440m

Maximum span - 134m

Number of span - four

**Road width - 8 m
(total deck width 9m)**

Pier height - 35m

Pier foundation depth - 25m

Pier dimension - 4m x 3.5m

Stressing strand wire - 210,000m

Concrete column - 500m³

**Superstructure form - post tensioned
concrete box girder**

**Method of construction - balanced
cantilever**

Earthworks volume - 80,000m³



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ACRS UPDATE

PRODUCT CERTIFICATION – TYPES, TRAPS AND TIPS

As the focus intensifies on nonconforming building materials, ACRS is increasingly asked what certification does and which certificates can be relied upon. Often this is after reliance has been placed on a project only to find later materials have not met expectation.



Philip Sanders - Chief Executive

Certification types, Certification differences, and your risks.

The first thing to consider is that there are different types of certification that may be offered with the material (such as ISO 9001, testing, and product). Then, secondly, that in product certification there are the different levels of certification to

take into account. This is different to ISO 9001 certification, where all ISO 9001 certifiers and certificates are considered equal.

A widely used guidance document, ISO 17067, provides some possible options for product certification bodies of which “Type 5” is often taken as the highest level, and some product certification bodies describe themselves as “Type 5”.

Importantly, however, Type 5 lists four major variables for certification activity and ISO 17067 states: *“The extent to which the four surveillance activities are conducted may be varied for a given situation as defined in the scheme.”*

That is, different schemes assessing the same product and process may:

- do different things
- to different technical levels,
- using different levels of expertise

- with different levels of rigour

while still legitimately issuing certificates which may, at first sight, look the same, but may increase the risk of potential use of nonconforming materials. It is therefore incorrect and potentially dangerous to assume all product certificates are equal.

But aren't product certifiers accredited?

Many are, but certainly not all. However, accreditation of product certification schemes and certifiers does not mean the accrediting body (e.g. JAS-ANZ) is saying all schemes do the same thing, to the same level, and provide similar outcomes (unlike ISO 9001), even if the different product schemes are accredited to certify the same products, to the same standards.

In short, each product scheme operates to its own rules and parameters.

So what's the catch?

The potential catch therefore is that whilst different product schemes and certificates might look very similar, and whilst you can choose to accept any product scheme you wish, you cannot say that every accredited product certification scheme provides the same level of assurance, or acceptability as any other to the certificate user and the public.

Any specifier, purchaser, or user of steel product certification must be confident that the individual scheme and its certification does what you expect, and you should always check which schemes and certificates are acceptable to the client.

Remember, a lot can happen before the finished steel arrives onto your project. So, I would always suggest that you have certification for both steel manufacture and specific certification for any additional work that may change the properties of the steel (such as welding of structural steel sections, or cutting and bending of reinforcing bar).

So what does ACRS do?

ACRS has operated to the UK version of the EU steel certification system since 2001, and is unlike any other system currently in Australia and NZ.



One of the potential drawbacks of reliance on a single-stage scheme (i.e. only the steel mill, or just the end supplier) is that single-stage schemes cannot usually take into account what happens to the steel between leaving the mill and arriving on site. ACRS is designed to do more.

The ACRS scheme assesses several important aspects of supply of steel to Australian and NZ construction projects to provide:

1. Steel manufactured to a specific Standard (ACRS "Stage 1"), e.g.

- Steel reinforcing bar and wire;
- Prestressing bar, wire, and strand, and;
- Structural steels (e.g. plate, structural sections, hollow sections).

2. The subsequent working of ACRS Stage 1 steel into its final form (ACRS "Stage 2"), e.g.

- Processed (fabricated) steel rebar;
- Rebar threading and application of rebar couplers
- Welded steel mesh manufacture;
- Structural steel welded sections manufactured from steel plate.

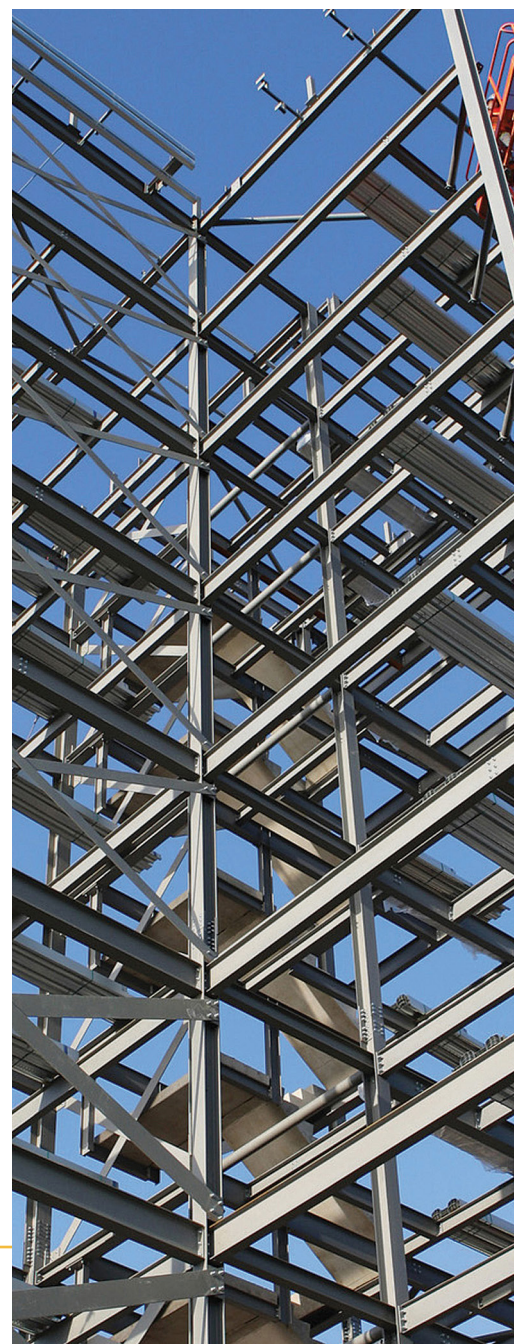
3. The traceability of the steel between Stage 1 and Stage 2 to ensure integrity of supply, e.g.

- ACRS Stage 1 and ACRS Stage 2 certificate holders **must** hold ACRS certificates for all their sites and for all their AS/NZS materials to demonstrate they can manage full traceability of conforming materials;
- ACRS Stage 2 certificate holders **must** only use ACRS Stage 1 materials;

- ACRS Stage 2 certificate holders must demonstrate that their processes do not make Stage 1 ACRS approved steels nonconforming.

ACRS has issued over 200 certificates to more than 80 suppliers, from 23 countries for supply of materials to a range of AS/NZS Standards and specifications, and provides the widest range of verified construction steels available to the Australian and New Zealand construction industries.

Visit ACRS' website at www.steelcertification.com for full details of all Stage 1 and Stage 2 certificate holders, materials and certificates to update your preferred supplier lists.





HOW DO I SPECIFY ACRS CERTIFIED STEELS?

The easiest way to manage and minimise the risk of non-conforming construction steels, is to specify ACRS certified steels. We suggest the following wording is included in the material specifications:

FOR STRUCTURAL STEELS

“Structural steels shall comply with AS 1074, AS 1442, AS 1579, AS/NZS 1163, AS/NZS 1594, AS/NZS 3678, AS/NZS 3679.1, or AS/NZS 3679.2, as appropriate. Structural bolts shall comply with AS/NZS 1252.

Where applicable, materials shall be fabricated in accordance with the “Fabrication” requirements in Section 14 of AS 4100 or Appendix G of AS 5100.6, or AS/NZS 2327, or NZS 3404, and the requirements of AS/NZS 5131.

Acceptable manufacturers of structural steels, structural bolts, and the fabricators of structural welded sections must hold a valid certificate of approval issued by the Australasian Certification Authority for Reinforcing and Structural Steels Ltd (ACRS), or to such other accredited product certification system as shall be demonstrated by the supplier to be directly equivalent in scope and technical rigour to ACRS and approved as such in writing by the specifier.

Evidence of the supplier’s compliance with this clause must be obtained when contract bids are received.”

FOR STEEL REINFORCING MATERIALS

“Steel reinforcing and steel prestressing materials for concrete shall comply with AS/NZS 4671 or AS/NZS 4672, respectively.

Where applicable, materials shall be cut and bent in accordance with the requirements of the “Material and Structural Requirements for Reinforcing Steel” clauses in AS 3600 or AS 5100.5, or the “Reinforcement” clauses of NZS 3109.

Reinforcing couplers shall comply with RMS specification RMS SF2013/184115 Approval of Mechanical Reinforcing Bar Splices, or NZTA SP/M/022 Bridge Manual (technical approval sections), as specified.

Acceptable manufacturers and processors of steel prestressing and steel reinforcing materials, including both manufacture and application of reinforcing couplers, must hold a valid certificate of approval issued by the Australasian Certification Authority for Reinforcing and Structural Steels Ltd (ACRS), or to such other accredited product certification system as shall be demonstrated by the supplier to be directly equivalent in scope and technical rigour to ACRS and approved as such in writing by the specifier.

Evidence of the supplier’s compliance with this clause must be obtained when contract bids are received.”

Please contact ACRS if there is any aspect of steel specification, procurement, and supply that your team would like to discuss. ACRS is not for profit organisation, and we do not charge for general advice. Your call will be treated in confidence and on a no-obligation basis.

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If you have any topics you would like to have covered in one of our online courses or interactive webinars, or have any questions at all please email Jason at training@boinz.org.nz





MENTAL HEALTH

3 WAYS TO STOP PLAYING THE ‘WHAT-IF’ GAME

Some days it feels like the spark has gone out of your work even though you’re still producing the results. And you’re tired, the lack of sleep is starting to catch up. And you notice you’re not quite present with your family either...it seems like you’re there in body but your mind is elsewhere, you can’t really be bothered. And you’ve started playing the ‘what-if’ game!

Your mind is full of horrific thoughts rapidly gathering speed. You find yourself negatively building up things in your mind, adding thought after thought, and your worry is manifesting as you’re thinking about every possible future scenario and then planning for every one of them. The ‘What-if’ game is wearying and can be quite alarming.

Here’s an example: Last month Jeff’s effort for new clients wasn’t so successful, so income is down a little for the month even though last month was way ahead of schedule. And he finds he’s listening to a lot of negative talk out there, online, television...it all seems bad.

So even the faintest possibility of losing a long-term client of his sets up a train of thought which gathers steam...

“What if the client doesn’t re-sign the contract?

What if I don’t have enough to pay the bills next month?

What if I have to let go one of my staff?

What if the economy tanks?

What if the bank won’t increase my overdraft?

Or what if another big client pulls the pin?

My life is ruined! I’m a total loser!”

All within seconds Jeff’s initial thinking about one client leads to a chain of other worries and what-ifs in the blink of an eye and these thoughts threaten to derail him.

How do you stop these ‘what-ifs’ in their tracks?

“
*We know that by
modifying our
thoughts, we can
feel happier and less
stressed.*
”

It all starts with your thinking

Knowing we can never be 100 percent certain about life allows us to take steps toward increasing our ability to handle those moments when we’re not too sure about what will take place.

We know that by modifying our thoughts, we can feel happier and We know that by modifying our thoughts, we can feel happier and less stressed. We need to become ultra-aware of actually observing what is causing our stress, negative thinking, or bad moods. Only then can we actively challenge these bad feelings, negative thoughts, overwhelm and stress.

Is it possible to get rid of these ‘what-ifs’, a debilitating mind process also known as ‘scenario building’ or ‘catastrophising’? Yes, and here’s how.

3 Ways to stop playing the ‘What-if’ game:

1. Deal only with the facts. Most anxiety is centred around imaginary, not real, things.
2. Write your thoughts down to help you focus on the ‘real’ issues at hand.
3. Ask yourself, and answer, these two questions about your ‘what-if’ thoughts:

What's the worst that could happen?

How would I cope if the worst did happen?

Over time, you can learn how to control your anxious thoughts by using this technique. You see, there's no easy 'fix', there's no magic pill...yet the moment you start attending to your anxiety, it's amazing how quickly you start to feel more relaxed and life seems a whole lot lighter and freer, with more joy.

Controlling stress needs to be the number one focus for the majority of adults operating in the modern world. If you are unable to control your anxious thoughts, you will be unable to relax, enjoy your work, or have control over your life.

Linda Wells

Outcomes Unlimited

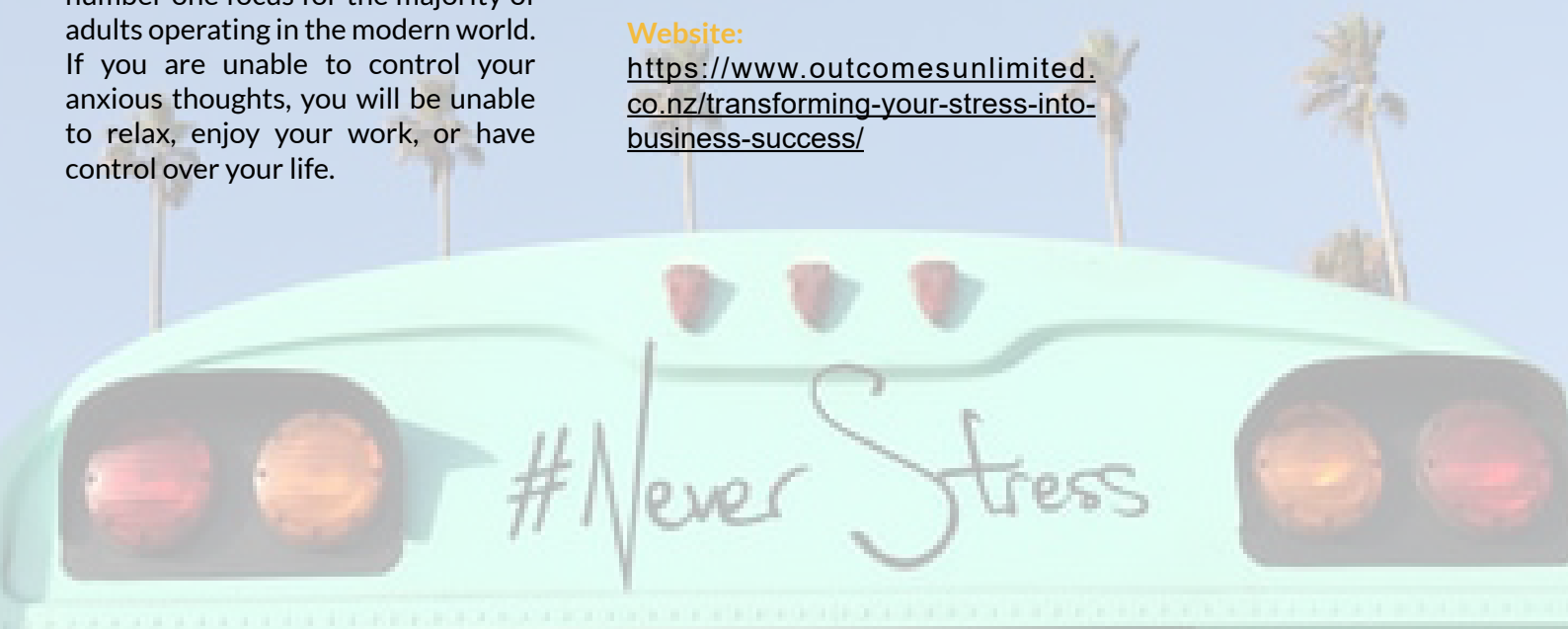
About the Author, Linda Wells:

Linda Wells is a sought-after Motivational Speaker, Trainer and Consultant.

For helpful, practical strategies, communication tools and techniques Linda has written the Award Winning book 'Transforming Your Stress Into Business Success' available at:

Website:

<https://www.outcomesunlimited.co.nz/transforming-your-stress-into-business-success/>



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MOTIVATIONAL READ

An article by Shay Harrop

COVID AND ANKLE TROUBLES MAKE A TRIP OF A LIFETIME

Seeing the Orangutans and Sea Turtles in Borneo over the Korean summer had the family really excited, however, with the restrictions placed on world travel, we had to come up with another plan. So it was time for a family meeting over dinner and discussed what we all wanted to get out of the longest summer break in our family's history. The outcome? Everyone missed camping and wanted another adventure. Having just had ankle surgery high impact activities for me were out, we eventually decided that a cycle tour could be an awesome way to see Korea. We have been here for 9 months and only really explored our little Island of Jeju. After lots of research the East Coast ride of South Korea from the DMZ (demilitarized zone) to Busan was picked.

Our first mistake was riding North to South, it felt right when we planned it (a hang up from living in the Southern hemisphere?), but as they drive on the right here we were further away from the coast. You live and learn. It was a messy start, Bex, my wife had a paper to finish for her masters, I had to see my surgeon about how much I was allowed to put my ankle through and we had to sort out buying some reasonable tents, online and in a foreign language.

A big thanks to Min (Waikato/Bay of Plenty Branch Executive), who came through with some stella suggestions. Then we realised it would be unreasonable to have the kids ride fat tyred bikes that are too small for them. Luckily we found one rusted bike outside the local bike shop that we could have if I fixed it up and gave it back at the end. This lead to a side project with the school Bex teaches at; Ariella, Tarn, and I

collect abandoned bikes from past faculty and boarding student, fix them up and give them away. One of the kids also used one of these for our trip.

Two hours of navigating the ferry booking website that is all in Korean, we finally loaded up the car, jumped on the ferry and spent an enjoyable 2.5 hours spotting giant jellyfish and hanging out with friends who happened to be on the same crossing. This led to the kids' first video arcade and karaoke experience.

The first night camping was in a beautiful National Park, we were surprised to find that everyone pitches



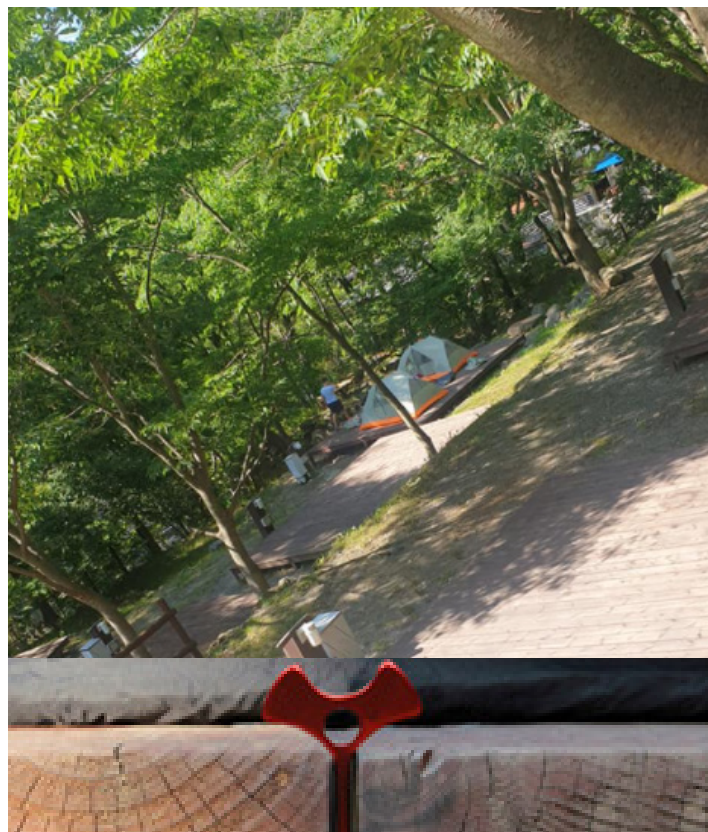
their tent on timber platforms. Having to find ways to tie the fly off presented some challenges and strategic thinking, finding tent anchors a couple days later made life a lot easier.

The scenery in the National Park is stunning, the walks were very groomed compared to what we were used to and there were many local restaurants. We enjoyed (tried) chicken feet while the family ate their fill of dukgalbi.

We headed as far north as we could go, unfortunately, due to instability in North Korea, COVID, North Korea blowing up their own building in the DMZ a couple of days before we got there, and North Korean troops amassing on the other side of where we'd planned to start, the starting point of our ride was 5km short of where we planned.

I headed back to the accommodation to do some work, after 5 hrs on the road and only 25km covered we began to wonder what we were thinking. We spent the night in a hotel to stay out of the monsoon rains and went through riding tips, including the importance of drafting. Bex and I pulled out all our leadership training and the team was ready to go again the next day. They smashed out 53km, saw some awesome sites, and were buzzing at the end.

These first few days introduced us to beaches protected by barbed wire and how truly kind and generous Korean



First Night: Camping on timber platforms

people are. As the team was hiding from the rain they were brought snacks (hot ramen, eggs, chips, chocolate, hot tea) and asked questions about the trip.

As we progressed south people were more and more impressed by the team. Each day we all got into a rhythm they would leave me as I was dismantling camp, I would find breakfast at the nearest bakery or cook pancakes (FYI replace eggs with bananas when moving camp every day) and then set out to find them. Sometimes finding bakeries was an adventure in itself. On the 4th day they pulled off a very quick 10km before breakfast and I was starting to worry I'd lost them, it turns out a speedometer can be extremely motivating for children.

Most days they would ride, I would drive ahead, set up camp catch up on work (the wifi in Korea is phenomenal) then check in on how they were going – either to pick them up or bike towards them. The fast-10km day, the team wanted to push their limits. I rode 20km to meet them and together we helped each other ride 73km. My first real ride of the trip.

With more speed and distance came new challenges for support: finding enough food for fuel, finding campgrounds that would let us stay; many were now closed due to COVID restrictions. Bex had her own challenges of finding new ways to keep the team motivated.

Along the trail there are special telephone booths where you can stamp a 'cycle' passport. Unfortunately we couldn't find a passport to stamp, but the kids posed for pictures and stamped their hands/arms/legs.

It was a sad day when these boxes stopped as it was a highlight getting to another point, (motivator!) and it also meant that the cycle trail was no longer a priority. We kept following the blue line, but now parts of the trail was on 4 lane highways with minimal verges to ride in which was pretty stressful. I had less work which meant I was able to ride and support them through some hairy riding conditions which was more stressful for Bex and I, than for the kids. While I didn't ride as much as I would have liked, I somehow managed to ride most of the really busy sections and I was there for all 12 flat tyres. Despite spending hours training everyone before the trip, I repaired or replaced 11 of the punchers, and in a first for me, one of the punchers was from fish bones. 3 Tyres, not inner tubes were shredded over the course of the trip.



The experience of seeing the protection of borders and left overs from the Korean War led to some questions we were not prepared for.

As we moved south we noticed the change in the Korean food we were eating. It definitely challenged us on some days. The payoff of the trip, we figured out how to cure fussy eaters take them to a foreign country, make them ride a long way, and ensure you can only find local delicacies.

These guys have always been good eaters but they impressed me on this trip.

On more than one occasion the restaurant owners would ask to have their photo with us, in some areas even other diners would request a picture which was a little off-putting for us. Over the course of the ride we only saw one other group of foreigners.



On a particularly tough day involving a 4hr hill climb and lots of tears (all without me), the team was waved down and given soft drinks, this is not something our children normally get, but when its 33°C and they are working hard, standards change. As if that wasn't enough, at the top when they stopped for an ice cream, a local person purchased it for them and during the conversation that followed was so impressed sent his wife off to buy



them lunch. He called himself their “Korean Poppa”, the generosity of people and the willingness to have a conversation using a translation app was incredible.

As we carried on, the cities became bigger and bigger with more and more people in them. We found the country to be surprisingly and abundantly green which lead to some interesting conversations with the kids who now see the benefits in apartments and intensified living. Some apartment complexes were so big they had supermarkets and schools all within the gated community yet outside of the city is was green everywhere.

The best part for me was not that as a cyclist, I had finally convinced my wife that cycle touring is the best way to travel, but seeing the sense of achievement and the bond built.

At 7 and 9, our children know they can push themselves, pitch a tent on their own, know how to read GPS maps, can bike over 80km in a day and keep going till the end. They have developed grit, determination

Bex knows she can figure anything out.....

I learned more about my leadership and management style and the fact I can truly work anywhere. I miss my BCO teams back in NZ but I’m pretty thrilled to be able to spend so much time with this little team, they’re awesome. We are looking forward to our next adventure.

If you want to know more, or are



looking for assistance with audits, competency etc, please email me Shay@buildcycle.co.nz





HEALTH & SAFETY

CONCRETE NZ ISSUES CONCRETE PUMPING HEALTH & SAFETY GUIDANCE

The Concrete New Zealand (NZ) Readymix Sector Group has issued an updated Safety Alert: Blow-Back & Pump-Back document that urges its ready mixed concrete producer members to no longer accept blow and pumpback from any concrete pump.

Richard Sands, Chair of the Readymix Sector Group, believes the procedure poses significant health & safety hazards for all those involved and should not be undertaken.

“Blow and pump back entails moving residual concrete from the line or boom pump back into the truck mixer bowl under pressure, and can be very dangerous.”

Concrete NZ is advising against the practice of accepting blow and pump-back from all line and boom concrete pumps due to the potential risks involved,” says Richard.

The Readymix Sector Group also strongly encourages those involved in concrete pumping to adhere to the Ministry of Business, Innovation and Employment’s (MBIE) Concrete Pumping Health and Safety Guidelines.

“This Guide provides practical advice about the safe operation and maintenance of concrete pumping equipment and the environment this equipment is used in.”

“Health & safety vigilance needs to be maintained across the supply, acquisition, disposal, inspection, maintenance, registration and safe operation of all types of concrete pumps and associated placing equipment used in pumping or spraying concrete.”

The Safety Alert - Blow-Back & Pump-Back can be downloaded from the Concrete NZ website – www.concretenz.org.nz

The Concrete Pumping Health and Safety Guidelines can be downloaded from the WorkSafe NZ website – <https://worksafe.govt.nz/>

CONTACT INFORMATION

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Information & Communications Manager
027 5355 144

ABOUT CONCRETE NZ

Concrete New Zealand (NZ) represents a membership of more than 600 corporates and individuals who make a significant contribution to the New Zealand construction sector.

Concrete NZ was established in 2017 following the consolidation of five concrete industry association.

Concrete NZ speaks with a unified voice on behalf of the cement and concrete industry, and seeks to support industry to position concrete as the resilient construction material of choice for a modern New Zealand.

i Founding members of Concrete NZ are the Cement & Concrete Association of New Zealand (CCANZ), the New Zealand Concrete Masonry Association (NZCMA), the New Zealand Ready Mixed Concrete Association (NZRMCA), Precast New Zealand (PCNZ) and the New Zealand Concrete Society (NZCS).





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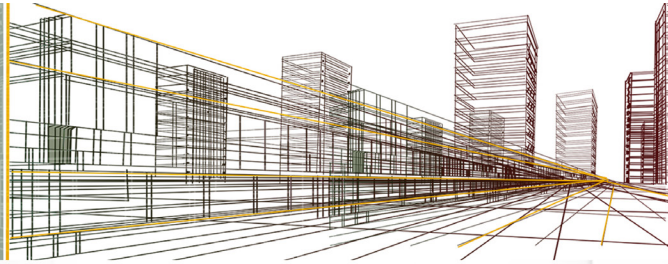
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COMPLYING WITH THE BUILDING CODE



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Target Audience:

All individuals working in the building industry including but not limited to; building consent officers, building owners, engineers, architects, designers, subcontractors and builders.

Course Content:

- *Understand the role of the Building Code
- *Describe the structure of the Building Code
- *Describe the content of the Building Code
- *Understand and describe the ways of complying with the Building Code

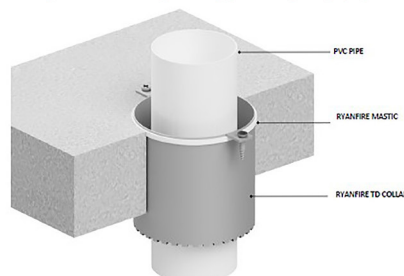
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BOINZ WORD SEARCH

Are you up for a challenge? Grab a cuppa and pencil put your feet up and solve the BOINZ word search challenge.

D	S	O	N	D	S	S	T	G	F	R	T	G	L	T	A	N
G	F	D	O	R	W	S	B	G	Y	O	S	A	N	U	S	E
N	M	M	I	A	R	E	A	W	A	A	W	H	C	N	A	T
O	O	U	T	I	L	N	G	E	C	D	E	B	L	R	F	H
I	U	F	A	N	W	T	N	B	C	V	N	E	H	Y	E	I
T	I	N	T	A	Y	H	I	I	E	A	I	R	I	Y	T	C
C	L	G	I	G	T	G	S	N	S	N	L	G	Y	M	Y	S
E	E	N	D	E	I	I	S	A	S	C	N	F	B	E	O	F
P	E	I	E	A	L	T	E	R	R	E	O	R	Y	T	F	S
S	T	B	R	N	I	R	C	W	O	D	A	A	N	F	U	L
N	S	M	C	M	B	E	O	F	U	F	W	P	N	W	S	V
I	T	U	C	W	A	H	R	F	T	I	R	L	B	A	E	C
E	H	L	A	S	R	T	P	F	E	R	S	G	L	W	R	S
T	G	P	B	S	U	A	N	B	S	E	T	B	S	I	S	P
I	I	E	M	N	D	E	A	F	I	R	E	D	O	C	S	F
S	L	T	W	D	P	W	L	I	P	Y	S	W	N	B	T	A
D	E	I	F	I	C	E	P	S	E	D	S	D	F	O	P	Y

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A steel bar about to be tested in one of five testing machines at our laboratory in Otahuhu.



LEGAL

Straight Up Answers

Tyler Bellingham from Rice Speir answers the tough legal questions facing our industry



Does an application to the WHRS ‘stop the clock’ for limitation purposes in relation to all potential issues with a building, even non-weathertight issues unidentified at the time?

In short, no.

It is widely accepted that the making of an application under the Weathertight Homes Resolution Service (WHRS) for an assessor’s report has same effect as filing a claim in the High Court for limitation purposes. More recently however, the Court has looked at whether it does so for issues relating to weather tightness only, or, if it ‘stops the clock’ so to speak in relation to all issues with a building, even those not identified at the time of the application to the WHRS, and not related to water ingress, for example, fire and structural issues.

Last month, Associate Judge Smith emphasised that the WHRS was developed specifically to deal with issues arising out of the widespread leaky homes crisis in New Zealand between 1994 and

the early 2000’s. His recent decision in the Washington Apartments case¹ has, in our view correctly determined that the WHRS legislation was never intended to alter the Building Act limitation periods in respect of homeowners’ claims that have nothing to do with water penetration. The decision determines that there is no proper basis for avoiding the limitation rights of those in the building industry whose negligence may have caused non-weather tightness defects (i.e. fire and structural issues/ defects).



This decision has significant implications for councils (and others in the industry) who

are regularly joined to claims by homeowners following an application to the WHRS. It is now increasingly common for claims to be amended very late in the piece with the addition of significant and costly non-leaky defects. This decision will assist in ensuring that the limitation rights provided by the Building Act 10 year longstop are upheld.



Tyler Bellingham
Associate
Rice Speir

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THE MAGAZINE OF THE
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Autumn 2020



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