

ISSUE 96

# UNDER CONSTRUCTION

GET YOUR FEBRUARY/MARCH 2023 SKILLS MAINTENANCE POINT!



## IT'S COMING...



### 1<sup>ST</sup> MARCH TO 16<sup>TH</sup> APRIL



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**PlaceMakers**

Together we're building  
New Zealand

## FOREWORD VIEW FROM THE GM OPERATIONS

### NEW YEAR, NEW EXPECTATIONS



**While not every LBP agrees with the idea of a formalised Code of Ethics, it may turn out to be a godsend for the LBP scheme, which has recently been plagued by scathing reports of LBPs behaving badly**

In our latest issue, we feature reports on three LBPs, who provide 'perfect' examples of what not to do – including one builder, who carried out his work so badly the house he was building had to be demolished!

But the Code of Ethics isn't the only regulatory change targeted at improving quality and efficiency in the building industry. MBIE has announced the BuiltReady Modular Component Manufacturer (MCM) scheme, which has been designed to make it easier for MCM to be certified and deemed to comply with Building Code. Read more about it on page 13.

With MCM in the limelight, *Under Construction* decided to delve a bit deeper and find out where builders will stand liability-wise if Code-approved MCM fails. Flick to page 27 to read more on this.

We also continue to explore the findings from the consent system report released by MBIE last year. In part three of our series, we look into workforce issues and system-wide concerns.

With building work in full swing through the summer months, it's worth remembering to protect yourself from the sun when working outside. Health should always be the number one priority, so have a look at the advice from Site Safe on page 23 around this hazard.

Finally, PlaceMakers continues to take seriously its responsibility to be a more sustainable business, with two new all-electric FUSO eCanter delivery trucks on the road in Auckland and Wellington. We are also stocking Golden Bay's new EcoZero cement, which boasts up to 22% less embodied carbon than comparable products.

As always, we hope you find this issue informative and that you've returned to work fully refreshed after a well-earned summer break.

**Shane Cornelius**

General Manager Operations



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## FEEDBACK

# BUILDERS BUSINESS

## DIFFERING EXPECTATIONS FOR 2023

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:** Are you seeing any signs of the industry slowing down?

**Firm:** Main Frame Limited  
**Interviewee:** Rick Pettit  
**Role:** Managing Director  
**Location:** Queenstown  
**Staff:** 5

I'm not seeing any signs of the industry slowing down from a personal point of view. We're booked up for the next 18 months, mainly on one project, but there are two or three others that people want me to do. I still have five people working for me, including my son, who I hope will take over the business once I hang up my boots.

I think the demand is driven by the fact that there's a major shortage of houses in Queenstown. It's the only place in the country where property prices are going up and, from our perspective, things are buoyant.

Luckily for me, I'm fairly insulated from high interest rates or recessions, as I build high-end houses for clients who have plenty of money. I remember during the crash of 2008, when the New Zealand dollar tanked, my clients weren't put off by any of that – they just wanted their job done. At the top end of the market, you're less likely to suffer from hikes in interest rates or exchange rate slumps.

I have found it more difficult to finish projects this year. Finding labourers is a real issue; for example, I've lost two guys to other firms, because they could offer much higher wages than I can. I would say that staffing is our biggest issue. Pre-Covid I had Brazilians, English and Irish working for me, but we don't see them any more, as they can't get in!

**Firm:** A1 Homes  
**Interviewee:** Rob Southey  
**Role:** Director  
**Location:** Wairarapa  
**Staff:** 7

We're definitely seeing the industry slowing down and we've prepared for that in 2023. Higher interest rates and restrictions on lending by financial institutions are making it difficult for clients to get funding. For example, banks don't want any changes once plans have been locked in and I've noticed that first home buyers are really struggling to get mortgages.

Not only are banks more cautious, but clients are a lot more careful around where their money is being spent. Additionally, I've noticed that banks want more work done on fixed price contracts, which is very hard for us. I've had to turn down fixed price work, because even though we can put buffers in, on some jobs it's still too risky for us.

There is some light at the end of the tunnel, though. We are seeing prices start to settle, which has been helped by the supply chain becoming a lot steadier. Hopefully prices will become more locked in. However, any future instability in freight and fuel costs will impact that.

Even if things end up better than expected, we believe in being prepared, so we have planned for a downturn in sales. For us, that means looking ahead to try and streamline our processes, thinking of ways we can make it easier for clients, and talking to contractors to see if there are any areas where we can work together to keep cost rises to a minimum.

**Firm:** HAMR Home Building  
**Interviewee:** Richard Warwick  
**Role:** Head Builder/Director  
**Location:** Whitianga  
**Staff:** 8

We're anticipating that a slowdown might happen, but we're not seeing signs of one just yet. I'd say that we're preparing for the worst but hoping for the best – and, to be fair, we're already booked up a year in advance on residential and new builds.

I would say that enquiries have slowed up, but it's hard to say whether that's down to the financial environment or the time of the year. We generally see enquiries drop off from Labour Weekend (24 October) to Auckland Anniversary Weekend (late Jan), as people are focused on Christmas.

As we're in a coastal, holiday town, I find that a lot of people come here for a holiday over the break and get excited about living here, then enquire about building a bach in the new year. Additionally, we don't have a lot of second home housing stock, so if people want to move here, chances are they'll need to build a new home.

While we're not seeing signs of a slowdown, we are seeing less lavish spending. The budgets for our jobs are definitely getting tighter, as people don't have the disposable income they used to and they don't want to borrow money because of high interest rates.

I just hope that prices settle down! I'm confused as to why NZ-made products are going up in cost, as you can't really blame that on events in Russia or China!



## EMBRACING THE FUTURE



PlaceMakers delivery driver Jason Fisk says a lot of builders are interested to see the electric FUSO eCanter pull up with supplies!

**PlaceMakers takes its environmental responsibility seriously, which is why it has invested in its first two electric delivery trucks – both of them FUSO eCanters fitted with tipper bodies. In Jason Fisk, the company has a driver who embraces the new technology and is only too pleased to talk about it**

By adding FUSO eCanters to its fleet, PlaceMakers has joined leaders from other industries, such as Fulton Hogan, Mainfreight and Genesis Energy, in taking a significant step towards reducing its Scope 1 emissions (CO<sub>2</sub> emissions from owned or controlled sources).

“Our aim is to reduce our carbon output by 30% by 2030,” says Fleet Optimisation Manager Shafeel Dean. “We have one truck in Wellington and one in Auckland and, if our experience with them goes well, we’ll look to make the rest of our tipper

fleet electric over the next few years.”

The 100% electric FUSO eCanter produces zero on-road emissions as it goes about its job, delivering construction supplies throughout the North Island’s two biggest cities.

With a payload of up to 2.5T in its 4m-long tipper tray, its delivery capacity matches similar sized trucks, but its battery capacity means that considered route planning is required to maximise range and drop-offs.

“It has a max range of around 100km, and I usually make six or seven drop-offs a day,” says Jason, who is the truck’s dedicated driver in Wellington.

“I work with dispatch very closely. A lot depends on the load I’m carrying and whether the route is flat or hilly. I’ve learned to get the job furthest away done first then pick up smaller jobs closer to home.”

#### LEARNING CURVE

Shafeel says that driver training is



**There have been some builders shocked (no pun intended) that it’s electric and I’m always happy to talk about the truck. People even come up to me when I’m charging it for a chat!”**

- Jason Fisk, Driver

invaluable before climbing onboard an electric truck and adds that FUSO has been very supportive in this respect.

“Our FUSO account manager spent time with some of our drivers and gave tips on handling and how to get the best out of the batteries,” he says. “I was impressed they took the effort to do that.”

Shafeel adds that a lot of the drivers were surprised at the amount of torque eCanter produces.

“It’s really good off the mark,” says Jason. “I’m away well before other trucks reach second gear – it’s brilliant!”

Jason says the eCanter performs excellently around Wellington’s hilly streets and even up the Ngauranga Gorge section of SH1, which links Wellington City to its northern suburbs and beyond. With a grade of 8%, it’s no walk in the park, but Jason reports that the eCanter has more than enough pulling power from its 420v permanent synchronous electric motor, which produces up to 135kW and 390Nm.

Of course, what goes up must come down, and that’s where the truck’s two-way regenerative braking system really comes into play, recovering energy that would otherwise be lost to the brake discs as heat and storing it in the battery instead.



PlaceMakers' electric delivery trucks represent another step towards helping customers reduce the overall carbon footprint of their builds

#### ZERO EMISSIONS HERO

Jason describes working with the eCanter as “a brave new world” and acknowledges that adopting low or zero-emission modes of transport is the direction businesses need to be heading in. He’s proud to be part of it and after seven years with PlaceMakers is grateful for the opportunities he’s been given from his management team of Ash Johnson, Paul Bowden and Sean Wilson.

With its bright blue branding, there are always a few interested looks onsite when Jason pulls up.

“There have been some builders shocked (no pun intended) that it’s electric and I’m always happy to talk about the truck. People even come up to me when I’m charging it for a chat!”

When it comes to recharging the 81kWh lithium-ion, liquid-cooled battery pack, Jason will plug in overnight at the truck’s home depot at Evans Bay and top up if needed at ChargeNet stations along his delivery route.

Jason likes to top up whenever he gets to around half empty. Using a DC Fast Charger, that takes about 30 minutes.

#### ALL THE MOD-CONS

Out on the road, Jason says the cab is well provisioned and comes equipped with all the mod cons, such as Apple

and Android CarPlay.

“The cab is really comfortable; the seat is brilliant, and the leaf spring suspension means the ride is smooth – I don’t get any bounce from the road at all.”

Jason’s experience is echoed by other drivers who have taken the eCanter on a delivery run, says Shafeel.

“Drivers are saying they’re not as fatigued at the end of the day. The old mentality was that you needed to have a truck that bounced you around to keep you awake, but the feedback from the drivers is that they’re more alert and more comfortable in the cab.”

He says there is added peace of mind thanks to a safety package that includes Active Emergency Braking, Lane Departure Warning and Electronic Stability Control.

Reversing into those tight Wellington driveways on residential build sites is also easier with help from the truck’s reversing camera, and there is also an unrestricted view out the back of the cab.

But for Jason and the PlaceMakers team, the eCanter is really all about looking forward – to a more sustainable future, and ensuring they are well-equipped to help their customers reduce the overall carbon footprint of their builds. ■



# PRODUCT NEWS

## GOLDEN BAY LAUNCHES ECOZERO CEMENT

**For more than 100 years, Golden Bay has been New Zealand's leading local cement manufacturer, evolving to meet the changing needs of the market**

**E**coZero is Golden Bay's latest offering as they lead the way in building a sustainable future in the New Zealand concrete industry.

"Using EcoZero in their concrete mix will make it easy for builders to improve the sustainability of their projects, as we've already done all the hard work at our Golden Bay plant to reduce the embodied carbon, and offset the rest," explained Gian Raffainer, Golden Bay General Manager.

"It's incredibly exciting to launch New Zealand's first carbon-neutral cement, giving Kiwis the option to be more sustainable in their building projects."

### HOW DOES IT WORK?

To achieve carbon-neutral status, EcoZero from Golden Bay uses low-carbon EcoSure cement and offsets the remaining carbon via Toitū Envirocare.

"While we continue to make solid progress as we work towards carbon zero, we wanted to ensure it was easy for customers to achieve carbon neutral in the meantime. So, as an interim solution, we've worked with Toitū Envirocare to offset the remaining carbon in our cement."

Carbon offsetting means compensating emissions used by funding an equivalent carbon dioxide saving elsewhere. Toitū Envirocare helps determine the amount of offsetting required and the projects to fund.

### EFFORTS ON THE GROUND

The cement Golden Bay produces in New Zealand already has 27% less embodied carbon than the ISCA (Infrastructure Sustainability Council of Australasia) 2020 Baseline, with only 699kg/CO<sub>2</sub>e per tonne of cement.

However, this didn't happen overnight. To achieve this, Golden Bay needed to think outside the box – or rather,

the cement bag – to come up with enhancements to the manufacturing process that would improve the plant's sustainability.

"We quickly realised that consuming used tyres and wood waste as alternative fuels was a win-win," said Raffainer. "When we started with the idea in 2015, we were aiming to replace 15% of coal with end-of-life tyres. Fast forward to 2022 and our rate of coal substitution is now at 50%, which has obviously delivered further reductions in carbon emissions, as well as helping to offset increased coal costs."

EcoZero is a general-purpose cement with the same great performance that builders know from Golden Bay, but is now even better for the environment.

Kiwis who want to use more environmentally friendly products that meet New Zealand standards will be able to buy it off the shelf and not worry about having to pre-order a specified carbon-neutral product. ■



EcoZero is a general-purpose cement with the same great performance that builders know from Golden Bay, but is now even better for the environment

# PRODUCT NEWS

## FUTUREPROOF YOUR BUILD

**FlaxBlack® – Marley's latest designer colour joins the Stratus Design Series**

**W**hen it comes to selecting spouting for a project, you need to make sure that it will enhance the design, be low maintenance and last for years.

Along with Ironsand® and Grey Friars®, FlaxBlack® has been developed locally by Marley to match New Zealand's most popular roofing and joinery colours. Black, copper and titanium round out the Stratus Design Series range to six popular colours.

### SPOUTING OPTIONS

FlaxBlack is available in two profiles. The high-capacity, half-round Typhoon® profile is free flowing and offers a choice of external or internal brackets to achieve either a rustic or contemporary look.

Stormcloud® is a versatile, quarter-round profile with clean, strong lines that suits both traditional and modern homes. Stormcloud® was one of Marley's original profiles and has been long established as an easy-to-install favourite of trade professionals and DIYers alike.

### MATCHING DOWNPIPE

Streamlined RP80® FlaxBlack® downpipe seamlessly matches the spouting and includes a full range of components such as 95° bends and 43° bends for narrower installs. Adjustable downpipe clips provide great flexibility to manage changes in cladding types on the same build, as well as allowing easy installation on angled weatherboards.

### RAIN HARVESTING

Marley's Curve® leaf diverter & Twist® water diverters are available in FlaxBlack® and easily integrate with the RP80® downpipe system. Increased densification has seen a growing requirement for leaf diverters to help reduce the load on detention tank and stormwater systems. Curve® offers an effective – but also more stylish – choice for addressing this need.

Meanwhile, water source sustainability and reliability concerns have driven an increase in urban homeowners maintaining a small water tank on site for supplementary supply. Twist® allows users to easily turn supply from a single downpipe on or off to a small tank as required.

### DURABILITY GUARANTEED

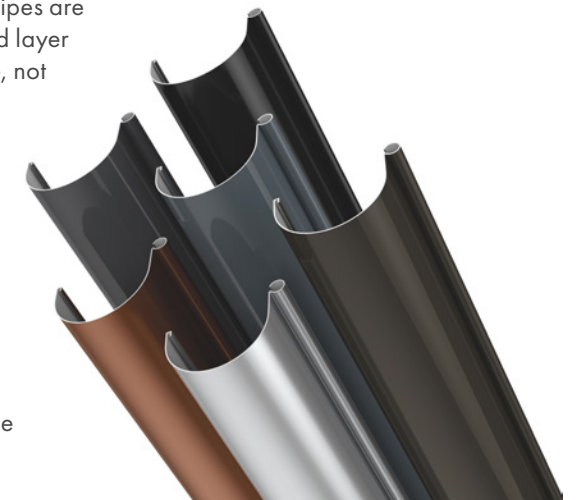
Like all Stratus Design Series products, FlaxBlack® has been designed and made in New Zealand to handle our unique salt-laden coastal air and harsh summer sun. Spouting and downpipes are co-extruded, so the outer coloured layer is a UV-resistant part of the profile, not just a painted surface.

Fittings such as corners, bends and joiners are moulded in one piece. To further enhance water tightness, during installation Marley rainwater systems are solvent cemented together to form a solid welded joint.

Marley's complete rainwater range carries a 15-year guarantee and complies with the AS/NZS 4020

potable water standard. The systems are ideal for urban or rural applications where both form and function are critical.

With a stunning green-black finish, FlaxBlack® is a colour that will frame homes beautifully. And, as it's made from uPVC, it cannot rust or corrode, so will stand the test of time. ■



STRATUS®  
DESIGN SERIES

FLAX  
FINESSE

Marley's rainwater systems are ideal for urban or rural applications where both form and function are critical



# PLACEMAKERS APPRENTICE CREW



## FROM THE GROUND UP

Our apprentice column provides an opportunity for PAC members to share their views, experiences and ideas, while providing insight for builders who employ them. This month's question is:

**Q: Do apprentices have trouble finding an employer to take them on?**

1<sup>st</sup>  
YEAR

**Name:** Iona  
**Location:** Auckland

**I don't think I'll have any trouble finding permanent employment when I finish my apprenticeship.**

I know that a lot of companies are looking for workers and that includes my current employer, so I don't anticipate it being too hard to find work.

I'm not sure if the Apprenticeship Boost is to credit for that, but I do know that it's been helpful to me on a personal level. The Fees Free scheme was especially useful and it really encouraged me to take the leap into the industry, so it would be a shame if those people struggled to find work.

Despite that, I found it hard to find an apprenticeship at first, because there wasn't a lot of information out there. I was helped by a workshop run by SENZ Training and Employment Centre, which is how I got in with my current employer. My first build was on a Kāinga Ora residential build, which I really enjoyed.

I'm glad that I found that opportunity, because I love building. It's the perfect industry for me as I have ADHD and sitting behind a desk just wouldn't work for me! To be honest, I would have entered the industry even if I had to pay my own way.

3<sup>rd</sup>  
YEAR

**Name:** Chris  
**Location:** Otago

**I've already had a job offer for when I'm qualified and, looking around, there seems to be plenty of work available.** Additionally, I didn't have any trouble finding an apprenticeship and we have three or four apprentices where I work, so my boss doesn't seem to mind taking them on!

Personally, Fees Free was a help to me and it's given me a bit more flexibility in picking an employer when I'm qualified. If my fees weren't free, I'd have had to stay on with my current employer for a couple of years after I've finished – but, as my fees were covered by the scheme, that's not the case. However, I was always going to get into construction, as I've always wanted to work on the tools. When I was offered the opportunity to do so, I couldn't turn it down. I guess knowing that job prospects were good also played a part in my decision making.

I think the Boost has helped get more people into the industry, because firms could afford to take on apprentices when they weren't going to do so previously.

In terms of a slowdown, nobody is really talking about one, so I'm not sure what might happen if 2023 is a bit more difficult.

3<sup>rd</sup>  
YEAR

**Name:** Jarod  
**Location:** Northland

**The company I'm doing my apprenticeship with has said I'll be offered full-time employment when I'm qualified.**

That will be soon, as I just need sign off on a few things and then I'm done!

I think that most apprentices will be in the same position, as there's a lot of people who need workers, especially around the Northland region, so I think most newly qualified tradies will walk into jobs once they're finished.

I reckon the Apprentice Boost has helped a lot of employers take on apprentices because, as much of an investment in the industry it might be, it's still a financial burden on them, as learners can only do so much while they're training. It's really helped get people into the trade and provide the staff that a lot of companies really need, so it's a win-win.

Now we're coming to the end of the year, there has been a little chat about a potential slowdown in 2023. However, the company I work for does a lot of commercial jobs, so hopefully we'll be fine!



## APPRENTICE OF THE MONTH – NOVEMBER

**Jamie Pottinger, a second-year apprentice from Canterbury, realised that teamwork really does make the dream work during a recent roofing job**

**J**amie and his foreman were in charge of installing a large, flat roof and some internal guttering. Working on an architecturally designed, high-end new build, it wasn't a simple task to turn the homeowner's dreams into reality.

"There were multiple falls and changes in gradient that we had to navigate, which didn't make it the easiest job in the world! Between the foreman and I, there was a lot of problem solving to do."

Despite the amount of problem solving required beforehand, Jamie reckons the trickiest part of the job came during installation.

"The most difficult part was all the blocking we had to nail into place – we had to nail

in 300 blocks, while kneeling on 45mm wide bits of timber! It was hard on the body after three days, so the foreman Tim and I were both trying to find ways to get the other person to do it," laughs Jamie.

While there's no doubt the physical part of the job was tough, Jamie says watching Tim figure out ways to deliver exactly what the designer asked for was a brilliant learning experience.

"Transferring the information on the plans to the real world and seeing how Tim made the design work in practice was interesting to observe and something I learned a lot from. That's where having an experienced foreman, who could implement exactly what the designer and customer wanted, is incredibly useful."

The outcome was a flat roof that had the correct falls and worked within the design constraints. ■



A high-end house build led to Jamie winning our November Apprentice of the Month! Congrats Jamie, enjoy your victory

## APPRENTICE OF THE MONTH – OCTOBER

**Third-year apprentice Tendency Cooper did an amazing job keeping everything ship-shape and in order while her boss was away**

**W**ith a list of jobs to complete before her boss returned, Tendency needed to back herself and deliver on what she'd been taught during her apprenticeship.

"I was asked to install some timber ceiling battens and get the cavity system ready for pre-clad. I also had to create some framing for a wardrobe and doorway," she explains.

"I've done all of that before, but never independently, so I really had to step up and trust my abilities and all that I've learned, as I didn't have anyone to ask if I wasn't sure."

The Christchurch-based apprentice says it was a great feeling when her boss got back and gave all her work the thumbs

up, following a thorough inspection.

"It was a huge confidence boost to know the work was done well, and I was really glad that I didn't have to re-do anything."

### THE ART OF PREPARATION

With the pressure on Tendency to deliver, she made sure to brush up on her knowledge and come to work armed with a clear idea of what each day would entail.

"I studied each task the night before to make sure I had as much correct information as possible, but also reminded myself that I knew what I was doing."

Tendency says this approach proved to be the best one for her, as she managed to work efficiently to deliver exactly what was asked.



Christchurch-based apprentice Tendency Cooper ticked off a personal milestone – installing ceiling battens without direct supervision

"Everything was completed ahead of time and my boss returned to a tidy site and all job completed to a high standard, ready for the next phase of the build to start." ■



WHAT'S ON

PLACEMAKERS PRODUCT PICKS

DIMOND STRUCTURAL FLOORING



Dimond Structural, manufactured in New Zealand to the highest of standards, is widely regarded as an industry leader in the manufacture of composite flooring products for the construction industry.

Dimond Structural's composite steel flooring (otherwise known as metal decking) is used in the construction of multi-level buildings and provides a cost-effective building system that is lightweight, easy to install and dependable.

Its key flooring products are: Hibond 80, a deep flooring profile, Hibond 55, a 55mm deep trapezoidal flooring profile used as a lightweight flooring profile, and Flatdeck, a deep tray profile.

JSC TMT® THERMALLY MODIFIED TIMBER



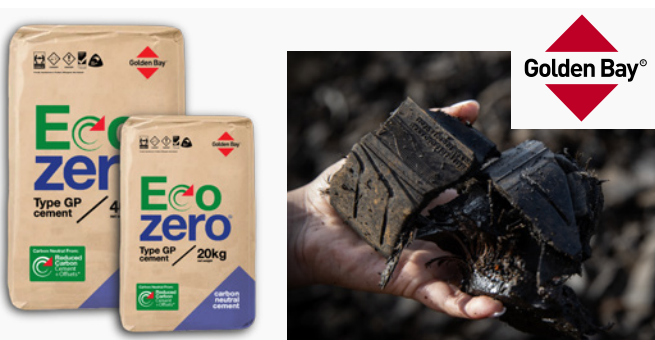
Increasing environmental awareness and demand for sustainable, natural and chemical-free building products prompted JSC to research Thermally Modified Timber, which opens up a number of truly sustainable resources.

JSC TMT® offers a selection of Thermally Modified Timbers that have been specifically sourced for the New Zealand market based on their versatility, durability, aesthetic properties and environmental credentials.

Due to the thermally modified process that the timbers undergo, they are suitable for a variety of interior and exterior applications such as exterior cladding, interior panelling and battens with exceptional stability and longevity.

JSC currently offers two options in the TMT Range: JSC TMT® Taiga, a feature rich, knot inclusive timber, and JSC TMT® Taxon for a clear timber option. No chemicals, glues or additives are used on the product, just 100% thermally modified timber at competitive market rates!

ECOZERO CEMENT



EcoZero from Golden Bay is New Zealand's leading, locally made, carbon-neutral cement. EcoZero uses EcoSure – New Zealand's lowest carbon GP cement, with 699kg CO<sub>2</sub>e/tonne – and offsets the carbon via Toitū Envirocare to bring Kiwis a carbon-neutral cement.

EcoZero is a general-purpose cement with the same great performance you know from Golden Bay, but is now better for the environment. Kiwis who want to use more environmentally friendly products that meet New Zealand standards – no matter what the size of the project – can buy EcoZero now!

To further help reduce carbon in construction, Golden Bay are committed to decarbonising by 30% by 2030.

STRATA PREMIUM HUSH



Strata Commercial flooring is now Strata Premium Hush flooring.

Available in nine luxurious colours, chosen specifically to suit every style of New Zealand home, Strata Premium Hush has a high strength click-together joining system and ISOCORE technology to help minimise sound transfer and other acoustic challenges typically experienced with hard flooring. It is pet friendly and, with ultra-fresh antimicrobial treatment for a healthy environment, is also robust enough to cope with the demands of everyday life. Plus, with a lifetime warranty on residential applications, Strata Premium Hush allows for ultimate peace of mind.

Each pack (1.99m<sup>2</sup>) includes installation instructions, and easy area calculator table.

Check out your local branch or our website for more details [placemakers.co.nz](http://placemakers.co.nz)



EMERGE FERTILISER

Emerge fertiliser by Watercare is a new, local, renewable and sustainable solution for lawns and gardens! This low-carbon fertiliser comes from the Mangere Wastewater Treatment Plant, where nitrogen and phosphorus are extracted in crystal form.

It looks and feels just like beach sand and is easy to spread, slow release and long lasting. Containing 12% phosphorus and 5% nitrogen, Emmerge fertiliser is perfect for establishing lawns and providing sustained grass growth, as well as for use around plants. It has been used extensively for turf and pasture and was a finalist at the 2022 Fieldays Innovation Awards.



MILWAUKEE® M18 FUEL™ TRACK SAW

The all-new Milwaukee® M18 FUEL™ 165mm Track Saw has all your track saw needs covered.

Get portable productivity, accuracy and efficiency with the new M18 FUEL™ 165mm Track Saw and range of Milwaukee® track saw blades and accessories.

The M18 FUEL™ 165mm Track Saw is perfect for all carpentry needs, delivering the power to cut solid hardwoods, portable precision, and effective dust management for clean cuts in a clean environment.

Along with Milwaukee® track saw accessories, the M18 FUEL™ 165mm Track Saw is designed for Nothing but HEAVY DUTY™ performance, offering the reliability and durability you need to help you cut safely and easily.



It is now possible to have your heat pump solution supplied, installed and transacted through your PlaceMakers trade account.

PlaceMakers has partnered nationally with RCR Infrastructure Ltd to provide supply and installation of our top branded heat pumps.

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MBIE

BUILTREADY MCM SCHEME

Find out about the BuiltReady scheme, how it works, BuiltReady manufacturer's certificates and Restricted Building Work

Offsite construction, also known as prefabricated or modular construction, is on the rise in New Zealand. This is due to sustainability, efficiency and productivity increases being sought in the design and construction industry. Prefabricated panels, 3D pods and even whole buildings are now being manufactured off site in a factory, before being transported and then installed on site.

While offsite construction is a complementary system to traditional construction methods, there are some key differences about where and when Licenced Building Practitioners (LBPs) are involved in the manufacturing and installation processes for offsite construction, particularly under the new voluntary modular component certification scheme recently introduced by the Ministry of Business, Innovation and Employment (MBIE).

The new scheme is called BuiltReady. It will allow:

- Modular component manufacturers to be certified and registered to design and/or manufacture modular building components that will be deemed to comply with the Building Code. In most cases, for reduced inspections and faster, more consistent building consent applications, which will help reduce costs and on-site building time.

ABOUT THE BUILTREADY SCHEME

Under the BuiltReady scheme, the entire prefabricated construction process from design (where applicable), manufacture, assembly, transportation, and onsite installation of modular components will be assessed and certified.

The following process flow diagram shows how the BuiltReady framework works:

Scheme certification bodies will be responsible for certifying manufacturers.

To make sure they are competent to perform this function, certification bodies must be both:

- Accredited by the accreditation body.
- Registered with MBIE before they can perform functions under the scheme.

Similarly, manufacturers must be certified by a certification body and registered with MBIE before they can utilise the scheme's compliance pathways.

A certification body will evaluate a manufacturer's policies, procedures, and systems to ensure that the design and/or manufacture of modular components is done competently and reliably to a standard that complies with the Building Code. These systems include:

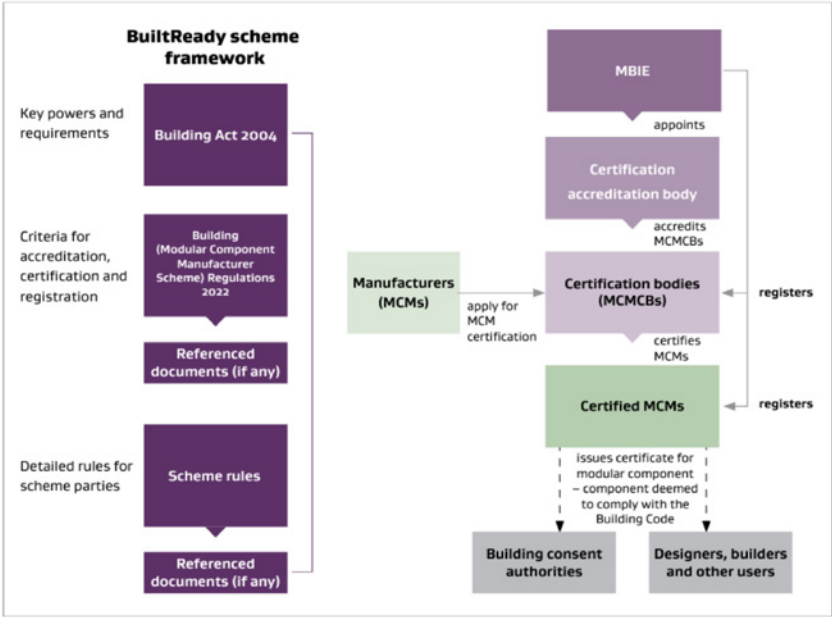
- An appropriate quality plan and quality management system.
- Documented design and/or manufacturing processes.
- Employee and contractor systems including competency and training requirements.
- Complaints and disputes processes.

Ongoing monitoring of a manufacturer will include regular third-party audits and installation inspections.

A registered manufacturer may issue manufacturer's certificates for the modular components it produces that fall within its scope of certification. Building consent authorities (BCAs) must accept a manufacturer's certificate as evidence that the specified modular component complies with the Building Code.

BCAs will only inspect work that is not covered by a manufacturer's certificate.

Figure 1. The system for managing modular component manufacturer certifications



Examples of such work include:

- Foundations and site work.
- Other parts of the building not covered by a manufacturer's certificate.

HOW THE BUILTREADY SCHEME WORKS

A manufacturer can apply for BuiltReady certification in one of two ways. They can either:

- Design and manufacture – manufacture modular building components to a Building Code compliant design that the manufacturer has developed or adapted themselves.
- Manufacture only – manufacture modular building components to a Building Code compliant design.

Three types of modular components that can be certified are defined by the Building (Modular Component Manufacturer Scheme) Regulations 2022 and include:

PREFABRICATED FRAMES AND PANELS

These include open frames or trusses or enclosed frames or panels. Examples include floor, wall and ceiling panels or cassettes, frame and truss, panelised building systems, and structural insulated panels (SIP panels). Prefabricated frames and panels may also include mechanical, electrical, or other systems.

PREFABRICATED VOLUMETRIC STRUCTURES

These are three-dimensional products that comprise of one or more of prefabricated frame or panel products described above. Examples include laundry and bathroom pods and types of modular units. They may also include mechanical, electrical, or other systems.

PREFABRICATED WHOLE BUILDINGS

This means the entire building is manufactured off site.



A manufacturer can apply for BuiltReady certification in one of two ways

BUILTREADY MANUFACTURER'S CERTIFICATES – A DEEMED TO COMPLY PATHWAY

A registered manufacturer can issue a manufacturer's certificate to accompany a building consent application and a second certificate to accompany a code compliance application.

For manufacturers certified to design and manufacture, the manufacturer's certificate will cover both the design and manufacture of the modular component included in the building consent. For manufacturers certified to manufacture

only, the modular component will be deemed to comply, but the building design still needs to be approved by the responsible BCA. Any building work not covered by a manufacturer's certificate must still be approved by the BCA as per standard practice.

A manufacturer's certificate issued for a code compliance certificate is a statement that the modular component has been designed (if applicable), manufactured, transported, stored, and installed according to the specifications provided in the initial manufacturer's



MBIE

BUILTREADY MCM SCHEME CONT.



order does not apply to building or design work carried out by a registered manufacturer designing or manufacturing a modular component off site. All relevant records related to LBP work by a registered manufacturer will be part of the manufacturers' own quality management systems, ensuring there is a Record of Building Work for that building.

A Record of Building Work is still needed for:

- Site works such as foundations/ subfloor framing.
- Any work that falls outside what is specified in a manufacturer's certificate.

A Certificate of Design Work will be required if a manufacturer is certified to only manufacture modular components.

certificate (including any approved variations). Given that most offsite construction projects need traditional on-site works and installation, LBPs may encounter more 'hybrid' builds in the future and opportunities to learn how to install and integrate modular components.

RESTRICTED BUILDING WORK  
For traditional construction, any LBP

who carries out Restricted Building Work must provide either a:

- Certificate of Design Work.
- Record of Building Work.

However, the Building (Definition of Restricted Building Work) Order 2011 has been amended to specify that the

BuiltReady will be open for applications from manufacturers from mid-2023. A register of certified manufacturers will be available on the Building Performance website. ■

CODEWORDS QUIZ ISSUE 110



- 1 Is a modular component accompanied by a manufacturer's certificate deemed to comply with the Building Code?

  - a) Yes – as long as the specified modular component falls within the registered manufacturer's scope of certification.
  - b) No – a building consent authority still needs to assess the compliance of the specified modular component.
- 2 Where might a LBP potentially be involved with the BuiltReady scheme?

  - a) Designing modular components for a registered manufacturer.
  - b) Installation of deemed to comply modular components.
  - c) Site works including foundations, connections, and any non-modular work.
  - d) All of the above (a, b and c).
- 3 Does a registered manufacturer certified to design and manufacture modular components in the BuiltReady scheme need to supply a Record of Building Work and a Certificate of Design Work for the modular components it manufactures off site?

  - a) No – as the building or design work carried out designing or manufacturing a modular component is not considered Restricted Building Work.
  - b) B) Yes – the manufacturer will need to supply records of work for the restricted building work undertaken by an LBP off site.

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MBIE

BP BOARD HANDS DOWN TWO VERDICTS



An LBP was disciplined for failing to obtain a building consent for a garage conversion

Earlier in 2022, the Licensed Building Practitioner (LBP) board held hearings following complaints against two Licensed Building Practitioners. What follows is the Board’s judgements

Earlier this year the Building Practitioners Board held a hearing following a complaint against Licensed Building Practitioner (LBP) David Jaquierey.

Following a complaint, the Board decided to investigate:

- Whether the LBP had carried out or inspected work negligently.
- Whether the work did not comply with a building consent.

Both of these are grounds for discipline under s317 of the Building Act.

The Board gave notice that they would also investigate:

- Whether the LBP carried out work before a building consent was issued.
- An alleged failure to have building inspections carried out.

The Board also looked at:

- Non-compliance issues set out in Site Notices and Reports.
- Notices to Fix and Stop Work that were issued.
- Any further issues raised by the Special Advisor to the Board.

RESPONDENT 1

David Jaquierey is licensed in 4 licence classes:

- Carpentry.
- Site AOP 2.
- Design AOP 3.
- Areas of practice within the roofing class (including the Roof Membrane, Torch-on Roof Membrane, Liquid Membrane, Shingle or Slate, and the Profiled Metal Roof and/or Wall Cladding areas of practice).

BACKGROUND

Jaquierey was engaged by the body corporate of a 5-storey multi-unit building to prepare a proposal for, and then carry out, remedial works.

This work included:

- The waterproofing of the existing membrane flat roofs.
- Concrete nib walls.
- Exterior plastered cavity wall systems.
- Deck membranes with new balustrades.
- Replacing most of the exterior joinery.

He applied for building consent early in January 2020. After several requests for more information, a consent was granted on 1 July 2020. There were nine required council inspections listed in the consent.

EVIDENCE

The Special Advisor found that Restricted Building Work (RBW) was carried out before the building consent was issued.

Jaquierey did not agree with the extent of that work listed in the Advisor’s report but did state: “The work progress on the 13th of July was about 50% of the contract works was done.”

Jaquierey put forward five justifications for starting work before the building consent was issued. The Board did not accept any of these.

The first council inspection was carried out on 13 July 2020. It was found that none of the required inspections up to that time had been carried out. Jaquierey stated that these requirements “made him laugh” as many of them were not needed.

Three more site notices were issued, each noting that:

- No council inspections had taken place.
- No further work was to be carried out.

A Notice to Fix was issued in late September 2020. Work continued to be carried out during that time.

The Special Advisor found four instances of work not completed in accordance with the consented drawings:

- Membrane from the deck had been taken up over the cladding preventing moisture in the cavity from escape.
- Upstands to joinery were insufficient.
- The gap between the cladding and deck was insufficient.
- Scupper sizes did not comply with E2.

A further issue of ponding on the decks which suggested they did not have the

minimum falls required by the Building Code was not able to be proven from the photographic and documented evidence used for his report.

Jaquierey’s responses to all the issues raised was consistent — the job was not yet complete, or what he had done was acceptable unless the council required more, in which case he would do what they required.

The Board noted that Jaquierey’s prevailing attitude was that he could undertake the work and then concern himself with compliance issues only if the council picked it up during their inspections. This ‘mop up’ approach is unacceptable and contrary to the statutory process and purpose of the Act.

THE BOARD’S CONCLUSION

The Board decided that Jaquierey has carried out or supervised building work:

- In a negligent manner.
- That does not comply with the building consent.

Jaquierey was ordered to pay both:

- A fine of \$4,500.
- Costs of \$8,000.

It was also decided that the Board’s action was to be recorded on the Register of Licensed Building Practitioners as well as being publicly notified.

RESPONDENT 2

The Board has chosen to publish the details of Desmond Allen’s hearing due to the Licensed Building Practitioner (LBP):

- Carrying out or supervising building work in a negligent manner.
- Conducting themselves in a manner that brings the LBP regime into disrepute.



There was no progress on site for four months until August 2021, when Allen assured the homeowners that he would complete a building consent application and submit it to the council

NEGLIGENCE AND/OR INCOMPETENCE

The homeowner contracted Allen to act as a project manager for the conversion of a standalone garage into a habitable space. Before the start of the project, Allen had completed the design for the conversion.

The work started in March 2021 and progressed to a stage where internal framing had been carried out and a prewire completed. In mid-March 2021, plumbing was to commence, but the plumbers engaged by Allen refused to progress the work on the basis that a building consent was needed. At that stage, Allen had invoiced and been paid 90% of the project price.

However, none of the external door units, kitchen cabinetry, bathroom fixtures and fittings or floor coverings paid for were on site. The garage door was still in place, none of the external walls had been altered, and only the internal partitions were in place with some GIB board fixed.

There was no progress on site for four months until August 2021, when Allen assured the homeowners that he would complete a building consent application and submit it to the council.

The Board was provided with copies of correspondence between the homeowner



BP BOARD VERDICTS CONT.



Jaquery did not complete the waterproofing of existing membrane flat roofs in accordance with consented drawings

and Allen in September 2021, where Allen stated he had submitted the building consent application and that it was being progressed:

“I have just called one of the building inspectors and he said they are still processing the consent and said it is very rare that a consent [would be] issued before the 20 working days are up”.

In November 2021, the homeowner contacted the council to check on progress with the building consent and was advised that no building consent applications had been received with respect to the property.

Therefore, the Board’s considerations in relation to negligence and/or incompetence relate to Allen’s failure to:

- Obtain a building consent.
- Advise that a resource consent was required for the change of use.

**BRINGING THE LICENSING REGIME INTO DISREPUTE**  
With respect to conduct that brings the LBP regime into disrepute, the Board noted that Allen had taken 90% of the funds intended to complete the work but did not take the work beyond the early stages of construction. He has not returned any funds or delivered any materials, fittings or fixtures that have been paid for. Put simply, Allen took the money and has not applied it to the purposes for which it was received. The homeowner has had to resort to legal measures to try and recover the funds.

The Board found that Allen’s conduct has resulted in him obtaining a financial gain at the expense of the homeowner. Such conduct in the Board’s view brings the LBP regime into disrepute.

**THE BOARD’S DECISION**  
The licensing regime exists to ensure the public can have confidence in those who carry out Restricted Building Work which is integral to the safe and healthy

functioning of a home. A practitioner who fails to display the required competencies puts those objects at risk.

Taking all of the above factors into account, the Board decided to:

- Suspend Allen’s LBP licence for nine months.
- Order Allen to pay costs of \$3,500.

The Board’s disciplinary findings will be recorded on the public register for three years.

**WHAT WE CAN LEARN FROM THIS DECISION**  
Building work must be carried out to industry standard. The necessary consents need to be obtained from the territorial authorities before the commencement of works.

It is also important that LBPs display a high standard of behaviour when dealing with clients. The LBP scheme is a professional organisation, and all of our dealings with the public, our clients, and the Board should reflect that professionalism. ■

**Building work must be carried out to industry standard. The necessary consents need to be obtained from the territorial authorities before the commencement of works**

CODEWORDS ISSUE 110

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NEW ETHICS, NEW LIABILITY?



The new Code of Ethics has the potential to change your liability, but not as much as you might think. BuiltIn construction insurance expert Ben Rickard explains more

From October 2022, Licensed Building Practitioners (LBPs) have needed to comply with a Code of Ethics. These types of codes are common across many industries and increasingly being mandated by Government for licensed occupations, such as builders and financial advisers.

But does being subject to the code standards increase your risk of being held liable for an alleged breach? And, if so, what are the penalties and can these be insured for?

Since licensing became compulsory in 2012, our view has always been that holding a licence does not increase your liability. If you make a mistake, there is enough common law and legislation to ensure you’re held responsible for that, licensed or not. That’s the same for anyone operating a business or providing a professional service.

**EXPANDED RESPONSIBILITIES**  
The differences with holding a licence are that the person who was at fault

can be tracked down more easily, and that there is a system in place to censor people who fail to meet their obligations, in addition to legal remedies like court action.

The new Code of Ethics expands the number of things that a complaint can be made about to the Building Practitioners Board (the Board). The Code of Ethics has what would seem like pretty obvious stuff in it, like taking responsibility for informing and educating your clients, advising clients of delays and complying with the law.

Sounds pretty straightforward, but if you review some of the complaints to the Board over the years, you might feel differently. While there was no Code of Ethics, complaints could be laid against LBPs for ‘bringing the scheme into disrepute’, and most of these would also breach the new Code of Ethics.

So, could you face a licence complaint because a disgruntled client alleges

that you have not ‘behaved professionally’? Or that you have not priced the job ‘fairly and reasonably’? Quite possibly.

Insurance cover that would pay the cost of defending a complaint, as well as any fine imposed, is available and well-priced. Some insurers will include it as part of statutory liability insurance, while others offer a standalone policy that includes additional benefits as well.

**IN A NUTSHELL**  
Many professions are subject to a Code of Ethics, and breaches of these can be referred to a disciplinary committee. LBPs are now covered by a similar system. Insurance is available to cover the cost of defending these complaints, as well as any fine imposed. ■

The information presented in this article is general in nature and not intended to be financial advice for individual situations. You should speak to an expert about your specific circumstances and needs. For more information visit [builtininsurance.co.nz](http://builtininsurance.co.nz)

PROVE YOUR KNOWLEDGE

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



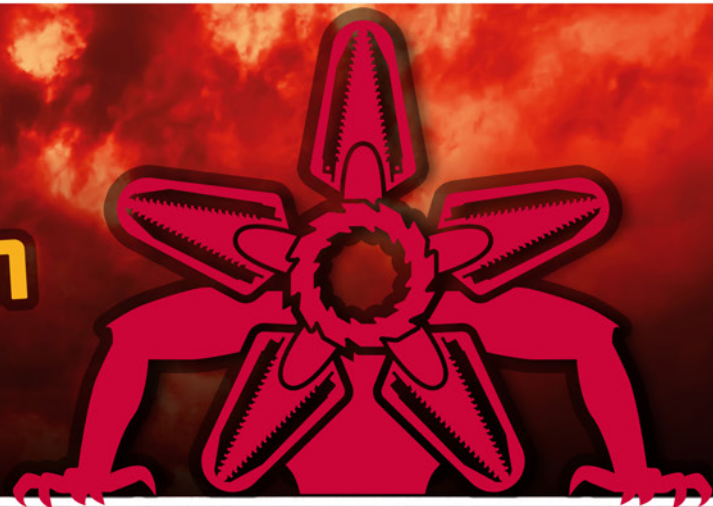
- |  |  |  |
|--|--|--|
| 1) When did/will the LBP Code of Ethics come into force?<br>a) October 2022.<br>b) October 2021.<br>c) October 2023. | 2) Under the Code of Ethics, LBPs have a duty to inform and educate your clients?<br>a) True.<br>b) False. | 3) Does statutory liability insurance cover LBPs who may be in breach of the Code of Ethics?<br>a) Yes.<br>b) No.<br>c) Possibly, speak to your insurance agent. |
|--|--|--|

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.



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## INTER-TENANCY WALLS IN MDH



Medium density housing is more popular than ever, but they present unique design and build challenges

**Townhouses and apartment buildings are here to stay, but architect and Senior Lecturer at Victoria University, Guy Marriage, says we need to design and build them to far higher standards than we do now. In part one of a new series looking at designing and building medium-density housing, we look at inter-tenancy walls**

Medium-density housing (MDH) has one major design difference from stand-alone housing – the need for inter-tenancy walls (ITWs). Never think of these as just another wall because they have special requirements.

**WHAT IS AN INTER-TENANCY WALL?**

The ITW between one unit and another is a legal boundary. It is required to have a fire resistance rating and attain

a satisfactory level of acoustic separation. Correct construction of the wall is not only a legal requirement – it influences the comfort of future occupants.

Frustratingly, the New Zealand Building Code says little about the needs of the ITW. By comparison, in the UK, there is a separate Act of Parliament regarding the party wall, where the party wall has its own rights. In our legislation, the situation is at best vague and at worst largely ignored.

We are so unused to the concept of this type of wall that we don't even have an official name, so I've selected the three-letter acronym of ITW. Others may refer to it as a party wall or a unit title wall, but the Unit Title Act is vague about the legal standing of the wall – being unclear about where exactly the legal boundary sits although, obviously, it should sit bang in the middle of the wall.

In the UK, many millions live in terraced

housing with party walls constructed from solid brick, and the legal boundary lies in the middle of the brick. Sometimes, they will have two separate walls of brick, and the legal boundary lies in the void between the walls.

In New Zealand, because of our seismic situation, we do not build ITW of brick. Instead, we have a large array of possibilities for construction of the ITW – generally centred around the concept of twin walls.

**CONSTRUCTION AND MATERIAL OPTIONS**

In the book *Medium*, we cover some of the possible construction options

for ITW, all of which are slightly different. Some have a central fire-rated wall element with two self-supported timber walls, one each side (see Figure 1). This central element could be made from a special plasterboard barrier or perhaps an interlocking steel and concrete panel system or even a poured in situ concrete central divider.

Other systems may be made with lightweight concrete blocks fixed together. Some architects may still prefer to design the wall from precast concrete slabs or to create the wall from scratch via traditional concrete block construction.

The one construction system that is no longer used is the traditional single skin of timber construction with plasterboard either side, as that simply will not meet the acoustic, fire or legal performance requirements.

**LEGAL BOUNDARY WITH JOINT RESPONSIBILITY**

Whatever construction system is selected, it must run horizontally from front to back, usually in a continuous straight line. This is the legal boundary so any alterations will need to be on the surveyor's final boundary plans or, in the case of multi-unit apartment buildings, on the unit title plan.

This legal boundary also extends straight up from the foundations to the top of the roof. The exact position of the legal boundary sometimes gets a little trickier at the front or back of the medium density housing unit, especially if one unit sits proud of its neighbour or if the dividing wall projects out to form a protruding lip.

Even if the development is detailed so that one unit appears to have the protruding lip and the other unit is recessed behind, the ITW is still in joint ownership and both units have a legal responsibility for that wall. Further, the waterproofing for that protruding lip must be legally supported by each side.

**DESIGN WALL TO REMAIN STANDING**

As designers and builders construct the wall, they need to remember that, if one unit was to be removed in future years, the remaining portion of the wall needs to remain standing despite the lack of support. For example, perhaps one unit has to be demolished after suffering a fire.

That's why ITW systems with a central barrier of plasterboard, autoclaved aerated concrete panels or other interlocking systems still need to have connection and support from both sides of the wall.

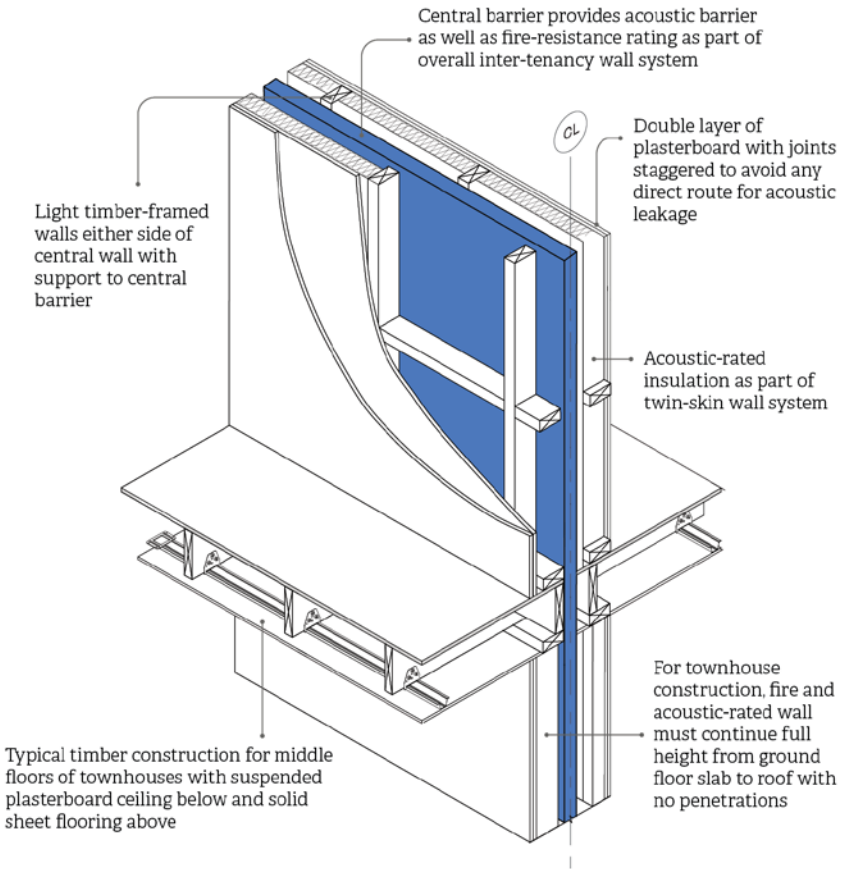


Figure 1



INTER-TENANCY WALLS IN MDH CONT



As designers and builders construct the wall, they need to remember that, if one unit was to be removed in future years, the remaining portion of the wall needs to remain standing despite the lack of support

TREAT ENTIRE ASSEMBLY AS A LEGAL ENTITY

Having designed and built your ITW, you now need to make sure that you don't mess it up. What is the status of the wall? Is it just the middle part that is the legal boundary? Does one side have more rights than the other side? Is it the whole assembly that is now the ITW?

Again, the Building Code, the Unit Titles Act and surveyors' opinions are all a bit vague on this. Until we have a law change over this aspect,

it will remain a bit confused, but it is probably best to err on the side of caution and treat the entire assembly as a legal entity.

AVOID PENETRATIONS

That means trying to avoid poking holes in it and stringing wires and pipes through it. Yes, you do this for other walls – and legally there is nothing to stop us – but remember that this is no ordinary wall. It is an ITW. Every penetration you make lessens the acoustic and fire-rating properties of that wall as well as interfering with a wall system that one day will probably have its own legal rights and responsibilities.

I encourage you to respect the legal status of the ITW and make sure that you keep the wiring and plumbing completely within each separate unit. The usual rules for a stand-alone house do not apply here.

AIM FOR BETTER ACOUSTIC RATING

The enjoyment of each owner in their own space either side of the wall

depends on achieving at least the minimum fire resistance rating required of the wall and the minimum acoustic rating of the sound transmission class (STC) between the two units.

Remember, the Building Code sets a low bar when it comes to STC. Instead of aiming to have a wall that just meets STC 55 in theory and probably only 50 in practice, your ITW should be aiming to reach 65 or more in theory and should have the confidence to achieve that in practice as well.

After all, if one person living in one unit enjoys Debussy and their neighbour likes drum and bass, their mutual enjoyment relies on you having really good separation – not by good luck or chance but by good design and great construction. ■

Article by Guy Marriage, FNZIA, Senior Lecturer, School of Architecture, Victoria University of Wellington, and Architect, First Light Studio. This article was first published in Issue 192 of BRANZ Build Magazine.

www.buildmagazine.org.nz. 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!



- 4) What is an inter-tenancy wall?

  - a) A legal boundary between one unit and another required to have a fire resistance rating and attain a satisfactory level of acoustic separation.
  - b) A wall between two apartments that has no special legal status.
  - c) A legal boundary between one unit and another that has no special requirements placed on it.
- 5) Which construction system is no longer in use for inter-tenancy walls?

  - a) Traditional single skin of timber construction with plasterboard on either side.
  - b) Lightweight concrete blocks fixed together.
  - c) Interlocking steel and concrete panel system.
- 6) What acoustic rating should your inter-tenancy wall meet?

  - a) STC 50.
  - b) STC 55.
  - c) STC 55, but designers should aim to reach 65 or more.

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.

BE SUN SMART THIS SUMMER



Staying sun smart over summer is a challenge many tradies will take on (and fail). If that's you, check out Site Safe's top tips and resources to help you protect yourself against harmful UV rays

We're well into summer in Aotearoa, New Zealand, and many of us have welcomed the warmer weather with open arms.

However, the seasonal change also brings some added health and safety risks for those working onsite during the summer months and, while these can be easy to overlook, those who don't take these risks seriously can pay the ultimate price.

THE SUN CAN BE DEADLY

Skin cancer, mainly caused by overexposure to ultraviolet rays (UV), is the most common cancer in New Zealand, with more than 80,000 Kiwis getting it each year, according to the Cancer Society.

With this in mind, check out Site Safe's list of practical safety advice below:

1. Slip into shade

- Reduce your sun exposure where possible by taking regular breaks in the shade.
- Avoid long periods of work in direct midday sunshine.

2. Slip on sun-protective clothing

- Protect yourself with UV-protected clothing.
- Wear UPF50+ rated lightweight long pants and long sleeved shirts in lighter colours with adequate air flow or ventilation to help keep your temperature down.

3. Slip sunscreen on exposed skin

- Choose a broad-spectrum, water-resistant sunscreen of at least SPF30.

- Ensure the AS/NZ 2604 standard is on the label.
- Apply at least 15 minutes before going outside.
- Reapply at least every two hours.

4. Slap on a hat

- Use a hard hat with a front brim.
- If the back of your neck is going to be exposed to the sun for long periods of time, use a neck flap or a combination full brim with neck flap.

5. Wrap on tinted safety glasses

- Wear close fitting, wrap-around styles.
- Ensure the AS/NZ 1337 standard is on the glasses.

6. Hydrate

- Drink plenty of water regularly throughout the day to stay hydrated.
- Keep a water bottle nearby and drink before you are thirsty.
- Drink 150 to 200ml of water every 15 to 20 minutes, rather than consume a 1L drink every now and again.
- Most people need about eight glasses of water per day, but if you're working in all day heat, it's likely you will need more.
- Drinking water is preferable to drinking coffee, tea and energy drinks.

- You can still enjoy the odd tea or coffee as they are only mildly diuretic. However, energy drinks contain large amounts of caffeine (and sugar), which can have more extreme diuretic effects and can lead to dehydration.

The Site Safe summer safety poster can be downloaded for free.

Site Safe members also have exclusive access to our Working in Summer toolbox talk, which identifies hazards, symptoms and signs, and specific controls to best manage these risks. You can access them on the Site Safe website.

The Cancer Society and WorkSafe NZ also have some valuable resources and safety tips on being sun smart and working safely in extreme temperatures. They can be found at [sunsmart.org.nz](http://sunsmart.org.nz) and on the worksafe website. ■



Site Safe NZ Inc is a not-for-profit, membership-based organisation that promotes a culture of safety in the New Zealand construction and related industries.



## CONSENT EVALUATION REPORT: PART THREE



Many BCOs say the inspection fail rate doesn't represent 'true fails' accurately

The Ministry of Business, Innovation and Employment (MBIE) has released its evaluation of the building consent system report. This is the third of four articles that explores its findings

The report was commissioned to understand how well the current consent system is aligned with its objectives and to explore the underlying causes of issues such as efficiency and effectiveness.

*Under Construction* has reported widely on the consenting process, with builders highlighting issues across the country.

However, MBIE refuted those claims in the executive summary of its report.

"The system faces frequent criticism for being inefficient and unpredictable, adding additional costs and delays to building projects," it stated. "However, there has been little robust evidence to support these claims and a lack of nationally consistent data about the consenting process."

The report gathered evidence between

March and July 2021. It carried out interviews, focus groups, surveys, building site visits, reviewed existing research and analysed the current consents process. MBIE received 291 survey responses, carried out 59 interviews, held five focus groups attended by 41 industry professionals, and visited sites in eight regions across New Zealand.

This is the third of four articles that will explore problems in the building consent system, as discussed in the report.

### WORKFORCE ISSUES REMAIN A PROBLEM

Significant and sustained demand has resulted in challenges for the industry in meeting its resourcing needs. The number of dwellings consented has risen more than 200% between June 2010 and June 2021. However, MBIE figures say that the number of people employed in

the sector has increased by only 50% over the same period.

"Nearly all the participants in our fieldwork identified capacity constraints across the sector as a major issue. Developers talked about significant challenges finding capable and experienced sector professionals, as most are already booked out for quite some time. Many professionals confirmed that they were juggling multiple projects and sometimes taking on more work than they can effectively handle."

Building Consent Authorities (BCAs) also said capacity was a problem. The increase in consents has resulted in BCAs struggling to meet statutory timeframes for processing consent applications.

The report noted that recruitment and training isn't a silver bullet because of the time required to get a recruit up to speed.

"We can pull someone off the street, but we still have to train them on regulations – this is a two-year programme that is going to take them out of the office for at least 50% of the time," said one Building Consent Officer (BCO).

This has led to 'poaching' of BCOs by BCAs, particularly those in urban areas – which adds to the staff pressure at smaller, rural BCAs.

### FEWER DESIGNERS = MORE RFIS

Pressure is being placed on BCAs and BCOs by the lack of designers, which has resulted in many submitting poor quality or incomplete work instead of taking longer to complete a job at the risk of missing a deadline with a client.

One BCO said: "We understand there are time constraints laid out from the clients. But [designers] need to understand that if they don't give us a compliant application, they're going to get Requests for Information (RFIs) and instead of saving time [...] they're actually losing it."

### BOOKING INSPECTIONS ISSUE

One of the consequences of short staffing at BCAs is the long wait time for inspections, which has led to several issues. Firstly, builders need to book inspections weeks in advance but run the risk of not completing the work in time. Secondly, builders are bulk booking inspections then cancelling those they don't need, which places a strain on the system.

The first issue highlighted is explained in more detail by this BCO.

"We do fail a number of inspections but not all of them are true fails. It could be that when we go to inspect the foundations, the consent includes three slabs, and only one is complete, so the inspection would fail. So, when the stats come out that [the BCA] fails a certain percentage, maybe 50%-60% of inspections, it's not a true representation of the pass/fail rate."

Furthermore, the report found that the industry's increased specialisation is creating a less efficient sector due to "a lack of end-to-end expert oversight and greater risk of error between construction stages". The report added that another big issue arises from supervisors working across multiple sites, which means they are not always available when BCOs conduct inspections.

### SYSTEM-WIDE CONCERNS

Another constraint on BCOs' time is the challenge of balancing their consent function with accreditation requirements.

Buildings are more challenging to build and regulate – and, as explored earlier in this article, there's more to regulate than ever before.

However, concerns exist that BCOs do not have the expertise to assess technical details in all aspects of design and building work.

There is also a concern that the sector can't keep up with the change of pace in building standards.

"A number of interviewees from both sides raised issues around inexperienced architects, engineers, builders and project managers undertaking work above their skill level and experience," said the report.

Additionally, delays were caused by people unfamiliar with legislation. 82% of BCA respondents said sector professionals lacked the skills to understand the Building Code. Delays were also caused by people, who are unfamiliar with consenting processes, submitting incomplete documentation.

One builder respondent agreed some tradies might not be up to date with the latest law changes, but said it was due to poor communication from regulators.

All of these factors are contributing to poor system performance in regards to consents.



**There are concerns from both BCAs and the sector that people are not always carrying out their roles and responsibilities in a way that encourages efficiency, predictability and effectiveness in the system**

### POOR PERFORMANCE NOT STAMPED OUT

BCOs expressed frustration that poor performers clogged up the consent system via repeated failed inspections. Site supervisors being spread thinly across multiple jobs was offered as a reason for a lack of oversight on builds.

Hourly fees for application reviews were also seen as a disincentive to increase the quality of the work, as builders often passed these costs onto clients.

The report added: "There are concerns from both BCAs and the sector that people are not always carrying out their roles and responsibilities in a way that encourages efficiency, predictability and effectiveness in the system."

Many applications missed critical information, said the report, while BCOs felt pressured to accept incomplete or poor-quality applications, while using RFIs further down the line.



# INDUSTRY FEATURE

## CONSENT EVALUATION REPORT CONT



Builders and BCOs remain frustrated by the current inspection regime

"We get the blame for the delays, but we are purely reactionary. We only react to what was provided to us and what's on site for us to look at. We are just doing our jobs to ensure buildings are safe, healthy and durable," said one BCO.



**Low trust between BCAs and the sector is causing a breakdown in relationships. Many tradies complain that BCOs double-checked work signed off by specialists, causing delays**

### LOW TRUST HAMPERS PROGRESS

The report stated that a vicious cycle between designers, builders and BCAs was developing.

"Sector professionals generally felt that BCAs would be overly cautious when carrying out their consenting function, finding faults regardless of the quality of work the sector produces. This assumption may then be discouraging the sector from carrying out their own quality assurance."

Low trust between BCAs and the sector is causing a breakdown in relationships. Many tradies complain that BCOs double-checked work signed off by specialists, causing delays.

Risk-averse behaviour from BCAs is leading to inefficiencies in the consent process – say sector professionals.

An architect added: "BCAs are overly risk-averse ... and [this] results in excessive delay in processing and excessive number of irrelevant RFIs because BCA staff are unwilling or unauthorised to process consents decisively and confidently."

However, BCAs argue that being risk-averse is a critical part of the job.

### PROCESS-RELATED COMPLAINTS

There were also several process-related complaints, such as:

- The statutory 20-day processing timeframe causing confusion or uncertainty.
- Variability in IT systems across BCAs, contributing to administrative inefficiencies.
- The volume of documentation included in consent applications increasing.
- Alternatives to Acceptable Solutions considered too difficult to implement. ■

# INDUSTRY FEATURE

## BUILDERS NOT LIABLE FOR MCM FAILS

**Builders who install BuiltReady certified modular component manufacturers products will not carry the can for any potential failure, says the Ministry of Building, Innovation and Employment**

**A**nounced by the Ministry of Building, Innovation and Employment (MBIE) in July, BuiltReady is a scheme that encourages the use of offsite construction and provides a more streamlined pathway through the consent process for modular component used in construction.

It was passed into law by the Building Amendment Act 2021 and is part of the wider Building System Reform that was introduced in June 2021. It will help modular component manufacturers (MCM) become certified and registered to produce modular building components deemed to comply with the Building Code.

### THE VIEW FROM MBIE

Simon Thomas, National Manager Building System Assurance, said that builders who install MCM components would not be held liable for their failure, as long as they were installed correctly.

"BuiltReady certified and registered modular component manufacturers will be liable for any quality issues or defects in the components that they produce. Manufacturers who choose to participate in BuiltReady will have to meet quality standards and criteria in order to be BuiltReady certified, and demonstrate adequate means to cover any potential civil liabilities that may arise in relation to its modular components."

The quality standards and criteria requirements provide assurance that manufacturers can cover any civil liabilities they may incur through their activities in the scheme, says Thomas.

"This helps ensure there are sufficient protections for consumers if something goes wrong. The entire prefabricated construction process will be assessed

and certified including design (where relevant), manufacture, assembly, transportation and installation on site."

Building consent authorities (BCAs) are not liable for any failures, either.

"A manufacturer's certificate provides assurance that a modular component complies with the Building Code. The BuiltReady certificate must be accepted by BCAs as evidence that the requirements of the Building Code are met. BCAs are not liable for BuiltReady certificates for modular components."

### POSITIVE INDUSTRY RESPONSE

The scheme has been met with encouragement by the industry – says Malcolm Fleming, Chief Executive of New Zealand Certified Builders (NZCB).

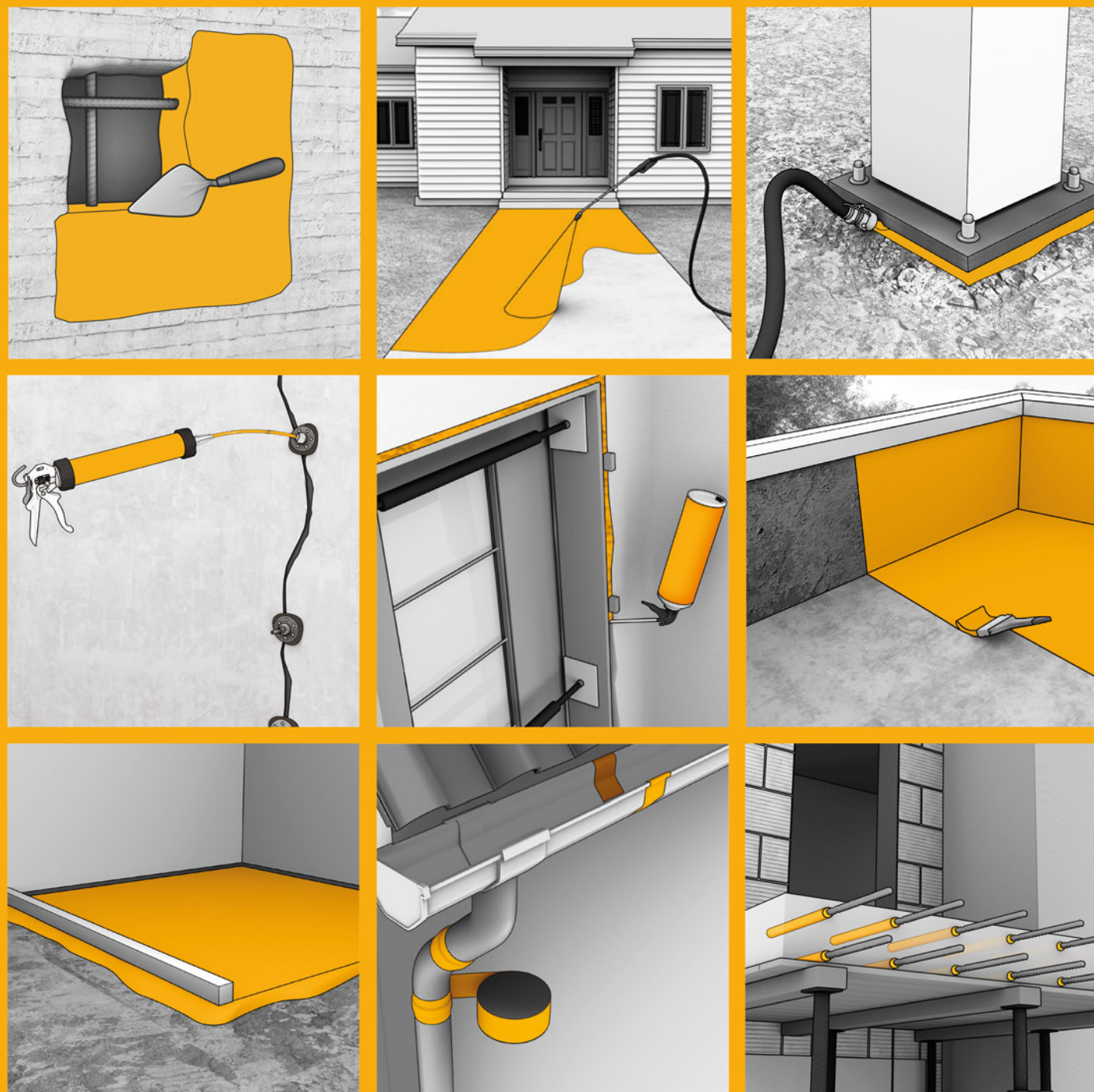
"NZCB believes this new policy will facilitate greater usage of modern methods of construction (MMC). In our view, the new certification scheme benefits are compelling: for builders, greater usage of MMC will reduce construction time and the incidence of rework; while for homeowners, greater adoption of more efficient construction technologies should contribute to reducing building costs."

Applications for certification opens from mid-2023 and a register of certified manufacturers will be available at [building.govt.nz](https://building.govt.nz). Any enquiries can be sent to [builtready@mbie.govt.nz](mailto:builtready@mbie.govt.nz). ■



The BuiltReady certificate must be accepted by building consent authorities as evidence that the requirements of the Building Code are met





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## ETHICS BREACH MAY GO TO COURT



An LBP could find themselves in civil court due to breaches of the new Code of Ethics

## Licensed Building Practitioners (LBP) are now bound by a Code of Ethics, which could see rogue tradies being taken to civil court for breaches of the Code

The Code of Ethics came into force on 25 October 2022 and comprises 19 standards across four principles: work safely, act within the law, take responsibility for your actions, and behave professionally.

It was developed following consultation "with key stakeholders and all LBPs" according to the Ministry of Business, Innovation and Employment (MBIE). Consultation ran for eight weeks and contacted around 26,000 people. Over the course of the consultation period, MBIE received 79 written submissions and hosted 277 webinar attendees.

Previously, the LBP Board could not

consider civil matters that directly relate to contract management. However, section 4.3 of the Code of Ethics states: "You must not use inappropriate methods to win a contract. This includes accepting or paying bribes, unfairly estimating costs, or quoting unrealistically low prices to gain a job and then adding on extra costs once work has commenced, in order to make up costs. If you become aware that there will be additional costs, then advise your client and obtain their agreement before incurring those costs."

As a result of this clause, MBIE has confirmed to *Under Construction* that

Code of Ethics breaches can result in civil prosecution.

"If an LBP does not comply with their obligations, a complaint can be made against them, which may result in disciplinary action by the Building Practitioners Board," said Duncan Connor, National Manager, Occupational Regulation. "Complaints which are specifically related to contractual matters should be progressed through the civil courts."

## A CIVIL MATTER

Originally announced in October 2021, with a 12-month period before it came in, the Code of Ethics aims to ensure

that high standards are maintained in the industry. It also wants to give the public more confidence that LBPs are "reputable and operate ethically", according to MBIE.

"Homeowners can have greater confidence that when they choose an LBP to undertake building work, they are doing so in a safe, legal and professional way, and that LBPs will take responsibility for their work."

While the Code outlines new responsibilities for LBPs to follow, Connor confirmed that it does not supersede existing regulations.

"The Code includes responsibility to act within the law and reporting breaches of the law. In addition to complying with the Code of Ethics, LBPs should also be aware of and adhere to all the Acts relevant to them.

"In addition to the Building Act, there are several other Acts that LBPs must adhere to. These Acts include the Health and Safety at Work Act 2015, which pre-dates the LBP Code of Ethics."

MBIE said the Code of Ethics will also create a framework to discipline LBPs who behave unprofessionally.

"A Code of Ethics aligns the LBP scheme with international best practice. It also provides clear grounds for the Building Practitioners Board to take disciplinary action against LBPs, who behave unprofessionally. The Board is able to issue fines or cancel licences where necessary," said MBIE.

**Complaints which are specifically related to contractual matters should be progressed through the civil courts**

- Duncan Connor, National Manager, Occupational Regulation, MBIE

## INDUSTRY REACTION

The introduction of a Code of Ethics has been met with differing opinion. Speaking to *Under Construction*, Trident Homes franchisee Hamish Broomfield said he was behind its introduction but thinks it could be marketed better.

"I don't think introducing an LBP Code of Ethics is a bad thing. I believe that if LBPs are doing something dodgy, they should get called out for it and held accountable. I understand that some people may think introducing a Code of Ethics would improve the public's confidence in the scheme, but for that to happen the public has to be aware of it in the first place! For example, I've never been asked by a potential customer if I'm an LBP."

Ben Allan, CEO of David Reid Homes, took a stronger view on its introduction.

"I think a Code of Ethics is a good idea and completely appropriate for members of a professional organisation. A Code of Ethics should be a key part of what you sign up for when you register to become an LBP and something official that you can be held accountable for is important."



**A Code of Ethics should be a key part of what you sign up for when you register to become an LBP and something official that you can be held accountable for is important**

- Ben Allan, CEO, David Reid Homes

Meanwhile Sam Manson, the director of SMBC, reckons the Code of Ethics is redundant.

"I don't feel that the LBP scheme needs a Code of Ethics. If you're an LBP, you've already been through a rigorous process to join the scheme and that means you're far less likely to be a cowboy or display unethical behaviour." ■



Tradies can find themselves in civil court if they purposely underestimate the cost of a job to win a contract



## ALL OVER H1



**Want to be 'All over H1'? Clause H1 of the New Zealand Building Code, which regulates the energy efficiency of buildings, is undergoing its biggest changes in more than a decade. The first phase of implementation began on 3 November 2022, with a further set of requirements beginning from 1 May 2023**

The update to Clause H1 aims to help make new buildings warmer, drier and healthier; and, therefore, reduce the energy and environmental impact needed to heat them. The changes are the biggest energy efficiency updates to the acceptable solutions and verification methods in more than a decade.

The H1 Clause of the Building Code regulates the energy efficiency of the built environment – covering wall, floor and ceiling insulation, as well as the thermal performance of windows and doors. There are major increases in thermal performance requirements across the building envelope, indicated through higher construction R-values for different building elements.

### CONSTRUCTION R-VALUES IN H1

An R-value is the measure used to describe the ability of a material or system to resist the transfer of heat. The higher the R-value, the better the thermal resistance.

There are two types of R-values commonly used in the construction industry:

1. Material R-values – the thermal performance of individual products (eg, insulation).
2. Construction R-value – the total thermal performance (R-value) of a typical area of a building element. For a wall this would

be derived from the R-values of the cladding, insulation material and a 'typical area' of wall framing.

The Building Code clause H1 documents specify construction R-values, not the R-value of the insulation product to be installed.

This is an important difference. For example, an R5.0 thermal ceiling insulation blanket may be used but the construction value of the ceiling may only be R4.0 once the total ceiling construction design is accounted for.

### TWO SETS OF REQUIREMENTS, THREE TRANSITION DATES

Minimum insulation requirements differ across three types of buildings:

- Housing.
- Small buildings – under 300m<sup>2</sup>.
- Large buildings – over 300m<sup>2</sup>.

Housing covers all types of residential housing of any size, including standalone houses, townhouses, and apartments. All other buildings are defined by size – small buildings under 300m<sup>2</sup>, large buildings over 300m<sup>2</sup>.

The new housing and small building insulation requirements are the same. The only difference between them is the transition date for the new final values to come into effect, as outlined below.

Large building requirements differ from housing and small building requirements.

Industrial, assembly service and ancillary buildings, as well as outbuildings, currently sit outside the scope of this work. However, where there is an office within a warehouse or industrial building, that office would have to comply with the new requirements.

### NEW CLIMATE ZONES

Previously, New Zealand was divided into three climate zones – Zones 1 and 2 for most of the North Island and Zone 3 for the South Island and the central plateau. There are now six climate zones across New Zealand, and the new insulation requirements are tied to the new zones.

### WHAT BUILDING WORK IS AFFECTED?

These changes only affect new construction or existing properties

undergoing changes to the external thermal envelope, which will require a building consent. Tenancy retrofit insulation standards are separate and not covered by the Building Act and Building Code.

### WHEN ARE THE CHANGES HAPPENING?

Improvements to the requirements under H1 were published by MBIE in November 2021 and, more recently, the transition periods for housing were updated.

#### From 3 November 2022:

- All changes to Buildings more than 300m<sup>2</sup> are in place.
- All changes to Buildings less than 300m<sup>2</sup> that are not housing are in place.

- For Housing, regardless of size, everything is on hold until May 2023 except an interim increase to the R-value of windows and doors is in effect.

#### From 1 May 2023:

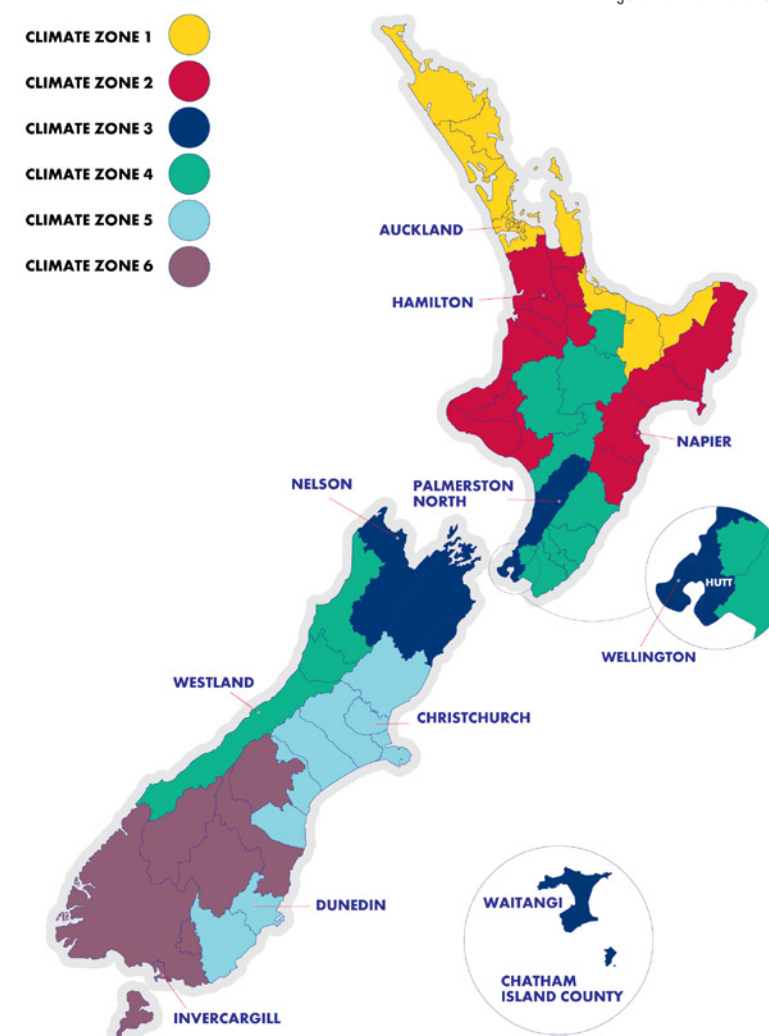
- Increases in thermal performance for Housing will take effect on 1 May 2023, following an extension on the transition period. This includes ceilings, walls and floors.

#### From 2 November 2023:

- Windows and doors for Housing and buildings under 300m<sup>2</sup> will see a further increase in November 2023.

PlaceMakers is committed to providing you with the information you need to work within the rules. Currently the information provided here follows that provided by MBIE. By the end of February, PlaceMakers' 'All Over H1' hub will also include detailed supplier solutions and related products, which will help to speed up the design process for most standard construction methods. These will also be shared through Under Construction. Stay tuned! ■

Figure 1. NZ climate zone map





# THE SUCCESSFUL BUILDER

## THE POSITIVE POWER OF GRATITUDE



Try saying thank you more – putting smiles on faces can be more effective than you think

**Taking time to think of good things that have happened can have a huge impact on us. It can lift spirits and produce a positive change in a workplace, says Graeme Owen from The Successful Builder**

Researchers from the University of California, Davis had a group of people keep a daily written journal. After several weeks, those who recorded what they were grateful for experienced dramatically better physical and mental results than those who either wrote about negative experiences, or just wrote about anything. Moreover, they were more physically active and got sick less often.

It seems that just by thinking and writing positive things, we can re-wire our brain to serve us better and re-learn new ways of thinking! What's more, we can learn ways of thinking that can help us experience life differently.

For many of us, the last few years have been defined by struggle, pressure, hardships and change. Will the next years be more of the same? Who knows! I don't, but I do know that whatever the next year

holds, by practising gratitude, you can have more control over how you, your team and your family experience it.

So, here are four tips to embed gratitude into your business.

### 1. SWITCH GEARS

Builders are experts at casting a critical eye over a job and noticing when something is missing, out of plumb or poorly aligned. It's an essential trade skill for delivering a great product.

However, when it spills over into all other areas and becomes a negative and critical perspective on everything and everyone, it can be destructive. That's when we need to switch gears mentally and shift from being critical – always searching for what's wrong – to being more focused on what is right.

Not many people want to work with someone who is continually grouchy!

### 2. GIVE PRAISE

If you lead a team and want to get the best out of them, then give them heaps of praise for things they have done well. How can you help set them up for success? Set tasks and goals that are achievable, give clear written instructions so they can complete the job satisfactorily and then give them credit for what they have completed – before discussing any areas where they have not achieved.

When discussing poor workmanship, mistakes or rework, encourage them to come up with solutions first. Compliment them for their attempts and, when showing them how to do something your way, congratulate them when they 'get it'.

Praise teaches others to focus on what they can do and unlocks their brain to search for even better solutions, whereas criticism produces resentment and stalls action.



**Whatever the next year holds, by practising gratitude you can have more control over how you, your team and your family, experience it**

Giving praise also teaches our brains to look for the best in situations. That has to be good.

Plus, people love working for people who bring out their best.

### 3. SAY THANK YOU

It's amazing how good we feel when someone says 'thank you' for something we have done or said. It makes us want to do even more, doesn't it?

So, if you find yourself not saying thank you, then make a concerted effort to do so. Crank up your appreciation of those who do stuff for you. Thank the sales assistant at your suppliers. Thank your subbies for turning up. Thank your team for staying until the end of the day or working a little longer to get something finished.

Thank your life partner for contributing to your life. Thank your kids for putting up with you when you have been under the pump. And don't forget to celebrate your own accomplishments each day. Appreciate yourself and all that you do to keep your business going – especially in difficult times!

You see, being thankful is a way of training yourself to expect good things to happen. Furthermore, when you expect good things to happen, you are more likely to approach each day with confidence in your ability to do what you need to.

People like being around confident people.

### 4. MAKE NOTES

Take it a step further and start acknowledging what you are grateful for on paper. Find at least one thing each day that you are grateful for and write it in your journal. Do this consistently for two weeks and then check out where your thinking has been transformed the most. You might be surprised!

If you wish, you can extend this to your family. Each time something good happens to a family member, write it down on a slip of paper with

the date and put it in a gratitude jar. Then every so often (monthly or at the end of the year) open the jar and celebrate the good things that have happened to you as a family. And then start looking for the good things that are going to happen in the next month/year.

### TAKEAWAY

The thing is, if we can learn to practise gratitude, we can rewire our brains to see the positive rather than the negative. When we do so, our entire body – attitude, feelings, emotions, capacity to enjoy life, sense of freedom, physical and emotional health – will improve along with our change in perspective. These changes can have a positive impact on a company's culture.

So, rewiring our brains through gratitude could be a worthwhile practice. Wouldn't you agree? ■

*Graeme Owen is a builders' business coach at [thesuccessfulbuilder.com](http://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](http://thesuccessfulbuilder.com/book-15-min-sales-call) or join Trademates and connect with builders who are scaling too: [www.facebook.com/groups/TradeMates](http://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!

- |  |  |  |
|--|--|--|
| <p>7) What's a great way to focus on gratitude?</p> <p>a) Start making written notes about what you're grateful for.</p> <p>b) Have a daily gratitude discussion.</p> <p>c) Make a list of negative things you'd like to change.</p> | <p>8) What practical benefits could you discover when you try to be more grateful?</p> <p>a) You can increase your capacity for enjoyment.</p> <p>b) You can rewire your brain to focus on positives rather than negatives.</p> <p>c) You can positively change company culture.</p> <p>d) All of the above.</p> | <p>9) What is the effect of praise?</p> <p>a) It can help staff focus on making further improvement.</p> <p>b) It makes staff lazy and complacent.</p> <p>c) It creates sloppy work.</p> |
|--|--|--|

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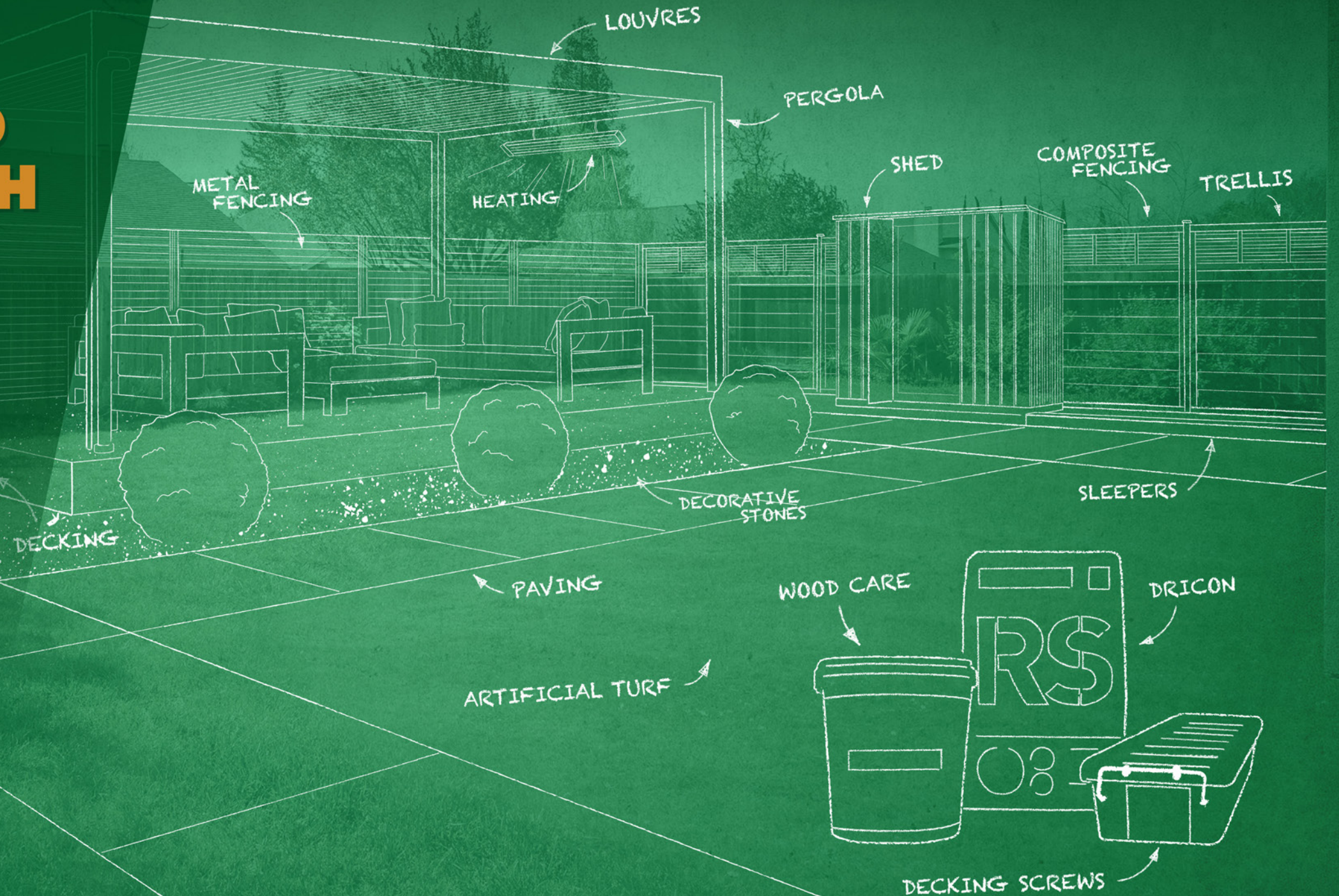
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INDUSTRY FEATURE

VOLUME OF BUILDING ACTIVITY UP

The September 2022 quarter saw the volume of building activity rise by nearly 5% compared with the previous quarter

An increase in residential and non-residential building activity contributed to a 3.8% rise in the volume of building activity for the final full quarter of the year.

Non-residential building activity experienced the largest increase compared to the June 2022 quarter (+4.9%), with residential building activity (+3.1%) not far behind.

"In the September 2022 quarter, building activity increased across the majority of building types and regions," said Construction and Property Statistics Manager Michael Heslop.

VOLUME AND VALUE INCREASE

The actual value of building work grew by 34% to \$9.3bn compared to the September 2021 quarter. Residential work accounted for \$6.4bn, while non-residential work made up \$2.9bn.

Auckland accounted for the greatest value of work in the September 2022 quarter (\$3.6bn; a 37% increase compared to the September 2021 quarter), followed by Waikato (\$942m; + 34%) and Wellington (\$893m; +39%).

Down south, the actual value of total building work passed the billion mark in Canterbury (\$1.3bn; +34%). The rest of the South Island's building work came to a total value of \$983m, an increase of 38%.

Meanwhile, the total value of building work hit \$33bn in the year ended September 2022 – a 20% increase compared with the previous year. The value of building work includes building work done and cost increases.



The actual value of total building work in the September 2022 quarter was \$9.3bn

"The past 12 months have seen costs rise substantially for both residential and non-residential buildings, which has been reflected in the value of building work increase," Heslop said.

"In this time, residential building costs rose 15%, while non-residential building costs rose 11%."

NON-RESIDENTIAL BUILDING CONSENTS INCREASE

In the year ended September 2022, non-residential building consents totalled \$6.3bn. The building types with the highest value were:

- Education buildings – \$1.7bn (up 17% compared to the year ended September 2021).
- Offices, administration and public transport buildings – \$1.6bn (up 43%).
- Storage buildings – \$1.5bn (up 35%). ■

PROVE YOUR KNOWLEDGE

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



CODEWORDS  
ISSUE 110

- ①
- ②
- ③

UNDER  
CONSTRUCTION

- |    |    |
|----|----|
| 1) | 6) |
| 2) | 7) |
| 3) | 8) |
| 4) | 9) |
| 5) |    |

FEB / MAR 2023

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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