

UNDER CONSTRUCTION

GET YOUR **JUNE/JULY 2021** SKILLS MAINTENANCE POINT!



WE'RE PARTNERING WITH OUR MATES!



PlaceMakers Foundation are getting behind MATES in Construction to combat the enormous toll of suicides in the building and construction industry

See [page 32](#) for more

TRADE DEAL



DEWALT

DEWALT 18V 5AH BRUSHLESS 8 PIECE KIT DC2891P2-XE

Kit includes

- Hammer drill DCD996
- Impact driver DCF887
- Circ saw DCS570
- Planer DCP580N
- Recip saw DCS367N
- Jigsaw DCS334N
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4998524

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*Offer not available to nominated national key account customers. Bonus offers available exclusively to trade account holders only. All prices exclude GST. Products featured may not be stocked in all stores but can be ordered in at the advertised price. Offers valid from Tuesday 1st June – Saturday 31st July 2021.

PlaceMakers®

Together we're building
New Zealand

PLACEMAKERS MAKES NEW MATES



It's nice to be trading through a warm-ish autumn towards winter. With a quarter of the year behind us, PlaceMakers leadership and on-the-ground staff have plenty of projects we're looking forward to achieving this year

One of the most important things PlaceMakers Foundation will be working on is supporting MATES in Construction. A new partnership means our MATES' mates can take their workplace-focused suicide prevention programme nationwide, including PlaceMakers stores and frame and truss plants. This is thanks to a substantial grant from the PlaceMakers Foundation, as well as in-store fundraising in September 2021. In the words of MATES CEO Victoria McArthur: "The opportunity to scale up thanks to this generous partnership will truly have a lifechanging effect for the thousands more tradies we can now connect with." On page 32, we tell you all about it.

Another nugget of nice news is that we've opened a PlaceMakers depot in Hastings to service the local building boom, while a brand-new purpose-built store has been opened in Levin.

Near-record numbers of Kiwis are working in building and construction right now – including two very talented apprentices, Lewis and Scott, who have won PAC Branching Out scholarships, which we tell you about on page 8.

We share the sobering news that construction sites have become the country's fourth deadliest workplaces, and delve into ACC's campaign to remedy this problem on page 24.

Also in this edition, we hear from three builders who have varying responses to the question of whether to turn down work.

We have important updates for Licensed Building Practitioners with this edition's Codewords talking us through Certificate of Work requirements, plus updates to healthy homes standards.

Don't forget there's fascinating food for thought from Builtin Insurance around potentially holding onto stock you're not quite insured for.

I hope you enjoy the issue and that winter doesn't arrive too soon!

Gary Woodhouse

General Manager Operations



A new partnership means our MATES' mates can take their workplace-focused suicide prevention programme nationwide

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BUILDERS BUSINESS

EVER TOO BUSY TO BUILD?

Builders' Business is a column by builders for builders. Its objective is to provide a forum, particularly for small business operators, in which to share knowledge, experience, tips and ideas

Q: *When things get really busy, do you ever turn down work?*

Firm: Stonewood Homes
Interviewee: Brent Stewart
Role: Owner and GM
Location: Nelson and Marlborough
Staff: 12

I don't take on work if it's hard to meet demand for supplies or the only sub-trades available are those I don't have the quality trust in, because our quality badge means everything to me. It's unfortunate, but regional New Zealand only has a limited supply of good quality sub-trade.

We only build new homes and our ability to do that is limited by the supply of land, so there are a few factors at play. At times, we have a big influx of titled land and we're run to capacity, so then we would need to turn down any additional work. At other times, it can be tricky to meet demand because of a delay with local council authorities and their infrastructure.

A lot of clients know that we stand for excellent quality and good business practice, so they normally adapt to our time frames

Despite all this, it is rare that we turn down work. A lot of clients know that we stand for excellent quality and good business practice, so they normally adapt to our time frames. If not, there are a couple of associate builders we would try to direct them towards.

Firm: High Country Carpentry
Interviewee: Lain Hellmrich
Role: Owner / Director
Location: Fairlie
Staff: 15

General demand in South Canterbury has gone through the roof – excuse the pun. We've taken on new staff as a result, but we've still turned down several jobs.

It's variable work. In the rural area, we normally take on anything that comes our way. We have to be versatile, whatever lands in our lap, and that can be new builds, renovations, million-dollar homes, plus the odd country shed.

We're pretty lucky at the moment, we have an awesome team. Sub-trades are all busy. Even the go-to subcontractor fellas are struggling to meet what we throw at them. Material shortages are not an issue yet, but that's likely partly because we do lots of advanced planning.

There have been times when we've been unable to meet the client's timeline. This is largely because a lot of people live in the mindset of an instant world. They think they can just ring a builder and they'll be here next week, or even next month.

It's really about getting people to understand the reality that they need to wait. But in today's environment, people aren't willing to wait so much. Despite the busy time, many builders have still been able to meet instant work requests, but the tide seems to be turning a little bit, so maybe that will change. If so, people will have no choice but to wait.

Firm: W Hamilton Building Limited
Interviewee: Bill Hamilton
Role: Owner / Director
Location: Dunedin
Staff: 25

Post-Covid, there are a lot more people fishing around for information but not necessarily committing to the project. We do a lot of quotes for people as we don't want to waste their time, but quoting is also time-consuming for us, so it's not the best option. So, our preference is shovel-ready projects. We'll never turn those down.

Our preference is shovel-ready projects. We'll never turn those down

No builder should be doing work without making some profit out of it. That makes me sound like we're all about profit – but it's more like if a client comes across as being unsure or difficult, we may choose not to proceed.

There's a lot more renovation work, as well as smaller jobs, floating around right now. I think there are more renovations due to a lack of land available for new builds, and the smaller projects are mostly being requested by people spending their discretionary budgets on things other than travelling.

PLACEMAKERS EXPANDS IN HAWKE'S BAY



Nui O'Malley (left) with Andrew Milne at the new Hastings store

PlaceMakers is stoked to announce the opening of its new store in Hastings, supporting customers in the growth region of Hawke's Bay

Having opened its doors on 19 April, PlaceMakers' new Hastings store stocks the reliable trade-focused range and is set up so tradies can get in and out seamlessly.

"It's making the most of a thriving market," says Hawke's Bay Branch Operator Andrew Milne. "This is for our customers, to make it easier for them, and it's to provide the coverage we haven't had historically."

The store will offer a 300m² trade hall and 220m² drive-through supplemented by a 1200m² yard.

The Hastings store is run by Depot Manager Nui O'Malley, who has been with Hawke's Bay PlaceMakers for more than 30 years and is well-known to most local builders.

"It's great that PlaceMakers can support our busy customers and that they now have two locations to choose from when working in the Bay," Milne says. "We are proud of the store and are committed to providing the absolute best service in Hastings."

"The new store will save our Hastings-based customers the drive back to Napier by providing a convenient call-in offer, with bulk and direct-to-site deliveries out of Napier."

The Hastings depot makes picking up trade supplies more convenient, especially during a time in which "phenomenal demand" is putting pressure on the availability of building products in New Zealand.

"We're doing our very best to maintain our core range to keep up," Milne says.

The new store is staffed by four experienced PlaceMakers crew from the Napier branch.

Napier remains the region's leading store, with the Hastings branch designed as a satellite depot to service call-in business.

"The store is open to the public, though it does have a trade focus and predominantly a trade range – but there is product for anyone and everyone."

Located at 409 Hastings Street North, the new depot is 20km away from Napier and easier for Havelock North customers to access. ■

IMPROVED PLACEMAKERS OPENS IN LEVIN

PlaceMakers puts customer feedback to good use in its PlaceMakers Levin rebuild, designing a customer-first experience for the increasingly busy builders in the region

After 30 years at its current site, PlaceMakers Levin has opened its brand-new, purpose-built store, which will provide a more efficient layout as well as a safer and cleaner environment for customers and staff.

"We are extremely proud to be able to bring this new development to Levin," says Branch Operator for PlaceMakers Kapiti & Levin Greg Kusabs. "It's through the strong support of our local community and customers that we've been able to make this move."

Located at the same site just off Main South Road, the new store will operate seven days a week.

"Levin is far from a sleepy little town and the future looks bright," says Kusabs. "We have already increased staff numbers and we will look at adding additional staff as demand increases."

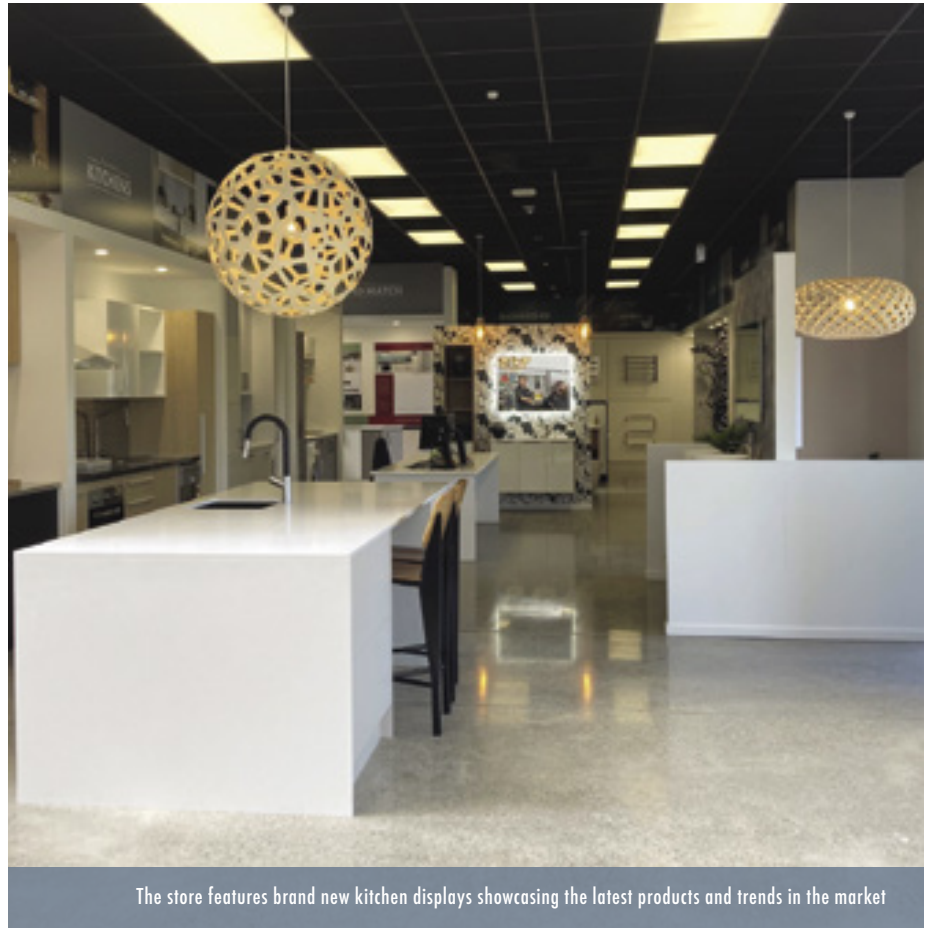
"Customer feedback received over the past few years has been put to good use to design a customer-first experience," says Kusabs, who started his career with PlaceMakers in the yard at Levin nearly 20 years ago.

"The new branch features a new drive-through with a layout which will enable tradies to find products easily, improve safety in high-traffic areas and provide more efficient service.

The store also features brand new kitchen, bathroom and heating displays, showcasing the latest products and trends in the market.

Lower North Island Regional Manager Peter Younger says the PlaceMakers Levin team is all about putting customers first.

"We want to deliver maximum value and outstanding customer service each



The store features brand new kitchen displays showcasing the latest products and trends in the market

and every day. The goal is to ensure that, ultimately, nobody is easier to do business with than PlaceMakers."

PlaceMakers is committed to the environment and sustainable building practices. The new purpose-built store utilises green building initiatives, such as daylight harvesting, energy efficient lighting and water-saving systems, all designed to minimise PlaceMakers' environmental footprint.

As part of its commitment to the building and construction trade, the branch includes all of PlaceMakers key Trade Service offerings, including its Service Promise, new Smart Delivery system and PlaceMakers Plus. ■

The new branch features a new drive-through with a layout which will enable tradies to find products easily, improve safety in high-traffic areas and provide more efficient service

PRODUCT NEWS

NEED RURAL SUPPLIES? VISIT PLACEMAKERS



From paddocks and sheds to the kitchen sink, PlaceMakers has the expertise and range to meet rural needs

Known as a leader in the supply of materials and equipment to the building and landscape trades, PlaceMakers is also a major supplier to the rural sector

PlaceMakers has extensive experience in the specific types of fencing and building materials used by farmers. We have been servicing the rural sector for a number of years and the comprehensive network and knowledge PlaceMakers has developed over that time has led to improved cost efficiencies, products and advice to help our customers in the sector grow and maintain their businesses.

From power tools, safety equipment and concrete, through to irrigation, fencing and farm sheds, PlaceMakers can source a full range of rural products to help with practically any project, large or small.

"While having access to a wide range of quality products is great, pairing these with PlaceMakers market-leading service and various rural partner cards, such as RuralCo and Farmlands, is what makes those in the rural space want to do business with us," says Sam Whimp, Category Manager at PlaceMakers.

"PlaceMakers expertise really shines through when it comes to customised sheds and other farming structures.

"Our team's ability to discuss a customer's requirements and help them to develop a practical solution that delivers long-term satisfaction is something that we pride ourselves on."



MAKING INSIDE EASY

PlaceMakers rural expertise doesn't stop at the shed. For customers who want to spruce up their own homes, or even build a new one, but don't have time to talk to various consultants about taps, vanities and wardrobes, they can make their lives a whole lot easier by heading to their local PlaceMakers store.

PlaceMakers offers dedicated design consultants, who will help put together an overall look with a vast range of quality building materials, hardware, tools, finishes and accessories, right down to the shiny numbers for a new front door.

This end-to-end service is designed to make any project as stress-free as can be. ■

For more information visit
www.placemakers.co.nz/rural/



LEVENE, THE LEGENDARY KIWI PAINT, IS BACK.



**TINTED FROM THE DULUX® COLOURS OF NEW ZEALAND® RANGE,
LEVENE PAINT IS MADE RIGHT HERE IN NEW ZEALAND.**

**Levene offers a 15-year guarantee on exterior paint and a 5-year guarantee
against mould and mildew on Kitchen and Bathroom paint using tried and
trusted paint technology.**

Levene
WE'RE BACK
ONLY FROM
PLACEMAKERS

Levene is a registered trade mark.

PlaceMakers®

Together we're building
New Zealand

PLACEMAKERS APPRENTICE CREW



PASSIONATE ABOUT PASSIVE HOUSING



Lewis McLean accepts his scholarship from Hutt City Branch Operator Garth McInness



Scott Dunning is ready to cement his skills with official certification

A passion for passive housing means PlaceMakers Apprentice Crew Branching Out Scholarships for two builders north and south

Every year, PlaceMakers ups its investment in the up-and-coming generation of builders through its Branching Out Scholarships, awarding two recently graduated PAC members with \$1,250 towards further study.

"The goal is to help them 'branch out' as they move past apprenticeship and take on new challenges," says Trade Engagement Manager Andrea Albertyn. "While there is plenty of learning that happens on the job, there are still opportunities for relevant structured studies as well, and we want to encourage that."

Both recipients – Lewis McLean and Scott Dunning – intend to use the scholarship to earn a Certified Passive House Tradesperson qualification with the Passive House Academy NZ.

Becoming a Certified Passive House Tradesperson provides an in-depth understanding of how to construct high-performance buildings, which go beyond building standards, capturing sunlight and minimising cold wet air, which hinders heating efficiency.

Certified passive house builders can also report quality assurance standards and quantify a building's energy efficiency.

AIMING HIGH ALL ROUND

Lewis, based in Wellington, says the certification is just the beginning. He sees himself running his own passive house building company in the future, being a leader in the industry and the go-to company for passive house construction.

"I believe we should be building all new houses to a very high standard, not just the minimum required under the Building Code," says Lewis.

"Renovating state housing; that's where my interest in passive housing really took off. These renovations were simple, but implemented some of the key ideas of passive housing on a restrictive budget."

Lewis was impressed by how passive homes involve higher R-value insulation, moisture barriers under the plasterboard, and silicone around thermal windows.

"It made me think, why aren't all houses built with these techniques? It made me want to learn more."

MAKING EXPERIENCE OFFICIAL

Down south, Scott Dunning of Christchurch is also adding the Passive House certification to his eight years of experience.

"I want to invest in myself to move forward, because I've been building passive and eco homes for the past few years," he says. "My old boss, Craft Homes, really inspired my passion."

Scott believes passive housing is the way of the future and finds it frustrating to see that some vulnerable people have to run the fire all day to keep their house at a constant temperature.

"I don't see why our homes can't be better than the current standard," he says. "After travelling, you realise overseas homes are one temperature for the year, and maybe if we did the same, we wouldn't have so many Kiwi kids suffering from asthma." ■

APRIL APPRENTICE OF THE MONTH

First-year apprentice's five-metre-high mission fixing wonky window secures this month's win

April Apprentice of the Month Ashley Knowles was recently faced with the challenge of fixing crooked cuts in blockwork for new windows that a subcontractor had stuffed up. To remedy the situation, the New Plymouth first-year apprentice had to fill and grout block work around these windows with minimal access.

In line with best practice for working at height, Ashley's team set up scaffolding as the window openings were up to 5m high. The next step was grinding block work back to a newly altered plumb line. He then cut ply and braces to cover the openings in the block work and poured a sloppy mix of concrete – 30MPa mix – to get the job done.

Ashley. "I couldn't dry-pack it, because the hole was too big and it had to run down through a couple more blocks."

The experience taught Ashley to work as closely as possible with subcontractors – in other words, keep an eye on their deliverables and triple-check the work. While it would have been better to check while the subbie was still on site to fix it, checking when he did was still helpful – if not, it would have been a nightmare when it came time to install the window joinery. ■



April Apprentice of the Month Ashley Knowles

"I had to make the mix slightly thinner than normal, as pouring it was the only way to get it in the tiny cavities," says

Apprentice of the Month entries are judged based on the nature of the challenge, the initiative and grit shown by the apprentice to overcome it, the end result, and the key learning. Ashley demonstrated all of these by fixing a problem to ensure the job was a success.

MARCH APPRENTICE OF THE MONTH

Hours of careful planning help first-year apprentice successfully lay his first foundation

March Apprentice of the Month winner Ben McDrury – a first year apprentice from Christchurch – was recently faced with the challenge of laying his first foundation from scratch.

Ben put in hours of careful preparation and, soon enough, found himself on the successful side of the job, looking back with pride.

Ben explains that the difficult part was making sure the measurements of string lines were correct. If these were wrong, the rest of the foundation would be incorrect. Ben and a workmate spent the better half of the first day checking measurements and laying string lines until the job was perfectly planned.

The outcome was a successful first foundation with no boxing issues and little blow-outs.

"The concrete was poured and we were able to work on it the next day," says Ben.

The lesson Ben took away was the importance of taking your time, so you know the planning is right.

"It's much easier to measure as many times as needed, rather than think it's right and end up messing it up!"

Ben was thrilled to win a SMART High Torque multi tool SMT300P kit for his careful planning. ■



Ben McDrury of Christchurch took his time preparing a perfect foundation

WHAT'S ON

PLACEMAKERS PRODUCT PICKS

ECKO JOLTSCREWS

Screw it – don't nail it! Introducing Ecko Joltscrews, small eight-gauge screws with a small diameter 'jolt' type head, like a jolt nail, that leaves a small discreet hole when fixing weatherboards, window and door jambs and other decorative boards and battens that require a tidy, 'fill-sand-paint' finish. Joltscrews don't need a special tool to install them, a regular battery drill-driver will do, and they don't need to be predrilled or punched-in like a nail before filling (best to test ends). Joltscrews can be unscrewed if necessary and the small 5mm-diameter head incorporates a T15-star drive, which is included in the pack. Three lengths are available in both galvanised and T316-grade stainless: 65mm, 75mm and 90mm. Joltscrews have been tested by and endorsed by Southern Pine Products for use in its weatherboards. Joltscrews, by Ecko, are available in-store and online.



PlaceMakers®

The Lifestyle internal wardrobe system is a flexible modular designer storage system without the designer price tag. Ideal to fit in the internal space of a standard reach-in wardrobe or for a walk-in wardrobe, the system offers multiple layout options.

- Design the system to suit your requirements.
- Quality construction.
- 16mm thick melamine.
- High-quality PVC edging as standard.
- Wall-mounted system.
- Aluminium hanging bars.
- Adjustable shelving.
- Ideal for renovations or new homes.
- Optional extras include drawers, baskets and shoe racks in ventilated wire.



ADESSO RHYTHM CONCRETE BASINS



The Adesso Rhythm concrete basins are perfect for transforming your bathroom into a conversation piece. Their sustainable, stylish and durable properties are guaranteed to set your bathroom apart from the crowd. Adesso Rhythm basins feature glass fibre-reinforced concrete with a scratch-resistant and eco-friendly food-safe sealer. Made in Australia, Rhythm is available in six trendy and organic colours.

LEVENE® AND COLOURS OF NEW ZEALAND® PAINT

Levene® Kitchen & Bathroom is a new interior paint designed especially for wet areas such as kitchens and bathrooms. A hard-wearing, low sheen paint, Levene® Kitchen & Bathroom has excellent adhesion and great coverage. It also offers protection against mould, mildew and bacteria, and comes with a five-year guarantee.



Choosing the right colours and the best products to paint a kitchen and bathroom is key to getting the best result. Pair Levene® Kitchen & Bathroom with Levene® Ceiling – a tintable ceiling paint with great touch-up and a dead flat finish to hide surface imperfections. To properly prepare your surfaces, select the appropriate undercoat for your substrate such as Levene® Acrylic Sealer Undercoat, Levene® Multiprep Water or Oil-Based Undercoat or Levene® Pigmented Sealer – refer to product labels for preparation and application information.

For advice and inspiration, pick up a copy of the new *Most Loved Kitchens and Bathrooms* colour card from your nearest PlaceMakers store. Available only from PlaceMakers.

This CAT wheelbarrow is built for the tough jobs! With an extra-large 169L capacity and a 1200lb/544kg payload, it carries more load further, resulting in far fewer trips on a jobsite.

Some of its many features include a heavy duty steel tray, undercarriage and handles. It also features a solid axle on its extra-wide, puncture-resistant wheel, along with a Zerk grease fitting. The CAT wheelbarrow has a unique two-position grip on its handles designed to allow easier lift and discharge. Load, lift and dump three times more volume and weight than traditional contractor wheelbarrows!



CAT WHEELBARROW

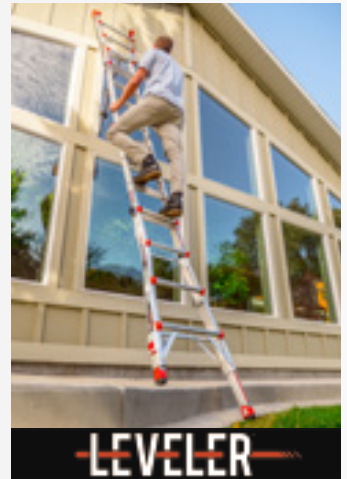


Introducing the new and improved range of Scruffs Safety footwear, built by the trade for the trade. Showcasing nine new styles, Scruffs offers features expected from a safety boot that performs in the toughest working environments. They are intelligently designed to feel great, look great, and include everything you need to keep feet comfortable, warm and protected – all day, every day. The Switchback 3 has all the benefits of the original Switchback, with improved sole flexibility and grip, upgraded eyelets, aluminium toecap, better contouring and all-round improved performance.

Coming to stores soon – check out the new Scruffs range at www.shop.placemakers.co.nz.

SCRUFFS SAFETY BOOTS – NEW SWITCHBACK 3

Little Giant® Ladder Systems



LITTLE GIANT® LEVELER™ LADDER

Working on unlevel ground or on a staircase? The Leveler™ ladder can handle it. The ladder meets AS/NZS standards and is rated to hold 150kg in all configurations.

Its leg levellers adjust in seconds to stabilise the ladder on non-level ground. The retractable legs have more than 178mm of adjustment. The Leveler™ adjusts to multiple configurations: A-frame, extension, staircase, 90-degree or trestle-and-plank. It's fast and easy to change positions with the patented Rapid Lock™, which clips into position on its own – just twist and clip.

Easy Glide™ wheels mean you never have to carry your Leveler™, simply push or pull it to where you need it.



Raymor

Raymor Projex offers your clients a contemporary compact toilet suite with rimless pan. Designed specifically for plumbers and builders, the Projex rimless toilet suite provides value and confidence with simple installation and quality build. This short-projection toilet is perfect for compact bathrooms and rental properties. Available now at PlaceMakers.



RAYMOR PROJEX TOILET SUITE

MBIE

HEALTHY HOMES STANDARDS UPDATE



From 1 July, rental properties must comply with the new healthy homes standards introduced two years ago. Builders may be asked to top up insulation to the required levels

Landlords will soon have to comply with healthy homes standards. If you are asked to carry out work to help with compliance, there are several information sources you will find useful

Cold, damp and mouldy houses are bad for our health – especially for people with asthma and heart conditions. The healthy homes standards, which were made law in 2019, aim to ensure that all people in rental properties live in a warm, dry home.

CHANGES KICK IN ON 1 JULY 2021

The standards establish minimum requirements for heating, moisture ingress and drainage, insulation, ventilation and draught stopping.

Compliance deadlines for the standards start from 1 July 2021, only one month away. The responsibility for complying with the healthy homes standards sits with landlords. Landlords should be acting now to ensure they comply. Staying informed about the standards

enables you to assist landlords in making the right decisions on the work they need done to get their properties to comply.

KNOW ABOUT THE INSULATION STANDARD

The insulation standard is one of the areas covered by the healthy homes standards, and it is important to be aware of it. New Zealand already has minimum insulation requirements, and the healthy homes standards build on these, so some existing insulation may need to be topped up or replaced.

All existing insulation must be in reasonable condition to meet the requirements. This means there should be no mould, dampness, damage or gaps, and all insulation must be installed in accordance

with NZS 4246:2016 Energy efficiency – Installing bulk thermal insulation in residential buildings.

WHERE TO DIRECT LANDLORDS

If landlords ask you questions about the standards, you can point them to the Tenancy Services website, which has plenty of information. There is an insulation tool available at **www.tenancy.govt.nz/maintenance-and-inspections/insulation** that can help landlords find out if they need to upgrade or replace the insulation to meet the healthy homes standard.

There is also an online guidance document, *Healthy homes standards – Insulation*, available at **www.tenancy.govt.nz/healthy-homes/insulation-standard/** to help assess whether a property is compliant. It may be useful for you to look at the guidance

document as it has details about the technical requirements that need to be met to ensure compliance.

BE AWARE OF OTHER REQUIREMENTS

It can also pay to be aware of the healthy homes standards outside your area of work or expertise. As these standards are often implemented in the same area of the home, it is possible to undo the work completed by other tradespeople to comply with the rest of the standards if you do not know what to look for.

For example, electrical workers may pull out insulation to install wiring in the roof space and not put it back correctly, which can seriously impact the home and its compliance with the insulation standard. While electrical workers are simply doing their job, they may be unaware of the need to maintain compliance with all five of the healthy homes standards.

By being aware of the other standards and keeping this top of mind while undertaking work, you can help the landlord maintain compliance with the standards. ■



It's helpful to be aware of the updated healthy homes standards. As of 1 July, ceiling and underfloor insulation will be compulsory in all rental homes where it is reasonably practicable to install

MORE INFORMATION

This article is published in conjunction with Tenancy Services whose website provides quick, informative explanations of each standard – see

www.tenancy.govt.nz/healthy-homes

This article is an excerpt from Codewords Issue 99. Reading Codewords articles that are relevant to your licence class is a mandatory requirement for Licensed Building Practitioners. These questions can be answered through the LBP portal, online at underconstruction.placemakers.co.nz or recorded on the magazine, then provided at the time of renewal.

CODEWORDS QUIZ ISSUE 99



- | | | | |
|--|--|--|---|
| <p>1 When does the compliance deadline for healthy homes start?</p> <p>a) 1 June 2021.</p> <p>b) 1 July 2021.</p> <p>c) 1 August 2021.</p> | <p>2 Where can landlords find information about whether they need to upgrade or replace the current insulation?</p> <p>a) Tenancy Services website.</p> <p>b) LBP website.</p> | <p>3 Can an electrical worker pull out current insulation when installing wiring in the roof space?</p> <p>a) No, they shouldn't touch the existing insulation.</p> <p>b) Yes, but they need to put it back correctly.</p> | <p>4 What document should you use to keep up with the technical requirements needed to be compliant with the healthy homes insulation standard?</p> <p>a) Build or Codewords article.</p> <p>b) Online guidance document.</p> |
|--|--|--|---|

MBIE

DOCUMENTING COLLABORATIVE DESIGN



The one who signs the CoW is taking responsibility for meeting the Building Code. Make sure you do your due diligence before signing

Last issue we covered the basics of Certificates of Work. In this article, we go into more detail about how to include multiple contributors in your documentation

Design can be a collaborative process, especially on more challenging projects. Sometimes a piece of specialty design will be included in your overall design. Whether you have complex foundation designed by a civil engineer, or have included pre-fabricated timber trusses, if another designer has designed Restricted Building Work (RBW) it will need to be included in Certificate of Work (CoW) documentation.

WHO CAN ISSUE A CoW?

Professionals who are licensed or registered to be able to do design RBW can provide CoW for that work. This includes:

- Licensed Building Practitioners with a Design Licence.

- Registered architects (NZRAB).
- Chartered Professional Engineers (CPEng).

Under current regulation CPEng (under the Chartered Professional Engineers of New Zealand Act 2002) and registered architects (under the Registered Architects Act 2005) are automatically treated as LBPs licensed in the design class Area of Practice 3. Registered Architects and Chartered Professional Engineers have their own registration bodies that manage their registration and oversee their professional conduct.

COLLABORATIVE DESIGN

Where two or more LBPs (or other suitably registered professional) are involved in carrying out or supervising

the design work for a building consent application involving RBW, there may be a choice about who provides the CoW(s). If a particular design is both carried out and supervised by LBPs licensed in design, the CoW could be provided by either the LBP that carried out the design work or the one that supervised it. However, if two designers work on different aspects of the plans and specifications that are RBW (eg, one designs the foundation and another designs elements of the superstructure), then each designer would be expected to provide a CoW for their respective parts.

Producing and signing a CoW means a designer is providing a statutory undertaking, certifying that the design documents are compliant to the Building

// If another designer has designed restricted building work (RBW) it will need to be included in CoW documentation

Code. You can provide a CoW that covers other LBP designers' work but it is important to be aware that, in this context, the one who signs the CoW is taking responsibility via that certification statement. The work you are being asked to sign off may not be compliant with the Building Code, so make sure you do your due diligence before signing.

INCLUDING PRODUCER STATEMENTS

A producer statement is a document prepared by a Chartered Professional Engineer confirming their professional opinion. This opinion is based on stated reasonable grounds that aspects of design of a building achieve compliance with the Building Code, or that elements of construction have been completed in accordance with the approved building consent. The producer statement contains the name

of the engineer and their firm to signal to the Building Consent Authority that certain design/monitoring work has been done (or overseen/supervised) by a practitioner who is competent to perform the defined work. However, a Producer Statement is not a product warranty or guarantee of compliance. It is a professional opinion based on sound engineering judgment.

An LBP may reference a producer statement in a CoW when an engineered element has been used in a design. An example of this could be when factory designed and built

trusses are incorporated in a design. The LBP would specify the truss and ensure it was fit for purpose in the overall design; however, the detailed design was carried out by the truss producer, so the Producer Statement could be referred to in the CoW for that section of the design.

Where a Producer Statement has been used to support the demonstration of Building Code compliance, it should be cited in the 'reference column' of the CoW, along with other relevant specifications and reports (ie, geotechnical engineering report). ■

FURTHER GUIDANCE

Further guidance on the use of Certificates of Work, Producer Statements, and Design Features Reports relating to RBW can be found at

www.building.govt.nz/building-code-compliance/canterbury-rebuild/certificates-of-work-guidance

This particular guidance document was developed for practitioners working on the Canterbury rebuild; however, the same principles apply for design RBW anywhere in New Zealand. More information about Producer Statements can also be found on the engineering New Zealand website

www.engineeringnz.org

This article is an excerpt from Codewords Issue 99. Reading Codewords articles that are relevant to your licence class is a mandatory requirement for Licensed Building Practitioners. These questions can be answered through the LBP portal, online at underconstruction.placemakers.co.nz or recorded on the magazine, then provided at the time of renewal.

CODEWORDS QUIZ ISSUE 99



5 Who can design RBW?

- a) Design LBPs.
- b) Registered Architects.
- c) Chartered Professional Engineers.
- d) All of the above.

6 If a Chartered Professional Engineer designed some of the RBW on a project, it can be documented by:

- a) Referencing a producer statement from the engineer in your CoW, if the engineered element is used in your design.
- b) A separate CoW provided by the CPEng.
- c) It does not need to be documented which CPEng completed the design of the RBW.
- d) A and/or B may be appropriate, depending on the situation.

7 You are using prefabricated trusses in your design. The trusses were designed in the factory, how do you include this restricted design work in a CoW?

- a) By referencing a Producer Statement from the truss manufacturer in your CoW, and showing how you have incorporated the trusses in your design.
- b) The factory must produce a CoW for every site project where their trusses are used.
- c) I don't need to reference the trusses at all in my CoW.

RETROFITTING FOUNDATIONS ON SLOPES



Test foundations being built – NZS 3604:2011 floors 1 and 2 on the right and pre-1960 floors 3 and 4 on left (Figure 2)

Houses built on slopes performed poorly in recent earthquakes. Now BRANZ experiments have shown how to retrofit pre-1960s timber house foundations to improve seismic performance

Many New Zealand houses have been built – and continue to be built – with timber foundations on sloping sites.

Observations from the Christchurch earthquake of 2011, and the subsequent BRANZ House Condition Survey, showed that houses on these sites tended to perform poorly. There is a need to improve the design of these to ensure greater resilience.

More resilient houses will mean a greater opportunity for residents to remain in their houses following a major earthquake – an important consideration in the aftermath of such an event.

DIFFERING STIFFNESS CAUSES PROBLEMS

The problem arises because the uphill foundation of these types of houses

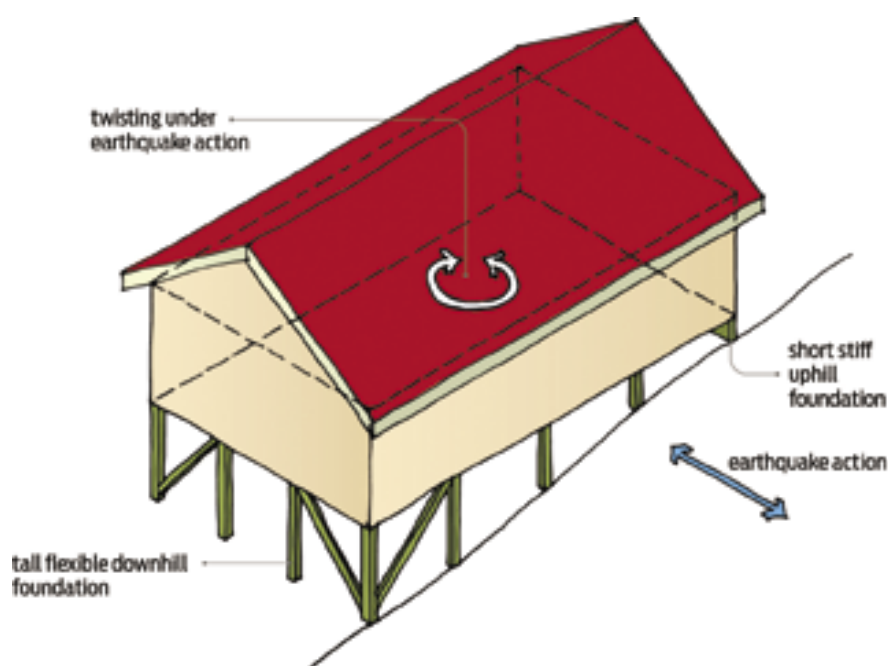
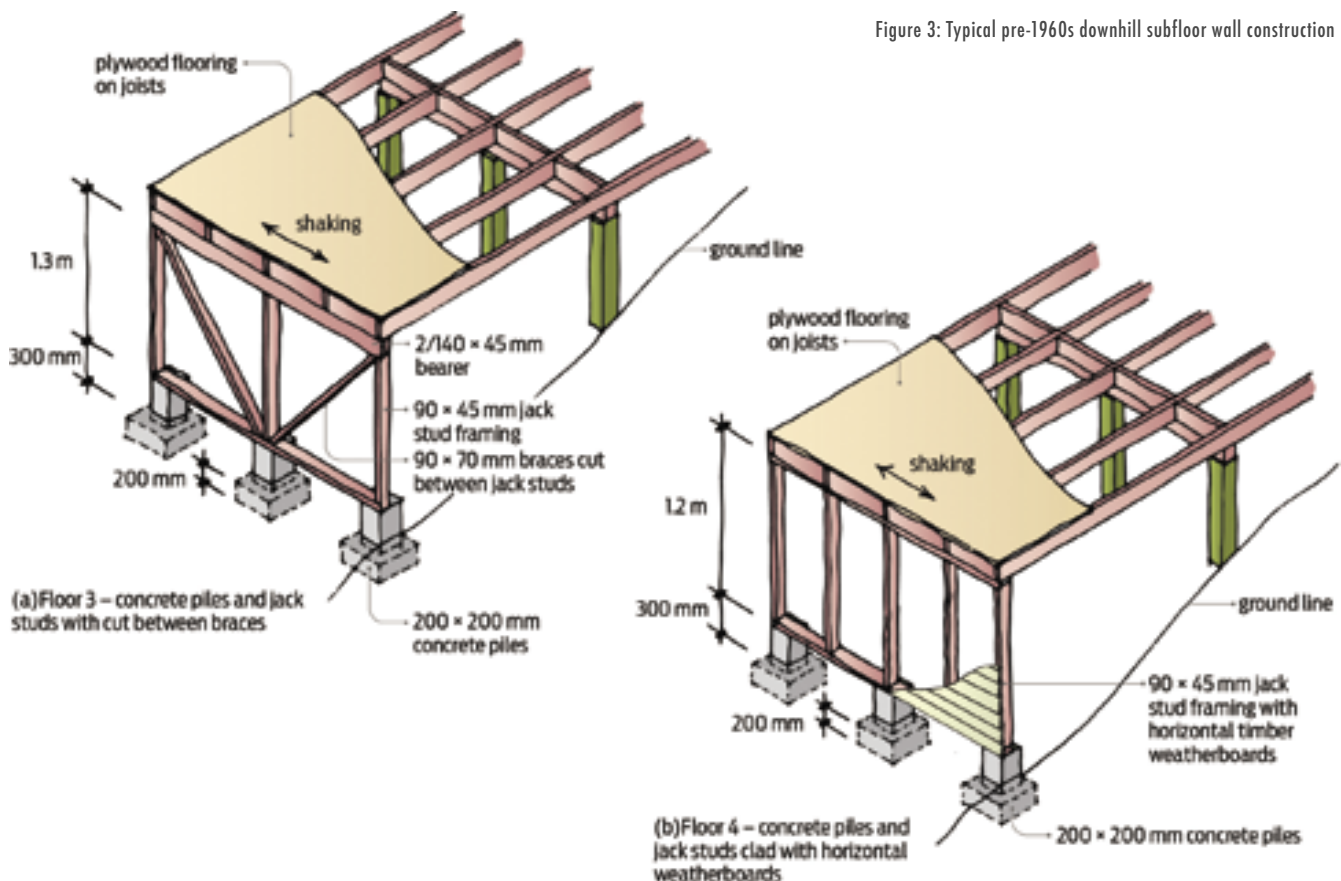


Figure 1: Twisting of floor on hillside under earthquake action

Figure 3: Typical pre-1960s downhill subfloor wall construction



usually consists of a squat foundation wall, whereas the downhill foundation is a tall structure of piles or poles. The uphill edge, therefore, has a stiff foundation under lateral loading, and the downhill edge has a flexible foundation.

During the shaking, deflections of the pre-1960s floors increased, almost to the point of imminent collapse in one test

Under earthquake action across the slope, there is potential for large displacements on the tall flexible foundation structure on the downslope edge of the building, causing it to

twist about the squatter, stiffer uphill foundation (Figure 1).

The deflections from the twisting action adds to the lateral displacement, potentially resulting in a progressive rotational failure. This difference in stiffness and the potential torsional problem is not addressed in NZS 3604:2011 *Timber-framed buildings*, where only the foundation's strength is considered, nor in a specific engineering design if only strength is considered.

FOUR DIFFERENT FOUNDATIONS TESTED

To shed light on this issue, BRANZ partnered with Victoria University of Wellington to conduct an experimental study, jointly funded by the Building Research Levy and EQC. Four tests were carried out

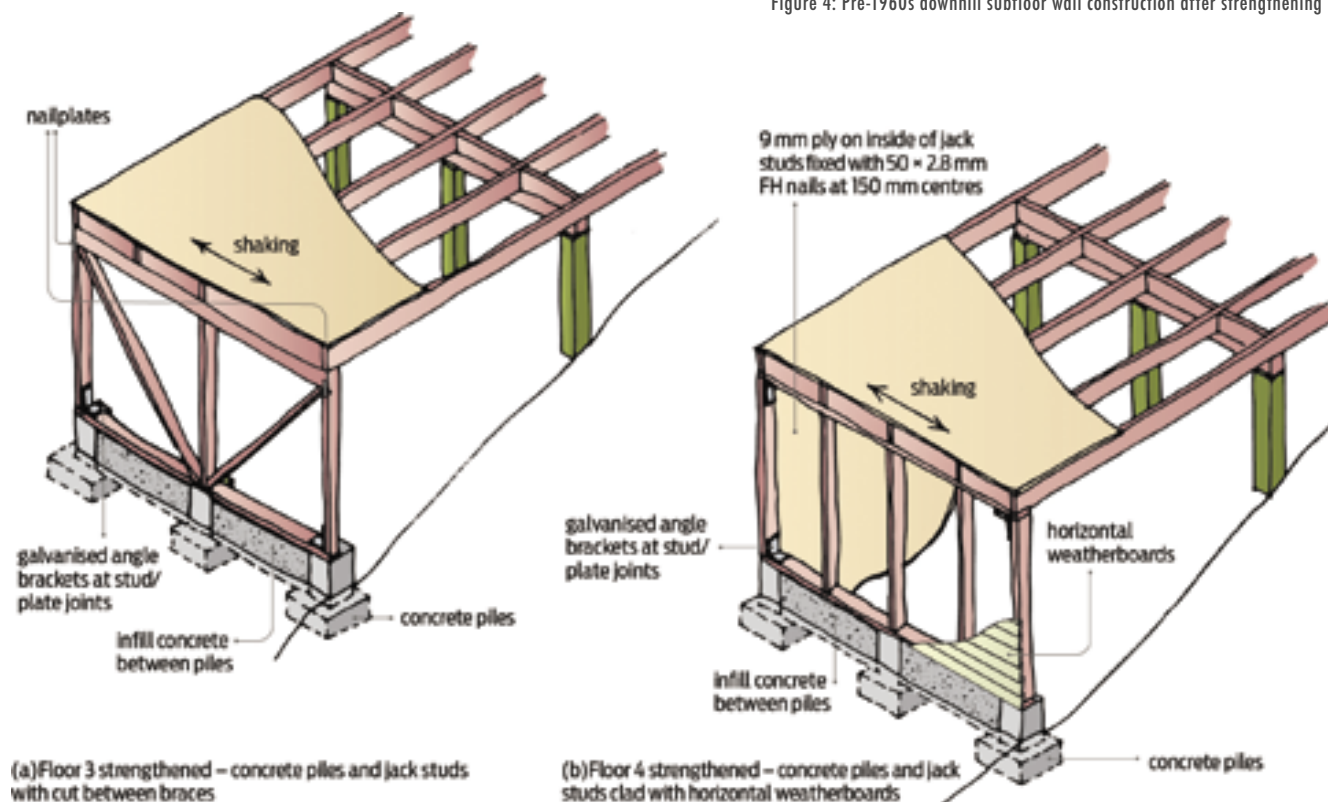
on representative foundations on a sloping site on a farm close to BRANZ, just north of Wellington. Scala penetrometer testing on the sloping site used for the test established that the soil bearing properties closely approximated the lower limit of 'good ground', as defined by NZS 3604:2011.

Each test specimen consisted of a timber-framed plywood-clad floor of approximately 2.4m across the slope by 4.8m up and down the slope. All four floors had a concrete foundation wall supporting the upper edge and piles at the lower edge. See Figure 2 (main photo) for the floors under construction:

1. **Floor 1:** Standard NZS 3604:2011 construction using braced piles at the lower edge of the floor.

TIMBER FOUNDATIONS CONTINUED

Figure 4: Pre-1960s downhill subfloor wall construction after strengthening



2. **Floor 2:** Standard NZS 3604:2011 construction using ordinary piles.
3. **Floor 3:** Typical pre-1960s construction using concrete piles and jack studs with cut between braces (see Figure 3a).
4. **Floor 4:** Typical pre-1960s construction using concrete piles and jack studs and clad with horizontal timber weatherboards (see Figure 3b).

WEIGHT ADDED AND SHAKING BEGINS

Dead weight was added to the floor of each specimen to replicate the true mass of the superstructure

associated with the supporting foundation.

Preliminary tests were carried out to measure the stiffness and natural frequency of each floor, then each was excited dynamically by a counter-rotating shaker to simulate the effects of an earthquake. The shaker had the capability to apply lateral inertial loads of varying size and frequency. The displacement of the specimen was monitored along with the displacement response of the structure with respect to the ground.

PILES ROCKED NOTICEABLY

It was clear that all pile foundations rocked quite noticeably under the

lateral loading, creating gaps between soil and concrete at the end of the tests. This was also observed in the foundations of some Christchurch buildings after the earthquakes.

The NZS 3604:2011 floors performed overall as expected, although the rocking of the foundations was a little greater than anticipated. Apart from the rocking of the concrete foundations, the floors deflected back and forth in time with the shaker. There was twisting in the plan of the floor, because of the unevenness in height of the foundations caused by the ground slope. There was some buckling of the diagonal brace, and movement at the brace connections to the piles.

RETROFITTING IMPROVED PERFORMANCE

During the shaking, deflections of the pre-1960s floors increased, almost to the point of imminent collapse in one test. To address this, the pre-1960s foundations were retrofitted to improve their performance:

- Both floors 3 and 4 had infill concrete foundation walls cast between the existing piles (see Figure 4a and 4b).
- Floor 3 had all frame joints strengthened with the installation of galvanised brackets at all stud-to-plate joints (Figure 4a).
- Floor 4 had sheets of 9mm plywood nailed to the inside face of the jack stud wall (see Figure 4b).

These retrofit measures greatly improved the floor performance.

Under the initial shaking, the pre-1960s floor structures proved to be quite flexible. However, after retrofitting, they stiffened up considerably, as anticipated by the measurements taken in the preliminary tests. Figure 5 shows the relative stiffness and the increase in relative stiffness in both pre-1960s foundations.

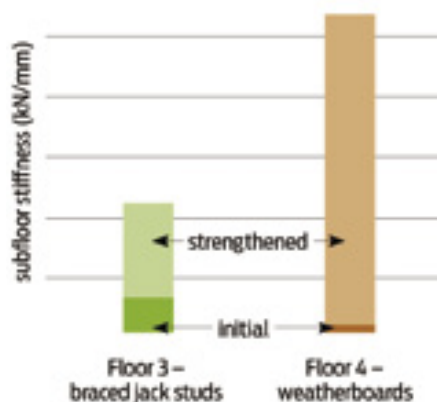


Figure 5: Change in relative stiffness of pre-1960s downhill walls after strengthening

RESULTS CAN BE APPLIED TO HOUSES

A substantial increase in performance to the pre-1960s foundations was achieved by the retrofit solutions.

The infill foundation walls were very effective at stabilising the isolated pile foundations, although these could be difficult to construct on sites with limited underfloor access.

Nominal reinforcement was used in the wall, together with grouted in starters to all the piles. In the interests of buildability, starters could be reduced to end piles only as the centre piles are book-ended by foundation walls on each side.

The ply sheeting was very straightforward to install, as were the extra connectors on the jack stud braces. All solutions are likely to be inexpensive for most residential foundations. ■

More resilient houses will mean a greater opportunity for residents to remain in their houses following a major earthquake

Article by Roger Shelton, BRANZ Senior Structural Engineer. This article was first published in Issue 183 of BRANZ Build magazine. www.buildmagazine.org.nz. Words and figures supplied by BRANZ.

PROVE YOUR KNOWLEDGE

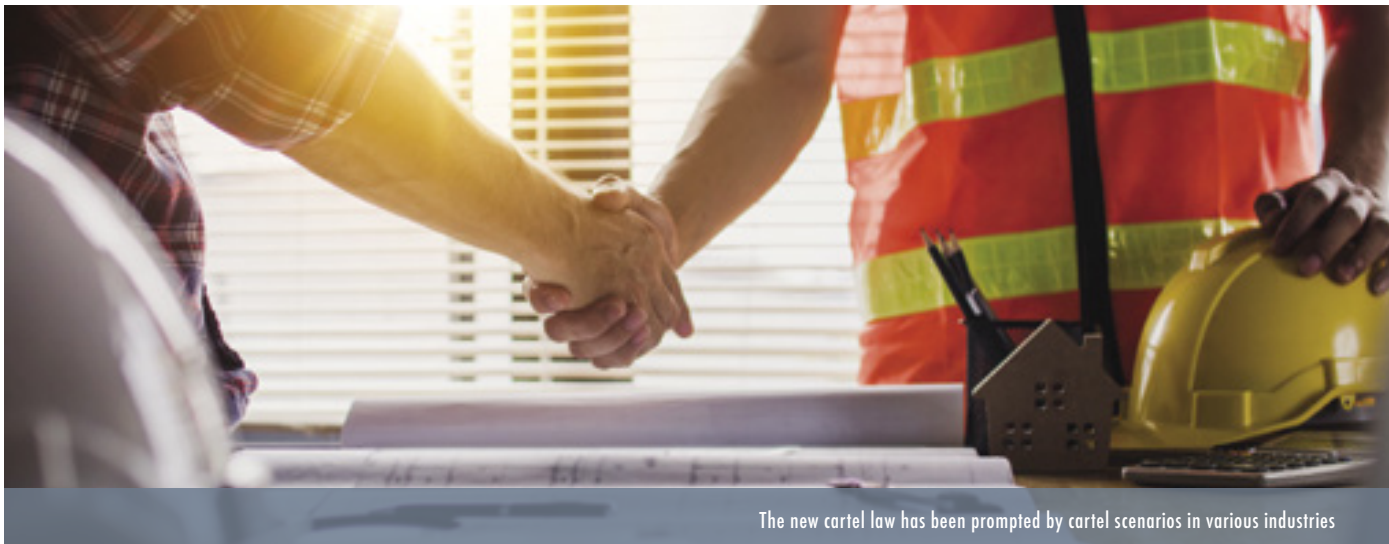
Tick the correct answers below and record what you've learnt in the record of learning on the back page!



- 1) Timber houses built on sloping sites tend to have what kind of uphill foundation?
 - a) Their uphill foundation is a tall structure of piles or poles.
 - b) Uphill foundations tend to have a squat foundation wall.
 - c) Houses on sloping sites tend to have a tall pile foundation for both uphill and downhill ends.
- 2) When earthquakes cause lateral loading on timber house foundations on sloping sites, how do the uphill foundations respond compared to downhill?
 - a) They flexibly sway on all sides.
 - b) The uphill end tends to sink immediately.
 - c) The uphill end tends to remain stiff while the downhill end is flexible.
- 3) Name 3 retrofit measures which can earthquake-strengthen pre-1960s slope foundations:
 - a) Infill rebars, galvanised brackets and metal straps.
 - b) Infill concrete, galvanised brackets and nailed plywood.
 - c) Plywood on all foundations, breeze blocks and cleanfill.

NB: The questions and answers in this section have been produced by the publisher and do not necessarily reflect views or opinions of the contributing organisation.

CONSTRUCTION CARTEL IN COMCOM VIDEO



The new cartel law has been prompted by cartel scenarios in various industries

New powers given to the Commerce Commission will aid whistleblowers and increase potential punishment for price-fixing cartels in industries including construction

In a new 'Scene of the Crime' video from the Commerce Commission, two builders agree to rig the bid for a construction project.

One builder suggests his firm will bid high and deliberately lose the bid, allowing the other builder's firm to win the job "with a fair margin". They then agree to rotate who wins next time. The builders describe it as a win-win.

With new powers given to the Commerce Commission however, they could lose big time, even if the intention wasn't as malicious as portrayed in this video.

Cartels harm consumers by raising prices above the competitive level, harming competitors by "ganging up" and sharing customers with other cartel members, and squeezing non-cartel members out of the market. Cartels harm the New Zealand economy by making businesses pay inflated prices for goods and services.

The Commerce Commission hasn't singled out building and construction as the only culprit – this is one of

several videos using various industries as examples.

New laws criminalising cartels and strengthening the powers of whistleblowers and prosecutors mean any cartel agreement entered into after 8 April 2021 may result in seven years' prison and increased fines up to \$500,000 for participants, and a fine of \$10m or three times the commercial gain from the price fixing for organisations – whichever is larger.

Some in business may not know how to avoid cartel behaviour. Just like health and safety, it can be worth having a discussion to brainstorm situations which could put staff and managers at risk of crossing the line.

The Commerce Commission spent 2020 raising awareness of the incoming law, which has given the Commission access to powers under the Search and Surveillance Act. The Commission will be able to ask other agencies it works with to apply for warrants for surveillance devices – also known as wiretapping.

PRICE FIXING AT PLAY IN PREVIOUS YEARS

While not aimed at the building and construction specifically, the law has been prompted by recent cartel scenarios in various industries. Over the past two years, cartels have been found among industries as diverse as salmon farming, air freight, horse transporters, dairy farm milking machines and Hamilton real estate. Cartel behaviour has come up occasionally in building and construction, however.

In a November webinar, the Commerce Commission stressed that the rules enable leniency for whistleblowers who expose price fixing.

The Commerce Commission website helps anyone suspecting illegal price-fixing behaviour with guidance about the definitions of price fixing, bid rigging, market sharing and restricting output. It also provides practical tips for when engaging with competitors, exceptions to price fixing rules and guidelines on leniency and immunity from prosecution. ■

BUILDING REFORM SUBMISSIONS END SOON

MBIE is inviting written submissions on a 127-page discussion document covering proposed changes to the Building Act – with the deadline set at 11 June

The invitation to respond to the April 2021 Building System Reform Discussion Document comes as the Building (Building Products and Methods, Modular Components and Other Matters) Amendment Bill nears its third reading in Parliament. The proposed changes amend the Building Act 2004 and aim to “lift the efficiency and quality of building work and provide fairer outcomes if things go wrong”.

Three key areas of reform in the bill are:

- Stronger building product information requirements.
 - Improvement of certification for modular building components.
 - Strengthening the product certification scheme known as CodeMark.
- Written submissions must be received by 5pm, 11 June 2021. MBIE offers structured questions on pages 124-127 of the document and would like to hear the opinions of those in the building and construction sector regarding:
- Building Product Information Requirements (BPIR):
 - Whether the split of supply chain responsibilities to meet BPIR is clear.
 - Whether the proposal that manufacturers and importers should be responsible for producing information for the building products they supply.
 - Whether the proposal that manufacturers and importers must make claims about how their building product meets relevant Building Code compliance clauses.

- Whether an 18-month transition period after building product information requirement regulations are introduced is a reasonable timeframe.

Introducing a certification scheme for manufacturers of modular (prefabricated) components:

- Whether offsite manufactured building elements, such as open frames and trusses, enclosed panels/units, volumetric structures and whole buildings be prescribed as ‘modular components’?
- Whether regulatory settings provide confidence in the certification bodies that would accredit and register manufacturers under the scheme.
- Thoughts on the the costs and fees for audits to achieve certification.
- Whether there any gaps or issues with current product certificates?

Fees for manufacturer certification and product certification:

- To what extent might registration fees create a barrier to entry and participation in the scheme?
- Whether the prescribed fees have a significant impact on the costs of participating in the schemes.
- Nearly 100 submissions have been received and published since 2020 from stakeholders including BRANZ, the Building Federation of NZ, Mobile Home Association, the Building Officials Institute and many others.

KEY CHANGES SUMMED UP

Construction experts Julia Flattery and Jonathan Forsey of Duncan Cotterill say the bill was introduced because “the current consenting process, which is based on traditional construction methods, can be seen to present barriers and delays to the use of these new methods”. According to Flattery and Forsey, the bill covers the following key changes:

1. More efficient consenting, thanks to a requirement for manufacturers and suppliers to provide better information around building products. (There is currently no requirement for this, leading consenting authorities to raise queries regarding their use.)
2. Strengthening the CodeMark scheme to prevent the registration of unsuitable products. (MBIE currently does not have any power to set scheme rules for CodeMark or intervene if rules are not met.)
3. Providing a new voluntary certification scheme for modern construction methods, to enable manufacturers of off-site prefabricated and modular buildings to achieve compliance with the Building Code. Flattery said this should lead to wider use of off-site products, leading to quicker and cheaper construction.
4. Creating new offences and penalties for breaches of requirements and certification.
5. Increasing the scope for using the Building Levy to enable MBIE to spend levy funds on activities relating to the broader oversight of the industry.

Submissions must be made using the template provided at www.mbie.govt.nz/building-system-reform. On the website, you’ll find the full document, an explanatory video, plus a template for your submission. ■

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BUILDING SITES 4TH DEADLIEST WORKPLACES

New figures indicate construction sites have become our fourth deadliest workplaces – a trend ACC describes as ‘the hidden cost of the building boom’

Figures released at the start of 2021 show the most-ever ACC injury claims from construction workplaces came in 2018 and 2019, decreasing only slightly in 2020*. Construction site injury claims have risen 7.5% in the past five years, while new home consents have risen 32% over the same time period. The cost to ACC was \$153m in 2020 alone.

During the past five years, 29 people died on building sites, making construction sites the deadliest workplaces after agriculture, forestry and fishing.

The announcement comes as the Household Labour Force Survey shows 21,000 more people worked in construction in 2020 than the previous year, bringing the number of people employed in construction to 278,300 – double the number just ten years ago.

A SCAFFOLDER'S STORY

In an effort to raise awareness of how construction site injuries are often preventable, ACC gives the example of scaffolder Jono van Echten, whose back gave way last year.

Van Echten was only 33, and had been carrying increasingly bad back injuries for ten years.

“I couldn’t feel my legs and I thought I was paralysed,” van Echten said of his most recent accident. “I thought, this might be it.”

Today, working in a scaffolding safety inspector role, van Echten is spreading the message “you should listen to your body”.



Construction site health and safety is getting attention from ACC and CHASNZ

“When I first came into the game, there was a big macho culture. But it only takes one injury to stuff you up really bad. You’ve only got one body, so you’ve got to look after it!

“Scaffolding is a bit rough on the body. It’s heavy equipment, but we lift and carry using good techniques. Doing it all day, six days a week, you need to do it right. Sometimes a slip or being off-balance means you get a tweak or a strain. It’s common on building sites or lugging materials up a Wellington hill.

“I think we condition and harden ourselves, but at the same time, it’s the things you don’t expect that may do you in. In my case, lifting a laundry basket.

“Your body is your business and if your body is stuffed you can’t run your business.”

In an effort to remediate the death and injury trend, ACC has entered a new partnership with Construction Health and Safety New Zealand (CHASNZ).

CHASNZ CEO Chris Alderson says the \$3.5m invested in the partnership aims to create a change in health and safety culture and performance over the next five years.

“We really need to re-think how we approach health and safety as an intrinsic part of doing better business.”

TARGETED GUIDES

ACC notes 70% of claims from scaffolders are for sprains and strains – injured shoulders, backs, knees and ankles – and says a new taskforce is looking at muscular-skeletal injuries among scaffolders to develop a template that can be used across the construction sector.

On its website **CHASNZ.org**, the Association offers guides and resources on many aspects of construction site health and safety including guides on scaffolding safety and handling, traffic management, sun exposure, mental health, communicable diseases, work around power lines and more. ■

*In March-April 2020, almost all construction sites were closed; although essential construction workers, who needed to maintain critical infrastructure such as plumbing and electricity, could still work. Overall building activity fell 5.7% in the March 2020 quarter around nationwide NZ Alert Level 4. This followed a 0.9% fall in the final quarter of 2019.

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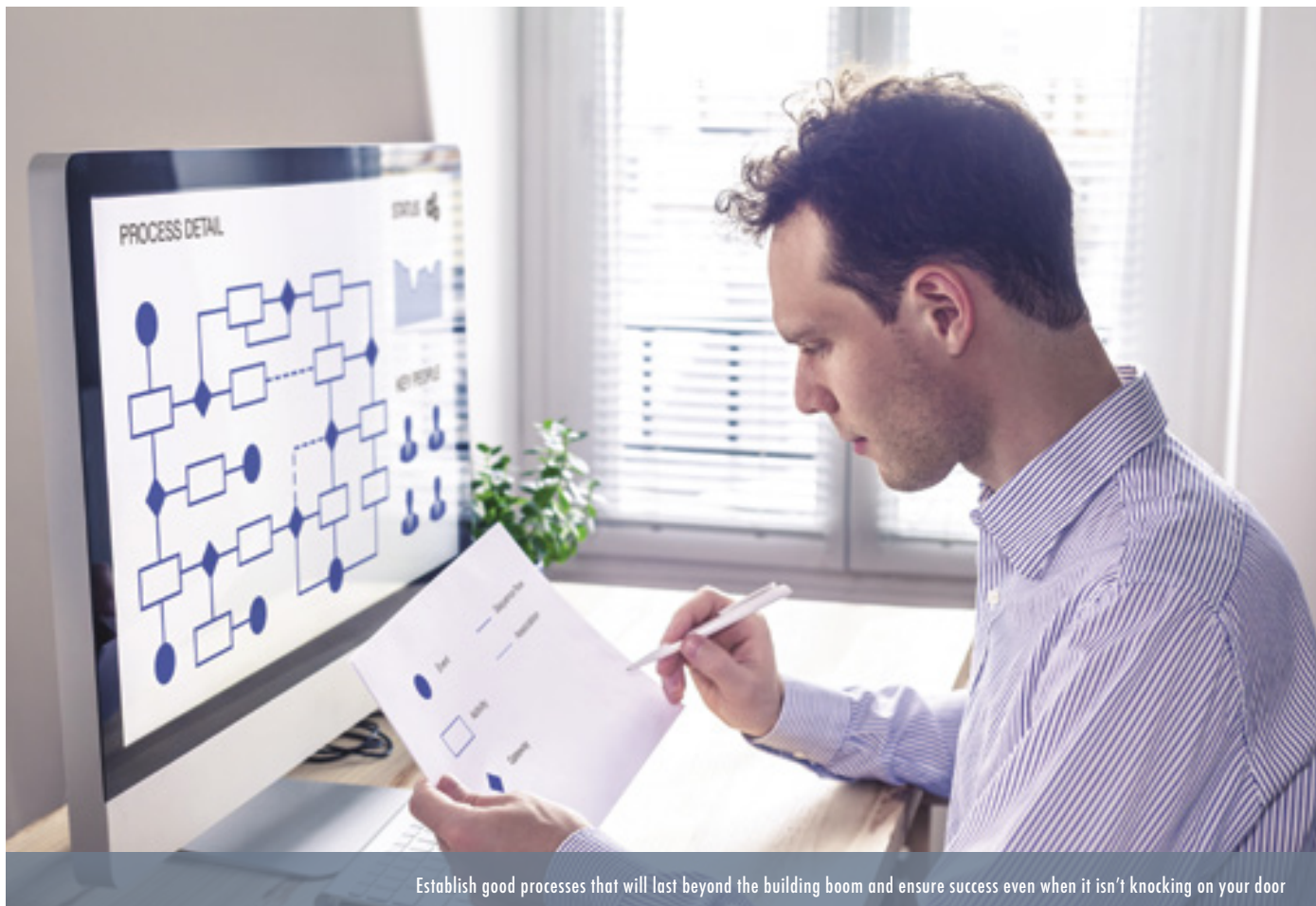
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BUILDING PROCESSES FOR THE LONG-TERM



Establish good processes that will last beyond the building boom and ensure success even when it isn't knocking on your door

While it's tempting to say yes to every job, it's worth taking a step back and considering your next move, so you can head in the right direction long-term

Lately, you may find yourself running around like a madman, with the phone ringing and lots of people calling on your time. Money is good, there's a building boom on and it looks set to continue for some time. So, now is the obvious time to pull out all the stops, take on as much work as possible and just go for it, right?

Wrong! Especially if you are "running like a chicken with its head cut off".

The thing is, if you are facing challenges delivering the kind of service you believe in, then simply multiplying what you are currently doing is just going to increase the difficulties – and give you

much bigger headaches.

So, rather than jump in, you need to use the opportunity the current boom presents to build yourself a long-term and secure building business. That way you will be successful now, during the boom, and long after this boom is over (and it will end - we just don't know when).

To make the most of the greater demands that the current situation is putting on you, you need to get away from the bind of being incredibly busy.

To build a smart and secure business, you need to put time into it and work

on the strategies that need to be implemented to enable it to both survive and grow.

Even more important is getting those strategies in the correct order.

Here are just some of the steps you might want to follow to get your sites running smoothly.

1. INSTRUCTION

Never delegate a job unless you have given clear instructions about how you want the job to be run.

Never leave a foreman to just do it his way! Sure, he may do it well, but imagine the confusion if in time you

have several jobs running concurrently – all following different routines. Project managing will be a nightmare! Team members will not be able to move around easily as they will need to learn new routines for each foreman!

“ Rather than jump in, use the opportunity the current boom presents to build yourself a long-term and secure building business

2. DESIGN

Take a little time and design your onsite routine now, while you are small, and while you work on the routine yourself. Imagine that you are both the foreman and the project manager and outline the onsite management routines – meetings, reports etc. It might seem a bit odd having a meeting with yourself (as foreman), and giving a report to yourself (as project manager) but it's worth it – when you get busy, you want these routines to be running smoothly.

3. IMPLEMENT

Don't spend heaps of time trying to get your processes perfect before you start using them. They will never be perfect! Rather, roll out your routines and systems while the business is still small and while you still have no more than two or three jobs running at a time. Work on making your routines habitual and then on improving them.

The goal is to have these routines running at such a level of effectiveness that you can leave your site managers for days on end, knowing that they will be as effective as you would be if you were running that job.

4. WHAT TO INCLUDE

Your systems should include basic things such as site behaviour (culture), health and safety, tidiness, language and radios, etc. Then, of course, job-related systems such as typical job instructions to ensure your foreman approaches each section of work the way you would.

Most importantly, you need checklists to ensure each stage of a job is finished correctly.

Finally, you need some performance tools – for setting targets, allocating work and reporting on achievement of targets.

“ Take a little time and design your onsite routine now, while you are small, and while you work on the routine yourself

These systems and processes will ensure that your jobs deliver both what the client wants and meet your standards, your schedule and the budget that you have allowed.

Lastly, you need to monitor the performance of your onsite teams, systems and routines by having a review of all your onsite processes at least twice a year.

Building a strong and stable construction business takes time and logic. But, you gotta start with the foundation – otherwise, the roof will slip off! ■

Graeme Owen is a builders' business coach at thesuccessfulbuilder.com. Since 2006, he has helped builders throughout New Zealand get off the tools, make decent money, and get more time in their lives. Grab a copy of his free book: *The 15 Minute Sales Call Guaranteed To Increase Your Conversion Rate*: thesuccessfulbuilder.com/book-15-min-sales-call or join Trademates and connect with builders who are scaling too: www.facebook.com/groups/TradeMates

PROVE YOUR KNOWLEDGE

Tick the correct answers below and record what you've learnt in the record of learning on the back page!

- | | | |
|---|---|---|
| 4) What is the purpose of meeting with yourself? | 5) How often is it suggested that you review your onsite processes? | 6) What could be a consequence of taking on more work without a delegation plan? |
| a) To make a plan to keep costs down. | a) Monthly. | a) Multiplying what you are doing without a delegation plan is against the Building Code. |
| b) To examine management routines of successful competitors. | b) At least twice a year. | b) Multiplying what you are doing is just going to increase the difficulties. |
| c) To outline your own management routines and report to yourself as project manager. | c) Immediately following mishaps. | c) Multiplying what you are doing comes with increased costs. |

NB: The questions and answers in this section have been produced by the publisher and do not necessarily reflect views or opinions of the contributing organisation.



IS YOUR STOCK INSURED?

BUILTIN INSURANCE



Businesses are seeing more stockpiling of building materials than usual – but stock isn't always insured correctly

With talk of merchants being out of stock, longer lead times and cost increases, we're seeing more stockpiling of building materials than usual. Ben Rickard from Builtin Insurance talks us through the most cost-efficient way to ensure that extra stock is insured

On my recent road trip catching up with builders around the lower North Island, pretty much everyone raised the issue of supply of materials. This included merchants out of stock, much longer lead times on ordering materials and cost increases across the board.

Some of you may be tempted, as a number of our clients are already, to build up your own stock levels. That way, if merchants run out, at least you have some on hand and you can get by.

The value of this stock on hand can soon mount up, so you need to make sure it

is covered by your insurance. Building materials are exposed to the usual risks of water damage, fire etc. And because they are in short supply, with prices rising every other week, they are an increasingly attractive target for thieves.

If these materials are allocated to a specific project, they can be covered by contract works insurance under the 'offsite storage' extension. This has a sub-limit and is only for materials for that particular job.

If you've bought materials that are not for a particular job, then your best bet is to make sure it is covered under

a material damage policy. You may already have one that covers your tools and equipment, and stock can generally be added under this too. This is likely to be an 'anywhere in New Zealand' policy, so the stock is insured if stored at your yard, in your garage, in your vehicle (although this could be restricted in some cases) or on site. Be sure to increase your 'sum insured' by the value of the stock you're carrying.

If you own premises (eg, a building or yard), the insurance on that building could be changed to include stock as well. Check the stock sum insured amount on your current cover and

make sure you increase it if needed. Depending on the wording of your policy, the stock may only be insured at a specific address. If it might be transported or stored elsewhere, you will need to notify your insurer.

ASSET REGISTER REMINDER

In February, a customer of ours had their vehicle broken into and tools stolen. Unfortunately, they did not have proof of ownership for some of the larger items, and this delayed settlement of the claim. We fought hard on our customer's behalf and, when he managed to dig up some pictures of the items, the claim was then settled quickly.

This is a timely reminder that proof of ownership will help get your claim settled swiftly. This could be an asset register such as a spreadsheet or app that holds details of your tools or receipts and invoices or photos. Ideally, you would record each item's details, serial number, date purchased and value. The same goes for any stock that you're building up.

IN A NUTSHELL

Building materials and tools are always at risk of being stolen, damaged or lost, but recent claims suggest there is an even higher risk than normal of theft. Check the limit for offsite storage under



Timber is currently in short supply. If you are stockpiling, make sure you're insured!

your contract works policy is sufficient and, if you have building insurance, look to add cover for stock and materials too. Also, check if your policy says your materials and tools must be kept at one prescribed location. Understand whether that cover is only at a particular location or if they could be anywhere – such as in staff vehicles. ■

Building materials and tools are always at risk of being stolen, damaged or lost, but recent claims suggest there is an even higher risk than normal of theft

Builtin are New Zealand's trade insurance experts.

For more information visit www.builtininsurance.co.nz or contact Ben at ben@builtin.co.nz or 0800 BUILTIN

PROVE YOUR KNOWLEDGE

Tick the correct answers below and record what you've learnt in the record of learning on the back page!



- | | | |
|--|---|---|
| <p>7) What factors are putting building materials at risk right now?</p> <ul style="list-style-type: none">a) Winter flooding.b) Lack of secure places to hold stock.c) Short supply plus price rises increasing theft risk. | <p>8) What should your asset register consist of?</p> <ul style="list-style-type: none">a) Photos of your items.b) Receipts in a folder.c) Photos, receipts, serial numbers and a spreadsheet of all assets you want covered. | <p>9) Which of the following is true about the 'offsite storage' extension for materials allocated to a specific project?</p> <ul style="list-style-type: none">a) It's unlimited and makes sense to pay for broad coverage.b) It's wise to add personal tools to this extension for maximum coverage.c) The extension is only for materials for that particular job. |
|--|---|---|

NB: The questions and answers in this section have been produced by the publisher and do not necessarily reflect views or opinions of the contributing organisation.

LOOK AFTER YOUR MATES

An ambition to combat the enormous toll of suicides in the building and construction industry has motivated the PlaceMakers Foundation to get behind MATES in Construction, in a partnership that will see their critical work extended nationwide

The PlaceMakers Foundation supports initiatives that make a lasting difference and, with a core pillar of community wellness at its heart, the partnership provides a platform to prevent suicides through workplace-focused programmes found to be effective interventions.

Last year 654 people died by suicide. There has also been an increase in the number Maori and Pasifika people working in the industry, and sadly this demographic is heavily represented in the number of suicides.

Thanks to a substantial grant from the Foundation, along with in-store fundraising in September – aligned with World Suicide Prevention Month – MATES can extend its work beyond major centres. Meanwhile, in-person support, information and training will be rolled out in PlaceMakers stores and Frame and Truss plants nationwide.

Victoria McArthur, CEO at MATES in Construction, says the chance to enhance and expand its work through

the partnership will have a huge impact in reaching more people who desperately need support.

"The construction industry continues to have the highest number of suicides across all industries in this country, so it's vital that we have a partner like PlaceMakers who share our dedication to wellbeing in the workplace, making it ok to ask for help, and creating communities of people who can support each other," said McArthur.

"The opportunity to scale up thanks to this generous partnership will truly have a lifechanging effect for the thousands more tradies we can now connect with."

Bruce McEwen, NZ Distribution Chief Executive and PlaceMakers Foundation Chair, says getting as many people as possible behind MATES will create a force for change.

"Suicide has become all too common in our industry, and the devastating ripple effect it can cause has driven us to get engaged," said Mr McEwen.



(l-r) Lance Van Niekerk, Victoria McArthur, Bruce McEwen, Slade McFarland. Lance and Slade represent MATES in Construction

"We interact with thousands of people every day, so by getting our teams and customers behind MATES in Construction, we're looking to drive increased awareness and make long-lasting positive change."

From informational signage in stores, to informative Trade Breakfast presentations, to building capability among branch staff to recognise people who need help, PlaceMakers will be launching initiatives alongside MATES in Construction to help improve mental health and prevent suicide in the industry. ■

PROVE YOUR KNOWLEDGE

Evidence of actual learning rather than just 'participation' is a key requirement of the LBP renewal process.

CODEWORDS
ISSUE 99

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| ① <input type="checkbox"/> | ⑤ <input type="checkbox"/> |
| ② <input type="checkbox"/> | ⑥ <input type="checkbox"/> |
| ③ <input type="checkbox"/> | ⑦ <input type="checkbox"/> |
| ④ <input type="checkbox"/> | |

UNDER
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| 2) <input type="checkbox"/> | 7) <input type="checkbox"/> | 12) <input type="checkbox"/> |
| 3) <input type="checkbox"/> | 8) <input type="checkbox"/> | |
| 4) <input type="checkbox"/> | 9) <input type="checkbox"/> | |
| 5) <input type="checkbox"/> | 10) <input type="checkbox"/> | |

JUNE/JULY 2021

For ease of record keeping, use this coupon to collate your answers from within this issue of **Under Construction** and then sign and date it as proof of your own learning.

Signature

Date

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STRAIGHT



EDGE



Superior Structural Timber – Only from New Zealand's most modern sawmill

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WIFI, ANDROID
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WATCH NETFLIX,
YOUTUBE AND
OTHERS WHEREVER
YOU WANT****

*Offer exclusive to PlaceMakers trade account holders. Purchases must be invoiced on a current trade account between 1st June & 31st July 2021 and can be over multiple transactions. Qualifying spend of \$1,000+GST or more on qualifying GIB Branded accessories. The Under Armour Jacket is limited to 520 nationwide and to a max of one per qualifying trade account. The first 520 qualifying customers will receive an Under Armour Jacket which will be available for collection from the winner's local PlaceMakers store within 6 months after the promotion is complete. While every effort will be made to provide the preferred size of jacket this may not be possible. All qualifying customers will be automatically entered into the prize draw to win 1 of 4 Anker Nebula Apollo Portable Projectors. The prize draw will be held on the 16th August 2021 and the winners will be notified no later than the 23rd August 2021. Entry becomes invalid if the purchased product is returned for credit or exchanged with an alternative product which is not included. The price pictured is for illustrative purposes only and may differ from the actual price. The prize is not transferable or redeemable for cash, nor can it be exchanged for any other product or service. See full terms and conditions on our website www.placemakers.co.nz/GIB-accessories-trade-made-deal/

NORTHLAND

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KERIKERI 407 4820
MANGAWHAI 431 4236
WHANGAREI 470 3970

AUCKLAND

ALBANY 414 0900
COOK ST 356 2899
MT WELLINGTON 570 8300
NEW LYNN 825 0088
PAKURANGA 538 0200
PUNKEKOE 237 0020

SILVERDALE 424 9000
TAKAMINI 268 2950
WAIHEKE ISLAND 372 0060
WAIKAI PARK 444 5155
WARKWORTH 425 8444
WESTGATE 815 6800

WAIKATO / BAY OF PLENTY
CLARENCE ST 838 0716
HUNTLY 828 2000
MORRISVILLE 889 8057
MT MAUNGANUI 575 4009
ROTORUA 347 7023

TAUPO 376 0220
TE KUITI 878 8149
TE RAPA 850 0190
THAMES 868 0130
WHAKATANE 306 0320
WHITIANGA 867 2000

CENTRAL NORTH ISLAND
HAWERA 278 6013
NAPIER 843 5816
HASTINGS 842 2925
NEW PLYMOUTH 755 9040
OHAKUNE 385 8414

PALMERSTON NORTH 353 5777
WANGANUI 349 1919
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KAIHARAWHARA 472 1616
KAPITI 296 1086
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DAMARU 433 0460
QUEENSTOWN 458 9000
TE ANAU 249 7774
WANAKA 443 0080