

ISSUE 97

UNDER CONSTRUCTION

GET YOUR APRIL/MAY 2023 SKILLS MAINTENANCE POINT!



Hardware Awards 2023

GO TEAM BLUE!

In March 2023 the Hardware Awards event was held, and our team blue had some great wins! Check out page 4 for all the details and winners.

TRAY DEAL

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AVAILABLE
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PEF Backing
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PlaceMakers®

Together we're building
New Zealand

FOREWORD VIEW FROM THE GM OPERATIONS

ACKNOWLEDGING THE HIGHS AND LOWS



PlaceMakers was able to celebrate its excellent team in February, with a number of finalists and winners in this year's Hardware Awards. We pride ourselves in providing the best service in the industry, and these awards are an endorsement of that

Having a passionate team of dedicated experts on your side is as important as ever, as the country continues to assess and come to terms with the results of Cyclone Gabrielle and ongoing severe weather events.

Our thoughts go out to anyone affected by the recent events – either personally or by association. There is a lot of rebuilding work ahead and we will be here to help every step of the way.

If you haven't thought about it before, we feature advice from Site Safe around disaster management on page 14 of this issue.

On a lighter note, as well as the Hardware Awards (which you can read about on page four), we celebrate another winner on page six – Morgane Tarr, our 2022 PAC Novice Who Nailed It.

Talking about apprentices, we asked three of them what they think makes a business good to work for. So, if you're looking for some practical advice for recruiting or retaining learners, head to page six!

In our previous issue, we featured the latest Building Code updates and news on the Code of Ethics for Licensed Building Practitioners. MBIE has since written a helpful guide on each subject, which you can find on pages 10 and 12.

We also continue to explore findings from the consent system report released by MBIE last year. In part four of our series, we investigate the underlying issues with the system and how the consent structure causes unpredictability. PlaceMakers builders provide their own feedback on how to improve the consent system on page 3.

This issue also features a new contributor – registered architect Samantha Zondag – who offers advice on how builders and architects could work better together.

Last but not least, our complete guide to H1 will provide all the information you need to wrap your head around the changes. It will be included with the next issue – shout out if you don't receive one!

Shane Cornelius

General Manager Operations

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FEEDBACK

BUILDERS BUSINESS

TRANSFORMING THE SYSTEM

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: How could the consent system be improved?

Firm: Broswick Builders
Interviewee: Todd Wickenden
Role: Director/Builder
Location: Auckland
Staff: 20

I really believe the consent system needs to be streamlined because, right now, consents take too long to process and the system isn’t working very well. It seems like you could place two identical consents and get two different outcomes.

In my experience, the building consent officers (BCOs) aren’t as knowledgeable as they need to be and that makes them very risk averse. Our designers and architects will put in good consent applications and get back heaps of requests for more information (RFIs) that they don’t think needs to be there.

I also think there needs to be more trust placed in our engineers and designers – especially when BCOs are inspecting work that has been engineered and inspected by an engineer. Half the time, you get a council inspector come along and they have no idea what they’re looking at. In terms of streamlining the process, that’s an area I feel could be looked at.

Our biggest issue is code compliance certificates (CCCs). They are taking forever to process and that’s not good either, because most customers can’t lock in their interest rates until CCCs are issued. Right now, that could be a 2% difference in the interest rate, which can be huge financially.

Firm: Fixation Builders
Interviewee: Darren Robinson
Role: Owner/Director
Location: Queenstown
Staff: 13

A lot of our clients come to us with pre-consented plans, so we don’t have to deal with the consent system for the design phase. However, inspections can be frustrating and I believe there are a few ways the system can be improved.

For example, I think that communication between building consent authorities and builders can be improved. Sometimes I feel that we aren’t told about changes to processes or regulation and then we get failed on inspections for something we didn’t know was wrong.

I’ve also found that there’s a vast inconsistency between inspectors. On one build, we had a final inspection that was failed for a few things. We fixed those and booked a re-inspection. A different inspector then told us that we shouldn’t have been failed and shouldn’t have had to take remedial action!

I’d also like to see builders trusted more. I understand things need to be inspected, but when BCOs are checking gib screws it feels like we’re having our hands held through the process when other trades can sign off their own work. I’d like to see us given the power to sign off our own work under certain circumstances.

Virtual inspections could be a good tool moving forward, but I’ve been billed for 30 minutes work after I sent one photo to a BCO! So, if the costs are going to stay that high, then virtual inspections won’t be the answer for me.

Firm: Gray Brothers
Interviewee: Mark Ward
Role: Co-owner/Director
Location: Dunedin
Staff: 13

Our biggest gripe is that the council keeps losing the forms and documents that we submit online! We’ve had to submit the same thing three or four times and it drives us spare. So, if that could be improved, it would save us a lot of time.

That’s not down to the inspectors themselves, it’s the support staff. Improvements there would help a lot.

Additionally, we can have one inspector say one thing and a second will say another – but that’s the human element of the job and it depends on experience and knowledge, so I’m not sure there’s a fix to that.

I like the idea of online inspections and being able to submit photos but it’s another tricky subject, because we can’t have one rule for some companies and another rule for those who can’t be trusted with virtual inspections.

Finally, we’re shaped by the market. If we do a bad job, we’re in trouble, but there doesn’t seem to be enough of a performance incentive for BCOs, who can do a bad job and get away with it. I think that could do with being changed.

PLACEMAKERS CELEBRATES A SUCCESSFUL TEAM



PlaceMakers celebrated a night of success at the Hardware Awards: (l-r): PlaceMakers General Manager Operations Shane Cornelius addresses the audience; representatives from PlaceMakers Riccarton accept their trophy; Bud Little Young Achiever Jeremy Donoghue

The 27th annual Hardware Awards took place in February, with PlaceMakers featuring heavily in the finalists of all trade retail-related categories – and winning two key awards

The annual awards evening celebrated the achievements of the trade retail and supply sector throughout a year characterised by challenges, supply shortages and price increases.

PlaceMakers was nominated in five 'Hardware and Builders' Supply Merchant' categories, demonstrating its expertise and exceptional customer service across New Zealand.

TRADE STORE OF THE YEAR

Winner: PlaceMakers Riccarton

For the second year in a row, and ninth overall, PlaceMakers Riccarton has been named Trade Store of the Year. The award recognises quality of service, and Christchurch Hub Operation Manager Malcolm Ross says the strength of the store's customer relationships has carried them through the year.

"We're incredibly proud to pick up the award two years running. We're a large

store, but we've always worked hard to nurture close relationships with our builders and made sure to listen to their needs."

Branch Manager Hayden Finlayson added that a "back-to-basics" approach is the root of the store's success.

"We've focus on getting the basics right, such as ensuring our service is always of a high quality and our communication with customers is good. We also managed supply issues as best we could during the tough year and looked to see if there was a better way to do things. We haven't always got it right, but we've learned from our mistakes to improve our customers' overall experience."

Finalist: PlaceMakers Mt Wellington

The Mt Wellington store won this award in 2020 and came close to adding more silverware to its trophy cabinet.

Even though a win wasn't to be, PlaceMakers South East Hub Sales Manager Jonathan Percy says he's delighted to be recognised as one of the best stores in the country.

"I'm incredibly proud to be recognised as the highest-performing PlaceMakers store in the North Island, and to be one of three finalists nationwide shows that our continuous drive to give our customers' the best experience possible is working.

"The team we have at Mt Wellington continues to humble and inspire me, and I'm looking forward to what the future holds for the store!"

BUD LITTLE YOUNG ACHIEVER

Winner: Jeremy Donoghue

Named in honour of the late Bud Little, who founded the NZ Hardware Journal and Hardware Awards, the Young Achiever Award is presented

to a young retailer on the cusp of something special.

The 2023 award went to Jeremy Donoghue from PlaceMakers New Plymouth & Hawera.

"Jeremy's ability to create lasting working relationships with our customer base is unmatched," said Lauren Mackintosh, Operations Manager at PlaceMakers New Plymouth.

Mackintosh puts that ability down to Donoghue's silver tongue, quick wit and attitude towards his work.

"He can banter with the best of the builders, but he works hard to innovate our ways of working to fit our customers' needs, finding solutions to the next potential issue before it even becomes an obstacle."

He's also gone the extra mile to make sure others can provide the best possible service to PlaceMakers customers.

"Jeremy has been involved in coaching team members to take a proactive approach with customers and being one step ahead, which has contributed towards creating great in-branch service levels. It's a pleasure to work with and learn from Jeremy."

TRADE ACCOUNT MANAGER OF THE YEAR

Finalist: Vinny Harvey, PlaceMakers Whakatane

This award recognised an account manager active in the building supplies sector, who has consistently displayed a high standard of sales and has a proven record in account management.

As someone who has owned and run a construction firm in the past, Harvey said his success stems from an intimate knowledge of the industry.

"I understand the challenges people face on site, so I can visit them, help them out and share some of the things I've learned along the way."

Harvey takes pride in the fact that he's changed the perception of PlaceMakers in the community he works in.

"A lot of my customers were previously with rivals, so I had to build trust with them to earn their business. In the three years I've been in the job, I've worked hard to support the industry here – it took at least 18 months to do, but it's been worth it."

RETAILER OF THE YEAR

Finalist: Andrew Wintle, PlaceMakers Westgate

This award recognises a truly outstanding retailer – builders' merchant – of any age, who has shown initiative and enterprise in leading their team. Entrants will be owners, managers or JV partners of a hardware store or builders' supply merchant.

Judges look for the "best of the best" in the DIY retail and building supply sector. As a result, every finalist is considered to be a benchmark for their profession.

Wintle, who has been in the industry his whole life, says he's proud of the achievement but couldn't have done it without the backing of his entire store.

"It was a privilege to be at the awards and represent PlaceMakers, but being a finalist is as much an achievement for my team as it is for me."

Wintle's parents started and owned their own hardware store before selling it to PlaceMakers 16 years ago, and he has worked his way through the ranks. From Yardie to Telesales to Yard Manager, Account Manager and Branch Manager, Andrew knows the product and his customers inside out.

"One of my big beliefs is that we have to be customer-centric, especially with our small and medium-sized customers. I've been around for so long that many of them know me from my time as a Yardie, while my stint as an Account Manager means that I've got a good understanding of what our customers need."

YOUNG RETAILER OF THE YEAR

Finalist: Hayden Finlayson, PlaceMakers Riccarton

This award recognises a young retailer – builders' merchant (aged 32 years or under as at September 8, 2022) – who has achieved a high standard in their retailing career.

It was nice to be recognised as a finalist and a great opportunity for me to reflect on the past 12 months. It's been an awesome ride. It's an incredibly busy role but I've really enjoyed the operations side of the business and I'm proud of the success the store has had

- Hayden Finlayson,
Branch Manager
PlaceMakers Riccarton

Hayden has only been with PlaceMakers for two-and-a-half years but has already made a splash. After just six months in his Digital Business Development Manager role, he was promoted to Branch Manager of PlaceMakers Riccarton – the winner of Trade Store of the Year.

"I'd never been a Branch Manager before I took up this role. It was a different challenge for me, but I've really enjoyed it. I've got Malcolm Ross and Catherine Freeman-Breen to thank for trusting me with it.

"It was nice to be recognised as a finalist and a great opportunity for me to reflect on the past 12 months. It's been an awesome ride. It's an incredibly busy role, but I've really enjoyed the operations side of the business and I'm proud of the success the store has had." ■

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: What makes a business good to work for?

2nd
YEAR

Name: Jamie
Location: Canterbury

I really like to be treated as though I have the knowledge and experience to contribute to the job, and to feel like I'm a valued part of the crew.

Everyone has something to offer. You hear of sites where apprentices might be working on something and then a more experienced tradie takes over and finishes the job that they were capable of doing. That hasn't happened to me, but I would hate to be in a situation like that. I don't want to be working the lowest skill jobs all the time. I want to be challenged, which, in turn, helps me learn.

Having a boss that's flexible is a big plus as well. Mine is good and understands that life happens during work hours. It's the same with leave. As long as we're getting the job done, they're happy for us to take time away if we need to go to the doctors or things like that.

I wouldn't rank money as the most important thing for me. If anything, it's the opposite! I was working in a management position for a company that employed 5,000 people, earning good money, and left for an apprentice's wage! For me, it's all about enjoying what I'm doing. If someone offered me \$5 more an hour but I enjoyed the work less, I'd turn it down. That would be a no-brainer!

JUST
QUALIFIED

Name: Geoff
Location: Dunedin

The most important thing for me is to work for someone who can provide me with stimulating, challenging and rewarding work.

I don't want to be doing repetitive tasks again and again, which makes coming to work boring.

I know of companies that do such limited work and get subbies in to do most of the build and that's not what I want. I like to do things that mean I need to keep learning; especially about the structural elements of building.

I've been lucky that all my bosses have been very good at providing a good work/life balance and understand that things like doctor's appointments will be during the day, so you need to miss a bit of work for them.

I'd sacrifice earning more money to keep the balance in my life. If you end up chasing the dollars, you can find yourself in situations where you get used. Some firms can promise a few extra bucks here or there if you come on board as a sub-contractor but, once work dries up, you're the first out the door!

That said, some people want to earn as much as possible. I did an adult apprenticeship, so my perspective may be different to younger apprentices.

3rd
YEAR

Name: Tenny
Location: Canterbury

I find that the best businesses provide flexibility for employees. As a mother, having an employer who understands that kids get sick sometimes and need looking after is really important.

My employer has a very family-first approach, which creates a good work environment; and because my employer is flexible with me, I'm flexible with them, so I'll work after hours if it's required.

Another thing I look for is good company culture. In our industry, people talk and you hear about the places that have good culture versus those that have a bad one. I'd say things like how robust a company's health and safety policy is, how quickly any instances of bullying are stamped out, and how inclusive a business is are all factors that contribute towards good culture.

While I think money is important, I'd work for less money if my other needs were met. I value peace of mind and having less stress in my job over earning a few more dollars here or there. To me, earning more but working in a place that makes you unhappy isn't worth it.

THE NOVICE WHO NAILED IT 2022

Morgane Tarr, a second-year apprentice from Otago, has been tackling misconceptions since day one and is proving that tradie ladies are just as capable as blokes – day after day after day

To earn the 'Novice Who Nailed It' title, a PlaceMakers Apprentice Crew (PAC) member must overcome challenges, show initiative and perform their tasks to a high level. This year's winner, Morgane Tarr, did all of that – and changed a few minds in the process – to walk away with a \$500 PlaceMakers gift card.

Morgane faced more than her fair share of difficulties during her apprenticeship. Not only has she had to learn new skills, she often felt she had to push herself beyond her physical limits to prove she belongs.

"At the start of my apprenticeship, I felt I needed to lift as much as I could, but then I realised I don't need to. It's far better for the job if I didn't break myself trying to lift something that's too heavy for me – and that goes for everyone working on site."

PERCEPTION SHIFT

Now that she's in her second year, Morgane says she's noticed a shift in attitudes.

"The guys on site have seen that I can do things as well as them, so I'm left to get on with it a lot more. They used to think I needed help all the time, but now they see that I'm as capable as them," says Morgane. "Obviously, there are some things I can't lift that others can, so I'm happy for help in that instance, but no more than any of the guys my size."

She says it's awesome to see that the shift in perception seems to extend well beyond her work site.

"Thanks to the increased number and visibility of women in trades over the past few years, I think there's been a general shift in everyone's perceptions of tradie ladies – from labourers all the way to foremen – and it's a good one."

Morgane is a vocal advocate of women in trades and even has a tradie Instagram account (@tradie_morgy). She says the support she gets through that is really important.

"There is a whole community of us online. We follow and support each other if we're having a bad day. It helps a lot because they understand the concept of being the only female on site more than anyone else."

MORE SKILLED,
MORE CONFIDENT

Aside from changing perceptions, Morgane has learned a lot since she was named PlaceMakers Apprentice of the Month in March 2022.

"I'm much more confident and I can push myself to do things on my own, rather than having to wait for someone to supervise or help me," she says.

"My finishing work has improved because I've been doing heaps of joinery, so I'm much more comfortable with it. I'm also a lot better at skirting – you can chuck me

in a room to do the skirts and I can crack on by myself."

Morgane says she's also "physically stronger" – which has sparked some good-natured jokes from everyone on site – and capable of pushing herself harder during the more demanding moments on the job.

With so much progress within two years, Morgane is excited for her future. Her long-term goal is to be involved in tiny house building, as well as continuing her advocacy work of women in trades!

KEEN TO SHARE YOUR STORY?

We'd love to hear from PAC members keen to share their story and pass on advice to other apprentices. You will be featured in our section 'From the Ground Up', so email pac@placemakers.co.nz if you're interested. ■



Morgane Tarr has been named 2022's Novice Who Nailed It and picked up a \$500 PlaceMakers gift card as her reward!

WHAT'S ON

PLACEMAKERS PRODUCT PICKS



Keep warm during the cold months with Milwaukee® Heated Gear – both on and off the job site. Powered by M12™ REDLITHIUM™-ION technology, our Heated Gear range includes Heated Jackets, Heated Vests and Heated Hoodies, providing longer runtimes and the heat control required in harsh conditions.

Our new M12™ Heated TOUGHShell™ Jacket offers a unique M12™ battery pocket pass-thru design that is easy to use with front or back pocket battery placement, allowing you the versatility and comfort needed depending on the situation. We offer a wide array of garments in different colors and sizes ranging from small to XX-large.

PERMCON PERMEABLE CONCRETE



Permcon permeable concrete is a concrete product that combines the excellent properties of a standard rigid concrete pavement with the ability to drain stormwater through it and into the ground beneath, reducing surface water run-off, in essence mimicking the pre-development natural environment.

Used for residential and light commercial footpaths, driveways, and car parks, Permcon permeable concrete can provide typical hardstand areas without impacting a building site's impermeable/permeable ratios, which makes it an excellent solution in high-density areas, or if you're adding to existing hardstand areas. Meanwhile, it also limits the impact on the built environment and protects receiving streams and waterways.



PlaceMakers offers a broad range of ducted room extraction systems and ducted home ventilation options designed and modelled for New Zealand homes. From basic positive air pressure systems to complete heat recovery ventilation options, all backed with the support of our suppliers, we can help you create tailor-made designs to suit your home's volume and air change requirement.

A home ventilation system is a great contribution to provide a healthier, drier home, while optional add-on components include kits like a heat transfer from the living room to the bedrooms and fresh air intakes to bring in cooler air during the summer.

SURROUND by Laminex



Surround by Laminex™ in internal moisture areas

By adding warmth and texture to inside spaces, Surround by Laminex™ decorative wall panels continue to challenge the way New Zealanders do walls.

These ever-popular panels can now be used in internal moisture areas such as bathrooms, kitchens and laundries.

Installation is very similar to installing in dry areas. However, additional preparation, sealing and painting is required to ensure compliance with NZBC E3/AS1 or NZBC E3/AS2. Panels cannot be installed within splash zones or areas with prolonged elevated moisture and humidity levels, such as saunas and indoor swimming pools.

Full instructions can be found in the Fabrication & Installation Manual – download at Laminex.co.nz

SURROUND BY LAMINEX™



Rosenfeld Kidson Truwood® is Europe's favourite modified timber cladding and offers durability, stability and beauty in a wholly natural and renewable product.

This stunning product is a thermally modified, clear grade and solid timber, with great properties of durability and stability without any chemical treatment, resins or glues – just heat and wood.

It is the ideal cladding solution, where less frequent maintenance is required. An additional benefit of the reduced movement in service is the increased performance of coatings.

Rosenfeld Kidson also offers Sansin® PrecisionCoat Woodforce. Woodforce is a durable, low VOC stain containing top-quality pigments, providing a very natural finish, as well as exceptional water repellency and protection. Sansin is the global leader in environmentally friendly wood protection.

Installed together with Rosenfeld Kidson's range of innovative accessories, on our CodeMark-certified 20mm cavity system, Truwood cladding offers a cost-effective, top-performing and beautiful natural timber cladding solution.



ROSENFELD KIDSON TRUWOOD®

PLACEMAKERS VENTILATION SYSTEMS



PlaceMakers offers a broad range of ducted room extraction systems and ducted home ventilation options designed and modelled for New Zealand homes. From basic positive air pressure systems to complete heat recovery ventilation options, all backed with the support of our suppliers, we can help you create tailor-made designs to suit your home's volume and air change requirement.

A home ventilation system is a great contribution to provide a healthier, drier home, while optional add-on components include kits like a heat transfer from the living room to the bedrooms and fresh air intakes to bring in cooler air during the summer.



TOSHIBA HAORI HEAT PUMP

The Toshiba Haori heat pump – winner of the 2021 Design and Good Design Awards – is a one-of-a-kind unit that allows the user to easily change colours by removing the “peel and stick” textile cover and replacing it with a colour to suit the room and user style.

Choose from a large selection of factory cover options or use as a template to make your own cover to match your furniture fabric or curtains. The Haori heat pump is a fantastic solution to suit a multitude of interior designs, home styles and spaces and is available in three heat range sizes.



PROLAM PLX20

Save time, money and your back with the innovative PLX20 beam. No more Hiab's, scaffolding and extra guys required.

The Prolam PLX20 is a lightweight, high-strength beam ideal for long spans across double and single garage doors, ridge beams and floor beams.

The innovative design incorporates a thin strip of steel in the top and bottom laminates, giving greater strength for a smaller member beam to span further.

The PLX20 is 40% lighter than traditional garage door beams and can easily be cut to length on site.

Enquire with PlaceMakers or scan the QR code to learn more.



MBIE

A NEW CODE OF ETHICS FOR LBPs



Under the new Code of Ethics, LBPs must take responsibility for health and safety on site, such as the use of appropriate PPE and minimising hazards such as airborne dust

The Code of Ethics, which came into force on 25 October 2022, sets behavioural standards for Licensed Building Practitioners (LBPs). These give both the industry and the public clarity on what is expected from LBPs, and hold them to account

The Code of Ethics ensures high standards are maintained in the industry, while giving the public more confidence that LBPs are undertaking building work in a safe, legal, and professional way.

It also provides people, such as homeowners, with an avenue to complain should an LBP breach the standards. Most LBPs already work to the highest professional and ethical standards.

The Code of Ethics will hold those who do not meet these standards to account, by providing clear grounds for the Building

Practitioners Board to take disciplinary action against LBPs who behave unprofessionally.

WHAT THE CODE OF ETHICS INCLUDES

The Code of Ethics is made up of 19 standards, which sit under the following four key principles:

1. Work safety

- Take responsibility for health and safety.
- Report unsafe behaviour by others on a building site.

- Avoid harming the environment.

2. Act within the law

- Comply with the law.
- Report breaches of the law.

3. Take responsibility for your actions

- Know what building work you are allowed to do.
- Explain risks to your client.
- Inform and educate your client.

- Be accountable for building work carried out by you, or someone under your supervision.
- Conduct your business in a methodical and responsible manner.

- Advise clients of any delays as soon as they become apparent.
- Act in your client's interests.
- Generally, you should follow your client's instructions unless the instructions are dangerous, are contrary to contracts or consents, or would mean you would not be acting within the law.

4. Behave professionally

- Behave professionally.
- Act in good faith during dispute resolution.
- Price work fairly and reasonably.
- Declare and manage actual or potential conflicts of interest appropriately.
- Maintain confidentiality of client details, unless there is good reason for sharing information.
- Acknowledge and respect the cultural norms and values of your clients and colleagues.

WHERE TO FIND MORE INFORMATION

The Ministry of Business, Innovation and Employment (MBIE) has developed information and education resources to help LBPs and the public learn more about the Code of Ethics.

These are available on the LBP website and include a detailed guidance document and an interactive online learning module. The module takes 20 to 30 minutes to complete and can count towards an LBP's skills maintenance activities (LBPs must log in to the module for it to count towards skills maintenance).



The Code of Ethics will hold those who do not meet these standards to account, by providing clear grounds for the Building Practitioners Board to take disciplinary action against LBPs who behave unprofessionally



LBPs must act professionally and be accountable for the work of those under their supervision

CODEWORDS QUIZ ISSUE 111



1 Why have a Code of Ethics?

- a) It ensures high standards are maintained in the industry.
- b) It gives the public more confidence that LBPs are undertaking building work in a safe, legal, and professional way.
- c) It provides people, such as homeowners, with an avenue to complain should an LBP breach the standards.
- d) All of the above.

2 Which of the following is not part of the Code of Ethics?

- a) Avoid harming the environment.
- b) Comply with the law.
- c) Inform and educate your client.
- d) The definition of Restricted Building Work.
- e) Price work fairly and reasonably.

3 Who does the Code of Ethics apply to, and can you claim skills maintenance points for learning about it?

- a) It applies to all LBPs, and is an elective skills maintenance activity.
- b) It doesn't apply to me, and I cannot claim points if I learn more about it.

The Codewords article above is republished verbatim. As such, neither PlaceMakers or Under Construction magazine's publishers take responsibility for the accuracy of the article or its corresponding questions. Reading this article and answering the questions meets Skills Maintenance requirements.



RECENT UPDATES TO THE BUILDING CODE

Find out about the latest Building Code updates and how you can subscribe for the most up-to-date information

The Building Performance team at the Ministry of Business, Innovation and Employment (MBIE) updates the acceptable solution and verification method Building Code documents regularly. We do this to ensure that:

- The system is effective and keeps pace with modern methods of construction, products and technologies.
- Our buildings are safe, healthy and durable.

These changes have a direct impact on the work that Licensed Building Practitioners (LBPs) do. So, it's really important that you find out about them as early as possible and get the opportunity to let us know what you think. When we are proposing changes to the Building Code regulations or to the acceptable solutions and verification methods, we run a consultation first. This is your chance to submit feedback on the proposed changes.

SUMMARY OF BUILDING CODE CONSULTATIONS

There have been a number of changes to get up to speed with recently. Here are some of the key points from the 2021 and 2022 updates that we want you to be aware of.

2022 BUILDING CODE UPDATES

In 2022 we consulted on changes for:

- Plumbing and drainage.
- Protection from fire.
- Structural stability of hollow-core floors.

You can read the proposal documents at: mbie.govt.nz/have-your-say/building-code-update-2022.

This consultation closed on 1 July 2022 and received over 100 detailed submissions and comments.

The proposal that received the most interest was the changes to protection from fire for residential buildings. The plumbing and drainage proposals for lead in plumbing products and water temperatures also received a significant number of responses.

The Building Performance team have made decisions on two parts of the proposed changes to the Building Code – lead in plumbing products, and the structural stability of hollow-core floors.

By announcing these decisions prior to the publication of the revised acceptable solutions and verification methods, we aim to provide certainty and direction to the sector and give additional time to implement the required change.

DECISION ON HOLLOW-CORE FLOORS

The Building Performance team has removed the deemed to comply pathway in B1/VM1 for the design of the supports for hollow-core floor systems to minimise the chance of poorly designed systems being specified in new building work.

The amended Verification Method B1/VM1 will be published along with other documents in November 2023. This change for hollow-core floor systems will take immediate effect when published – there will be no additional transition period.

DECISION ON LEAD IN PLUMBING PRODUCTS

The Building Performance team is amending Acceptable Solution G12/AS1 to limit the maximum allowable content of lead permitted in plumbing products. The transition period for this change will end

on 1 September 2025. As the transition period extends to 2025, the revised acceptable solution will be published in alignment with the rest of the plumbing and drainage updates in November 2023.

SUMMARY OF DECISIONS ON LEAD IN PLUMBING PRODUCTS AND HOLLOW-CORE FLOORS

You can read the summary of the decisions on lead in plumbing products and the structural stability of hollow-core floors at: building.govt.nz/building-code-compliance/annual-building-code-updates/2022-building-code-update.

DECISION ON OTHER PROPOSALS

Due to the breadth of in-depth submissions received for the 2022 consultations, we will announce the remaining decisions prior to publishing the Building Code acceptable solutions and verification methods in November 2023.

This additional time is required to thoroughly work through the submissions and ensure all points of view are considered. This timeframe will also allow us to prepare the necessary supporting educational material such as guidance documents, learning modules and webinars.

2021 BUILDING CODE UPDATES

In 2021 we published updated acceptable solutions and verification methods for building code clauses B1, E2, G7 and H1. The transition period for the 2021 Building Code updates ended on 2 November 2022. This means that building consent applications submitted on or after 3 November 2022 that use one of the updated acceptable solutions or verification methods as a means of compliance should now use the most recent versions of the documents.

Read more here: building.govt.nz/building-code-compliance.

STAGED IMPLEMENTATION FOR H1 INSULATION REQUIREMENTS FOR HOUSING

The updates to the acceptable solutions and verification methods for H1 Energy efficiency are effective now. The revised documents also provide a staged transition for insulation in housing as shown in the table below:

Find the full details of the staged requirements at: building.govt.nz/about-building-performance/all-news-and-updates/transition-dates-for-the-building-code-updates-programme.

H1 EDUCATION MODULES

To help people understand the updated H1 requirements, the Building Performance team have created new learning modules covering insulation, energy efficiency and climate zones.

- Module 1 is aimed at homeowners and the general public. It explains why insulation is important in buildings to increase energy efficiency and the benefits of installing better insulation. It helps to identify the climate zones that different parts of the country fall into and the background to the new requirements for houses that will apply from May next year.

- Module 2 teaches you about the different compliance pathways for the Building Code's energy efficiency requirements, and how to choose the appropriate acceptable solution or verification method for your building.

- Modules 3 and 4 are under development and will be published later this year.

Find these modules in the learning centre here: learning.building.govt.nz.

STAY UP TO DATE WITH BUILDING CODE UPDATES

We know that there have been a lot of different things to get up to speed with, but we are committed to working alongside the building and construction sector to ensure successful implementation of these important changes.

You can find out about consultations on changes to the building code, acceptable solutions and verification methods and stay up to date with changes when they come into effect by subscribing for updates: confirmsubscription.com/h/r/7BC65D75D18899C62540EF23F30FEDED.

Minimum R-values for each building element for housing in H1/AS1 and H1/VM1

OPTIONS	CLIMATE ZONE					
	1	2	3	4	5	6
ROOFS						
Current minimum requirements	R2.9		R2.9/3.3		R3.3	
1 May 2023	R6.6 ▲					
WALLS						
Current minimum requirements	R1.9		R1.9/2.0		R2.0	
1 May 2023	R2.0 ▲					
FLOORS						
Current minimum requirements	R1.3					
Slab-on-ground floors 1 May 2023	R1.5 ▲	R1.5 ▲	R1.5 ▲	R1.5 ▲	R1.6 ▲	R1.7 ▲
Other floors 1 May 2023	R2.5 ▲			R2.8 ▲	R3.0 ▲	
WINDOWS & DOORS						
Previous minimum requirements	R02.6					
3 November 2022	R0.37 ▲		R0.37 ▲		R0.37 ▲	
1 May 2023	R0.37		R0.46 ▲		R0.50 ▲	
2 November 2023	R0.46 ▲		R0.46		R0.50	

CODEWORDS QUIZ ISSUE 111

- 4 Who updates the acceptable solution and verification method Building Code documents?

a) The LBP scheme.

b) BRANZ.

c) The MBIE Building Performance team.
- 5 The new insulation value of R0.46 for windows and doors in Climate zones 1 and 2 takes effect from:

a) 3 November 2022.

b) 1 May 2023.

c) 2 November 2023.
- 6 What's the best way to keep up with consultations on changes to the Building Code and stay up to date when they come into effect?

a) Subscribe for updates on the Building Performance website.

b) Read them in your local newspaper.

c) Read them in Codewords.

The Codewords article above is republished verbatim. As such, neither PlaceMakers or Under Construction magazine's publishers take responsibility for the accuracy of the article or its corresponding questions. Reading this article and answering the questions meets Skills Maintenance requirements. Table recreated from MBIE data.



SITE SAFE

DISASTER PLANNING



Preparing an emergency response plan could save lives when disaster strikes

Natural disasters such as the devastating Cyclone Gabrielle are forecast to increase, so all builders should have a plan in place to deal with the worst that might happen, says Site Safe. Here are some practical tips to help keep you and your workers safe

Those living in Auckland and surrounding regions in the North Island have recently experienced the swift and devastating impact caused by natural disasters.

Thousands were forced to leave their homes, many of which have been labelled as uninhabitable, after historically heavy rains caused widespread flooding in Tāmaki Makaurau/Auckland on January 27.

As Cyclone Gabrielle passed over the country in February, large areas of the upper North Island were again hampered by catastrophic storm conditions, heavy rainfall and flooding.

The deluge plunged the country into a national state of emergency, triggering widespread evacuations and causing at least 11 deaths (at the time of print).

Emergency Management officials are

working tirelessly on recovery efforts from the extensive flood damage. Some experts suspect the clean-up could take many months and have significant economic repercussions.

Many leading climate scientists say these severe weather events are linked to climate change and that they're likely to increase in severity and frequency as global warming continues.

Taking that into account, alongside the potential for natural disasters to strike at any time, it is vital organisations are prepared for anything, whether that be extreme flooding, earthquake, fire or tsunami.

The first step to being prepared is a decent emergency response plan. So, with that in mind, here are some handy tips to help keep you safe when disaster strikes on-site.

WHAT IS AN EMERGENCY RESPONSE PLAN?

In short, it's a plan that addresses all reasonably foreseeable emergencies and allows organisations to holistically map out their approach to minimise the effects of an emergency on their workplace.

PEOPLE COME FIRST:

- Make sure you have a system in place for getting in touch and everyone's current emergency contact details.
- Know your headcount – how many of your team are on-site and need to be accounted for? If evacuation is required, take the register to the evacuation point, so you can sign everyone off.
- Check the sign-in register to make sure visitors are safe.

THE KEY IS BEING PREPARED!

- Know where the alternative exits are.
- Keep a list of your emergency equipment (such as extinguishers, fire blankets), when they were last tested and where they are located.
- Make sure workers know where the evacuation point is and ensure it's in a safe place, away from obvious fire, earthquake or flooding hazards.
- Make sure everyone is aware of what the emergency procedures are, and remind them at Toolbox Talks or prestart meetings.
- Know where your nearest Civil Defence assembly point is.
- Keep a list of what's in your Civil Defence kit.
- Where possible, make sure everyone has emergency supplies, like a 'go bag', which should be filled with water, food, a first aid kit and other emergency needs.
- Keep a list of people who have specific skills and responsibilities in an emergency and their contact details.
- Keep a list of fire wardens and the date they were trained.
- Keep a record of when your emergency plan was tested.
- Do regular trials of your plan to make sure it's effective.
- Keep a list of emergency contacts, including useful services such as the doctor/medical centre, hospital, poison centre, local council, pollution hotline, neighbours, insurer, plumber and electrician.
- In case of a chemical/environmental emergency (like a diesel spill), store appropriate personal protective equipment (PPE), which is available for everyone onsite. Make sure everyone is trained in the safe control of the chemicals you have onsite and emergency procedures associated with their use.

- Know your nearest Civil Defence post and police station.
- Make sure you have provisions available in case you are stuck at work for several days.
- Report to your manager any events that harm people or damage property.

Site Safe's expert Health and Safety Advisors can help you with all of your emergency planning needs, or you can download our free emergency response plan template available on our website at: [sitesafe.org.nz/products-and-services/sssp](https://www.sitesafe.org.nz/products-and-services/sssp)

To find a full list of Emergency Response Planning tips for earthquakes, tsunamis, hazardous spills and fires head to the Site Safe website at: [sitesafe.org.nz/guides--resources/practical-safety-advice/emergency-response-planning](https://www.sitesafe.org.nz/guides--resources/practical-safety-advice/emergency-response-planning). ■

WHEN DISASTER STRIKES:

- Turn on your radio for advice and information.
- Know the Civil Defence warning signal.

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.

PROVE YOUR KNOWLEDGE

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

- | | | |
|--|--|--|
| 1) How can you prepare yourself for a disaster? | 2) What is an emergency response plan? | 3) Which emergency contacts should you keep a list of? |
| a) Keep a list of your emergency equipment. | a) A plan that addresses all reasonable foreseeable emergencies. | a) Doctor/medical centre. |
| b) Make sure workers know where the evacuation point is. | b) A plan that lists all expected emergencies. | b) Poison centre. |
| c) Make sure everyone knows the emergency procedures. | c) A legally required plan that lists all expected emergencies. | c) Hospital. |
| d) All of the above. | | d) Lawyer. |
| | | e) Insurance broker. |
| | | f) A, B and C. |

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.



LIABILITY FOR DESIGN MISTAKES

BUILTIN INSURANCE



Make sure design details and variations are signed off in writing by the building's architect

When there are design mistakes, who can be held liable – the builder or the designer? Construction insurance expert Ben Rickard explores the question in detail below

A close relationship between architect and builder during the design of a building can often solve future problems before they arise. The same applies during the construction phase. But what liability does a builder face for failures in the design of a construction project?

There are varying opinions on this. On the one hand, some insurers say that if a builder wasn't involved in creating the design, then they have no liability for errors in it. This is cited as a reason for builders not requiring professional indemnity insurance to cover their liability for errors and omissions in design.

On the other hand, rulings handed down by the Weathertight Homes Tribunal indicate that a builder may, in some

cases, be expected to know if a particular design detail isn't going to work. In these examples, builders must avoid building a defective design as specified. They also must ensure it is corrected.

Sometimes plans do not provide the level of detail required to implement design details on site, so builders are responsible for filling in the blanks or finding and following the appropriate manufacturer's installation guide.

Most good practitioners will ensure that variations to the design, or required details, are signed off in writing by the architect before doing the work. However, this is not always possible and there can be unforeseen issues or defects in the design that aren't evident during construction. So, what happens then?

Working closely with the architect and ensuring they sign off any changes; good training and processes and, in the right circumstances, having professional indemnity insurance can mitigate the risk to builders if something goes wrong

There is no limitation to who can be dragged into a legal action. As we saw through the leaky homes crisis, even a labour-only builder can be joined to a case by a plaintiff seeking compensation.

It is quite possible, even likely, that the main contractor on a building project with design issues is going to be caught up in the resulting legal dispute. Depending on their level of responsibility, the cost could range from legal fees to a substantial share of the damages awarded.

WHAT CAN A BUILDER DO?

There are several steps a builder can take to reduce the likelihood of disputes, including:

- Clear contractual terms concerning design will assist in deflecting liability to where it properly sits.
- Ensure all design details and variations are signed off in writing by the architect.
- Don't assume! Check specifications and the latest manufacturer installation guides.

- Make sure your workers and subbies are properly trained on the correct process for making changes and following the correct specifications.

IS INSURANCE AVAILABLE?

A typical public/general liability policy will exclude defective "design, plan or specification". However, if physical damage results from the defective design, then this resultant damage is covered.

Builders who have responsibility for design may want to take out professional indemnity insurance. This is available

and appropriate for design and build businesses as well as other builders who have liability for mistakes in design.

IN A NUTSHELL

It is wishful thinking that builders won't be caught up in a dispute if there is a problem with the design of a project. Working closely with the architect and ensuring they sign off any changes; good training and processes and, in the right circumstances, having professional indemnity insurance can mitigate the risk to builders if something goes wrong. ■



Builders should always check specifications and the latest manufacturer installation guides

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

PROVE YOUR KNOWLEDGE

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



- | | | |
|--|--|---|
| <p>4) Can a builder be held liable for mistakes in design?</p> <p>a) Yes, in some cases builders are expected to know if a design detail won't work.</p> <p>b) No. Builders just build what they're given by architects.</p> <p>c) Only if they don't build to the plan they're given.</p> | <p>5) When is professional indemnity insurance appropriate for builders?</p> <p>a) If you run a design and build business.</p> <p>b) If you have liability for mistakes in design.</p> <p>c) A + B.</p> <p>d) None of the above.</p> | <p>6) How can builders mitigate their risk?</p> <p>a) Make sure all design details and variations are signed off in writing by the architect.</p> <p>b) Ensure you have clear contractual terms concerning design.</p> <p>c) Check your spec and latest manufacturer installation guides.</p> <p>d) All of the above.</p> |
|--|--|---|

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MANAGING INTERNAL MOISTURE



High levels of indoor moisture are one of the major contributors to unhealthy homes. Indicators include condensation on windows and hard surfaces such as mirrors and tiles, mould and mildew growth on ceilings, walls and curtains, and a musty, stale smell

It can be both harmful to health and damaging to interior spaces and can be challenging to manage effectively – indoor moisture is produced constantly and from many sources.

SOURCES OF INDOOR MOISTURE

The main sources of internal moisture in New Zealand homes come from occupants' daily activities such as:

- Cooking.
- Washing.
- Showering or bathing.
- Drying clothes indoors.
- Unflued gas heating.
- Respiration.

Other sources can include construction moisture, leaks from internal or external sources and subfloor moisture infiltration. This article deals with indoor moisture control arising from occupants' activities.

Activities such as cooking, washing and showering or bathing cannot be eliminated but can be managed by good ventilation at source.

Moisture generated from unflued gas heaters and drying clothes indoors can and should be completely eliminated. An unflued gas heater can be replaced with another heating source such as electric or flued gas heating, and clothes should not be dried indoors except in a space with good cross-flow ventilation.

VENTILATION

Good ventilation – the process of supplying and removing air to control air quality – is the key to effective management of internal moisture. It is

most effective when moisture is removed at its source.

Ventilation can be:

- Passive (natural) ventilation.
- Mechanical ventilation.

PASSIVE VENTILATION

Passive ventilation occurs when windows are opened.

New Zealand Building Code clause G4 Ventilation requires that all occupied spaces are ventilated. Acceptable Solution G4/AS1 1.2 states that natural ventilation must be achieved by providing an area of opening windows or other openings to the exterior that is at least 5% of the floor area of the space. This requirement cannot control the amount of moisture removed.

CROSS-FLOW VENTILATION AND STACK VENTILATION

The effectiveness of passive ventilation can be increased by cross-flow ventilation or stack ventilation.

Cross-flow ventilation is achieved by

opening windows on more than one external wall of the room, allowing a cross-flow of air (Figure 1). It occurs because of differential air pressures on either side of a building that pull air through the interior space.

Stack ventilation occurs where there are low-level and high-level windows that provide an open path through which air can flow such as opening clerestory windows or in two-storey construction (Figure 2). It is caused because of warm indoor air rising and exiting through openings higher up in the building – resulting in air being drawn up through the space.

TRICKLE VENTILATION

Trickle ventilation provides continuous passive ventilation while maintaining security with two-setting window fasteners or grilles or mesh-covered openings in window sashes. Both allow a continuous flow of fresh air into the room. The two-setting window fasteners allow the window to be opened a very small degree and still maintain security, while grilles or openings in the window sashes means there is some ventilation when the window is closed.

Figure 1. Cross-flow ventilation

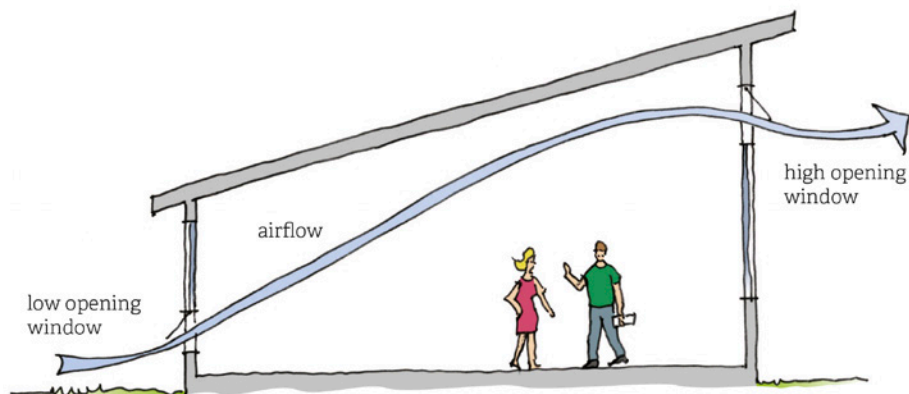
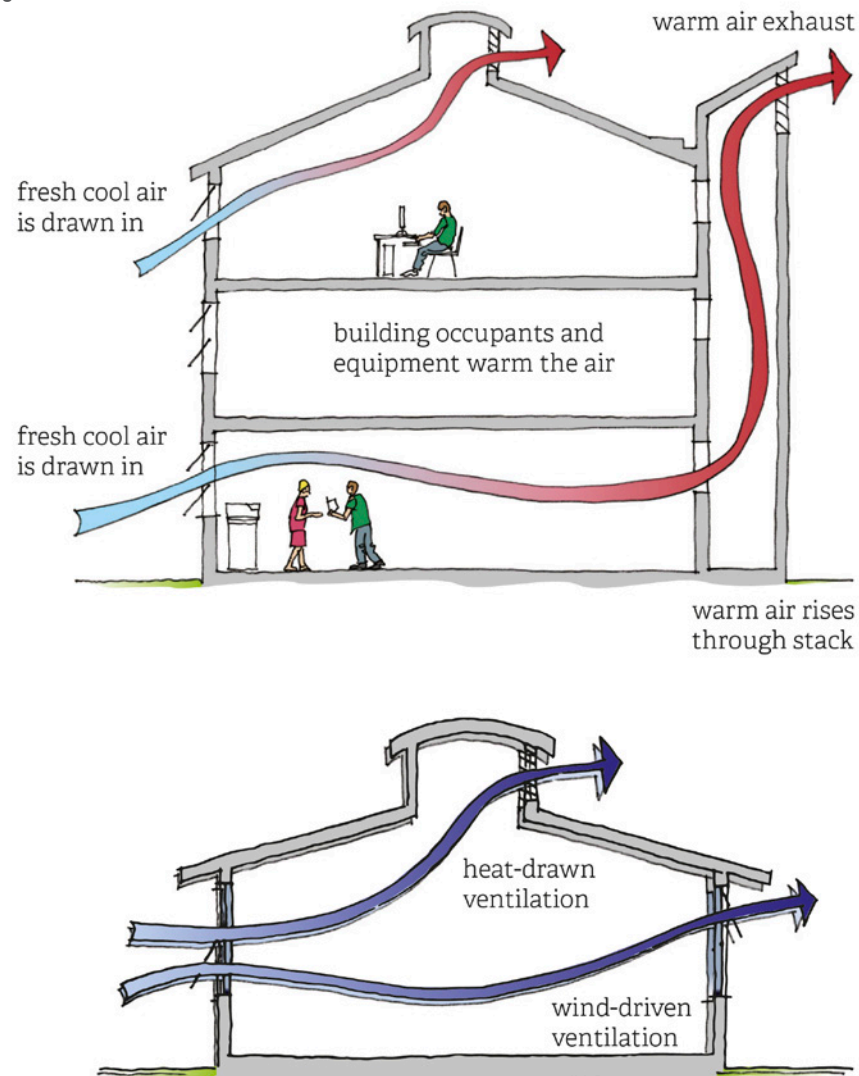


Figure 2. Stack ventilation



The openings can generally be closed off by a sliding cover, and some trickle ventilators have automated opening and closing. Trickle ventilation is available as an optional extra in new aluminium joinery and can be installed into existing aluminium and timber windows.

INFILTRATION

Infiltration – uncontrolled air movement through gaps and openings in the building envelope – typically occurs because of differential air pressure between the interior and the exterior.

It occurs readily in older homes that are more draughty, but infiltration cannot be regarded as a means of providing ventilation in new homes, which have

become increasingly airtight with the aim to reduce infiltration to an acceptable level. Therefore, alternative means to introduce fresh air into new buildings must be employed.

MECHANICAL VENTILATION

Under clause G4, buildings must have a means of collecting and removing cooking fumes and odours and moisture from washing and bathing. G4/AS1 1.2.5 states that household and accommodation units with mechanical extract fans (for intermittent operation) are to have flow rates of at least 25 L/sec for showers and baths and 50 L/sec for cooktops.

Mechanical extractor fans in kitchens



Good ventilation – the process of supplying and removing air to control air quality – is the key to effective management of internal moisture. It is most effective when moisture is removed at its source

typically consist of a rangehood over the stove or cooktop or a downdraft extractor system adjacent to the cooktop. Some cooktops also include an integrated downdraft ventilation system. Rangehoods and downdraft extractor systems discharge to the exterior through ducting.

Extractor fans in bathrooms may be either wall or window-installed fans that discharge directly to the exterior, or ceiling-mounted extractor fans that are typically ducted through the roof space to discharge through the roof, a soffit or an external wall.

Ducted mechanical ventilation systems must discharge to the exterior of the building, not into a ceiling or subfloor space. Ducting from separate extract fans must not be combined or shared. If they are, ductwork dampers must be installed.

WHOLE-HOUSE VENTILATION SYSTEMS

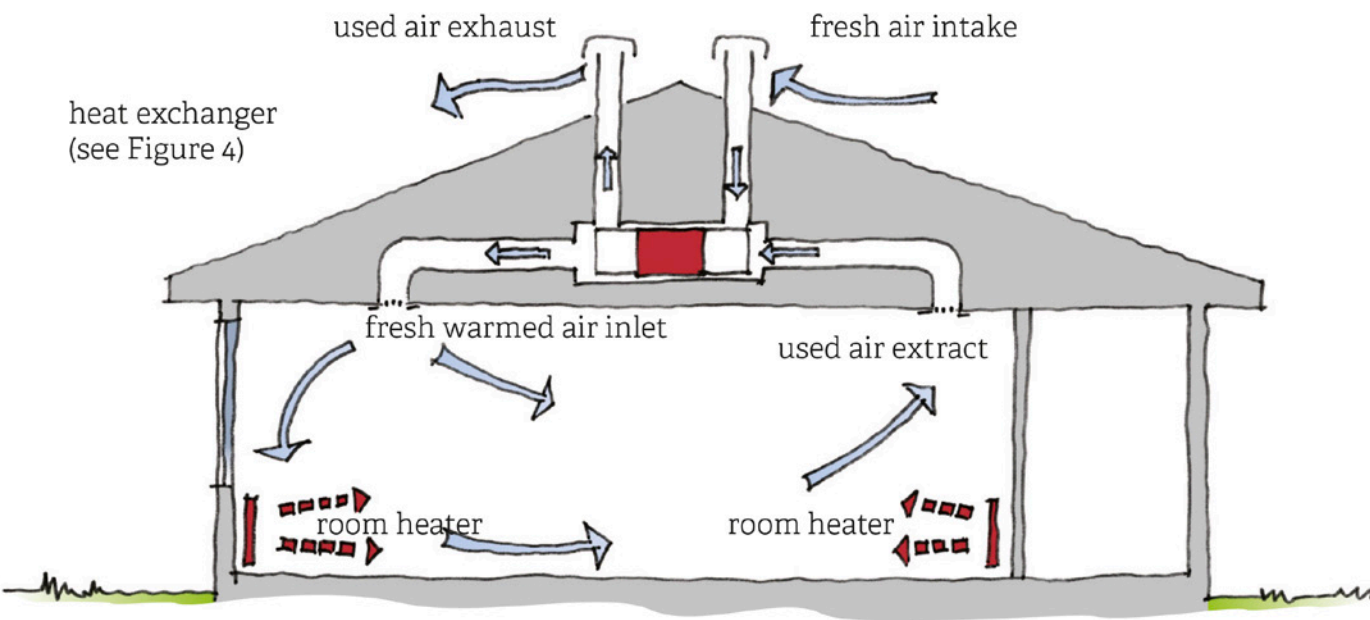
Fresh air can be brought into new, airtight homes with the installation of a whole-house ventilation system. These systems basically consist of:

- Fans to move air in and out.
- Ducting.
- Intake grilles and outlet diffusers.

MANAGING INTERNAL MOISTURE CONT



Figure 3. Balanced heat recovery ventilation system schematic



Two generic systems available are:

- Balanced (heat recovery) systems.
- Supply (positive pressure) systems.

BALANCED SYSTEMS

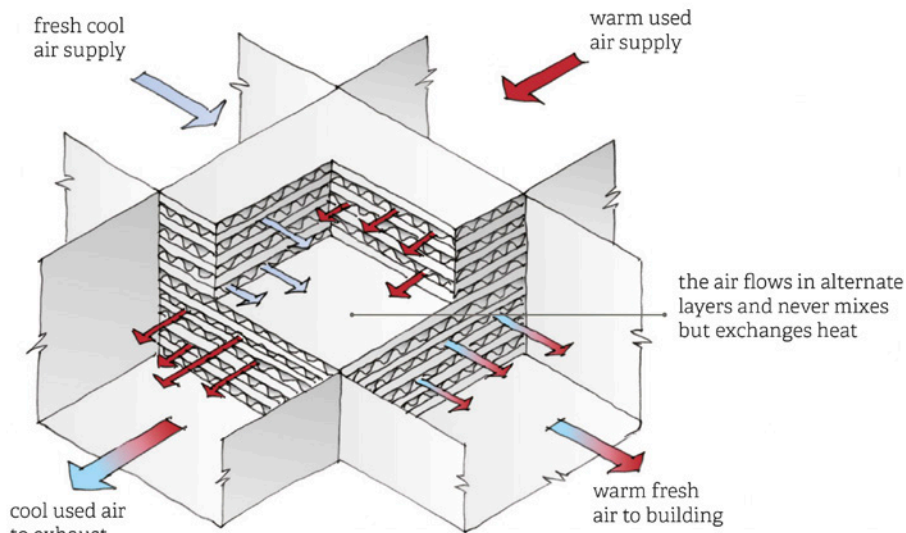
A balanced heat recovery system is a ducted system consisting of two fans – one to draw air in from outside and one to remove stale internal air to the outside. An air-to-air heat exchanger, generally installed in a roof space, recovers heat from the outgoing air before it is discharged to the exterior (Figures 3 and 4).

The recovered heat is transferred to the incoming air before it is pumped into the indoor spaces. By recovering some of the heat from the outgoing air, less heating is required to maintain a comfortable indoor air temperature.

SUPPLY SYSTEMS

A supply or positive pressure system brings air inside to create a slight positive

Figure 4. Heat exchange unit schematic



pressure inside that forces stale, indoor air out through gaps and air leakage paths (Figure 5). For this system to be effective, the supply airflow rate must be higher than the leakage airflow rate.

While supply ventilation systems are generally designed to run continuously, some systems will vary the air-change rate depending on the temperature difference between outside and inside.

This can potentially mean insufficient fresh air being brought inside during colder weather and result in inadequate ventilation and high moisture loads.

SOLAR VENTILATION AIR PREHEATING SYSTEMS

Solar ventilation air preheating systems use solar energy to preheat fresh supply air that is drawn through solar panels before being pumped to the interior. As they use the sun's heat to warm the air, they can be efficient to run, and the solar cells can also be used to power the fans.

However, these systems can be expensive to install and only operate efficiently when the sun is shining.

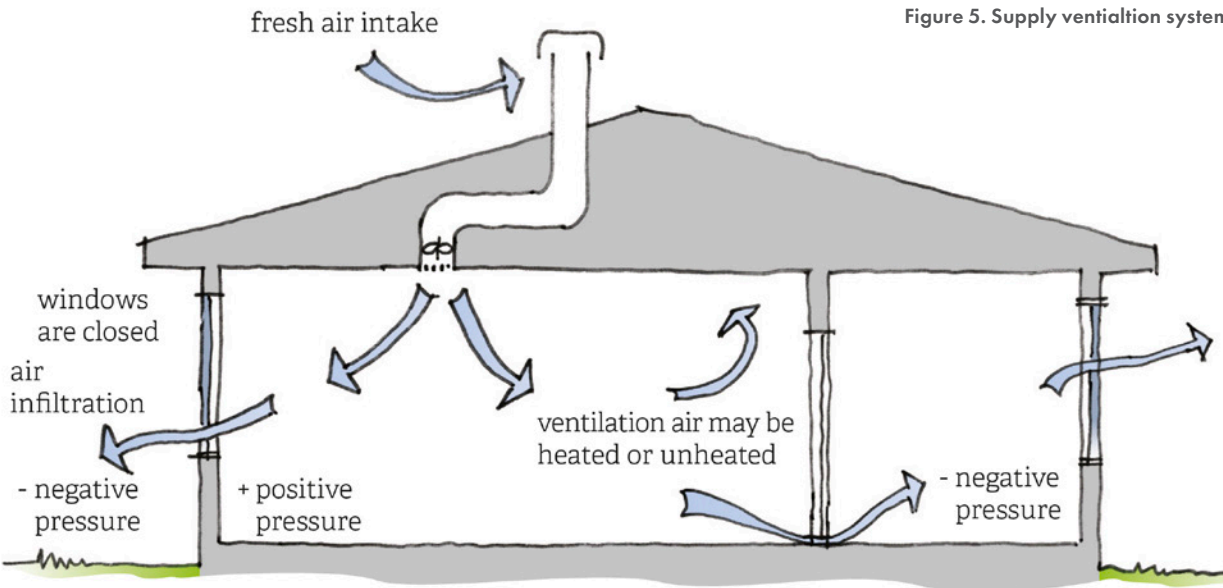
IMPROVING VENTILATION DURING RENOVATIONS

Improving ventilation must be considered when planning renovation work.

A whole-house ventilation system may be too difficult or costly to install into an existing house, but kitchen and bathroom renovations should include installing mechanical ventilation systems.

Other means of improving ventilation such as installing additional windows to provide more window opening area or to facilitate cross-flow ventilation should also be considered. ■

Figure 5. Supply ventilation system schematic



Article by Alide Elkink, Freelance Technical Writer. This article was first published in Issue 193 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!

- | | | |
|--|--|--|
| <p>7) Which clause in the New Zealand Building Code requires all occupied spaces to be ventilated?</p> <p>a) G3.</p> <p>b) G4.</p> <p>c) G5.</p> | <p>8) How is cross-flow ventilation typically achieved?</p> <p>a) By opening windows on more than one external wall of a room.</p> <p>b) By opening more than one window on one external wall of a room.</p> <p>c) By opening one window on an external wall of a room and one door leading to another room.</p> | <p>9) What is the specified flow rates for mechanical extract fans for showers and baths?</p> <p>a) 25L/sec.</p> <p>b) 50L/sec.</p> <p>c) 20L/sec.</p> |
|--|--|--|

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CONSENT EVALUATION REPORT: PART FOUR



The report says that urban densification has led to buildings becoming increasingly complex to build and regulate

The Ministry of Business, Innovation and Employment (MBIE) has released its evaluation of the building consent system report. This is the last 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 last of four articles that will explore problems in the building consent system, as discussed in the report.

DISCUSSION OF UNDERLYING CAUSES

MBIE states it can’t attribute the problems within the building consent system to one underlying cause.

“Each of the themes of capacity, capability and behaviour may be linked to a web of potential underlying drivers.”

However, research was able to identify four categories that caused the underlying drivers of problems:

- Unprecedented demand on the building sector.
- Increasing complexity in building design and regulation.
- The devolved structure of the building consent system.
- Concerns about managing risk and liability.

“These drivers influence the way that people think about and undertake their

roles in the building consent system, creating impacts on the capability, capacity and behaviours of the wider building workforce,” said MBIE.

As a result of those drivers, problems occur with the way the system operates and its ability to be efficient, predictable and effective.

THE SYSTEM IS UNDER INCREDIBLE STRAIN

The perception of the building industry as one that goes through boom-and-bust cycles encourages a reactive, short-term outlook at the expense of longer-term workforce investment and development, said the report.

A lack of workforce investment in building consent authorities (BCAs) and the sector has resulted in challenges in meeting capacity and capability requirements. The report highlights these problems as contributing to issues in the building consent system due to gaps in required skills and supervision, and suggests a lack of incentive to manage poor performance within the workforce also contributes to the problem.

GAPS IN CAPABILITY AND OVERSIGHT

Advances in methods of construction, environmental awareness and urban densification have led to buildings becoming increasingly complex to build and regulate. One consequence of this is the building industry’s increasingly specialised nature.

“Our fieldwork suggests that both the industry and the BCAs are facing challenges in keeping up with the capability and capacity to manage the increasingly complex nature of modern construction and its regulatory requirements,” stated MBIE.

STRUCTURAL ISSUES CAUSE UNPREDICTABILITY

Each BCA has its own policies and

procedures to manage the process of issuing a building consent. There are 67 BCAs, each with separate policies and resourcing.

While the report found that there were small differences between BCAs’ processes for consent applications, there were variations in the way that decisions were made. This is contributing to a sense of uncertainty and unpredictability for sector professionals.

Smaller BCAs also face issues accessing resources and expertise to perform efficiently and effectively.

RISK AND LIABILITY CONCERNS

Risk management is a serious obstacle on the path to a smooth consent system, said MBIE.

“The way that risk is managed within the building consent system is seen as one of the more significant drivers of behaviours that contribute to problems within the system and was a key focus of stakeholder feedback throughout the fieldwork.”

Because BCAs may be subject to claims that could result in financial liabilities should building work be found defective, they are perceived to be risk-averse.

This concern over potential liability appears to be influencing the way people carry out their role in the consenting process, especially regarding quality assurance. The report said: “This lack of consistent quality assurance only reinforces the need for BCAs to be more concerned about the potential for risk if they do not undertake their role with the appropriate level of caution, regardless of the quality of work the sector produces.

“As BCAs become very cautious in their approach to decision-making,

While the report found that there were small differences between BCA’s processes for consent applications, there were variations in the way that decisions were made

[they] issue high numbers of ‘Request For More Information’ to meet their thresholds for determining ‘reasonable grounds’. This, in turn, disincentivises the sector from putting in sufficient effort up front. As a result, the system may benefit from some consideration of how to better balance responsibilities in the assurance process.”

A SILVER LINING

Despite the issues raised above, and throughout this four-part series, there is evidence that the system is delivering buildings that are compliant with Building Code.

The report suggests that consideration should be given to balance the roles and responsibilities in the system, especially regarding quality assurance.

“This could contribute to a system that is more efficient, predictable and effective, and better able to achieve its wider objectives,” concluded the report.

Finally, a system that regularly collected and monitored building consent data across all BCAs was recommended to “improve understanding of the efficiency and consistency of the system while also identifying potential capability issues that may be contributing to RFIs or inspection failures”. ■



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GET FINANCIALLY FIT, SAYS WESTPAC REPORT



Westpac predicts that traditional construction methods could be replaced by more modular components

A series of reports from Westpac has predicted a downturn in the building and construction sector. In this article, Under Construction summarises the key points and highlights the practical tips offered to builders within the reports

High finance costs, material price increases, a climb in wages and a fall in house prices could mean a 12% decline in home building activity over the next few years – according to the Economic Overview November 2022 published by Westpac.

in New Zealand – has put forward several ways for firms to navigate the predicted slump.

GET FINANCIALLY FIT

The report argues that builders must properly understand cost and

revenue – and that companies without access to up-to-date financial information can't make the changes required to weather any downturn.

"Builders that know exactly what their outgoings and incomings are and are

"A number of small to mid-size construction firms are already reporting a drop off in forward orders, and we're also hearing anecdotes about planned projects being shelved," the report stated.

One mitigating factor is the high level of residential consents. With over 50,000 in the past 12 months, there is a strong pipeline of demand. Additionally, Westpac forecasts that labour shortages will result in longer completion times, thus ensuring work will continue at a steady pace.

A second report – Westpac Economic Bulletin Residential Building

Figure 1. Dwelling consents and investment in residential buildings



able to monitor them on an ongoing basis are generally more resilient and better able to handle disruptive events like Covid or an associated economic downturn," said Paul Clark, Industry Economist at Westpac.

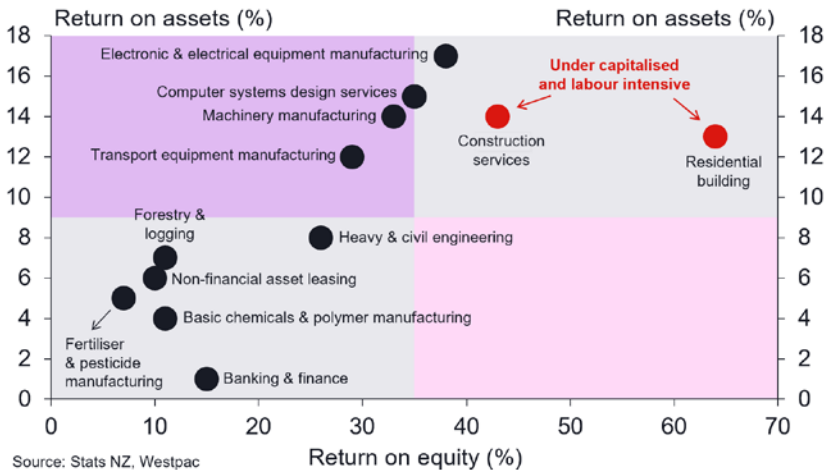
Preserving margins is also important. Westpac suggests reducing costs via "plugging profit leaks" or investigating efficiency gains is a good way to start. Boosting revenue via focusing on projects that "preserve the gap between revenues and costs" should be considered, said the report.

Branching out into other areas of the construction industry is also a good way to protect future revenue. According to Westpac, Kāinga Ora will receive \$14bn worth of funding in the next five years.

"An industry source in Canterbury, for example, indicated that in addition to building houses, they also undertake renovation work for their local council," said Clark. "In a similar vein, builders that face a decline in privately funded building work are more likely to go after projects funded by government agencies."

"Irrespective of what form diversification takes, it is critical that building firms only pursue work that leverages off existing strengths," added Clark.

Figure 3. Comparative return on assets and equity



Source: Stats NZ, Westpac

Restricted cashflow can have disastrous results. To preserve cash reserves, invest in processes and systems to ensure invoices are paid in full and on time – including outgoing costs.

Clark said that "by monitoring cashflow, a company can better predict its needs, flag potential problems, and ultimately help grow the business".

BUILD THE RIGHT STRUCTURE

Business owners should attempt to

take a longer-term view of their business, make changes to increase competitiveness and entice sustainable growth. Communication with customers could also be improved and can help eliminate unrealistic expectations.

Cutting inefficiency is one way in which firms can ensure they have a lower cost of delivery, which increases profit margins.

The report did concede that struggles with price rises and labour restrictions are industry-wide and hard to overcome.

EMBRACE TECHNOLOGY

"Digitalisation has the potential to completely transform how houses are built in this country, resulting in better operating efficiencies, less waste, and a lower carbon manufacturing sector," said Clark.

The building industry could use robotics automation, 3D printing, sensors, artificial intelligence, the Internet of Things (IoT) and big data to create a more efficient sector.

INDUSTRY FEATURE

GET FINANCIALLY FIT CONT

Digitalisation has the potential to completely transform how houses are built in this country, resulting in better operating efficiencies, less waste, and lower carbon manufacturing sector

- Paul Clark, Industry Economist, Westpac

That would result in changing the work a builder does and outsourcing some traditional building processes to specialist firms (such as prefabrication companies), added the report. Under this model, builders would become “home assemblers”, who put together modular units and, if their skills allow, finalising aspects such as plumbing, roofing and electrics.

“The potential benefits are huge. They range from reducing unit costs of production to improving build quality, less rework, better on-time delivery, and increased responsiveness to customer requirements,” said Clark.

BLINDED BY RETURNS

High returns have disincentivised the industry from making the sweeping changes detailed in the report, it says. Large investment would be required to build new factories, acquire new equipment and embrace new digital technologies.

Investment would need to yield returns, which would “require operating at a scale not yet seen in New Zealand”, said the report.

WHAT THE FUTURE HOLDS

The Westpac report anticipates that any downturn across the building industry in New Zealand will mean that financially unfit firms with poor structures and limited diversification of customers to include non-private sector customers will suffer first.

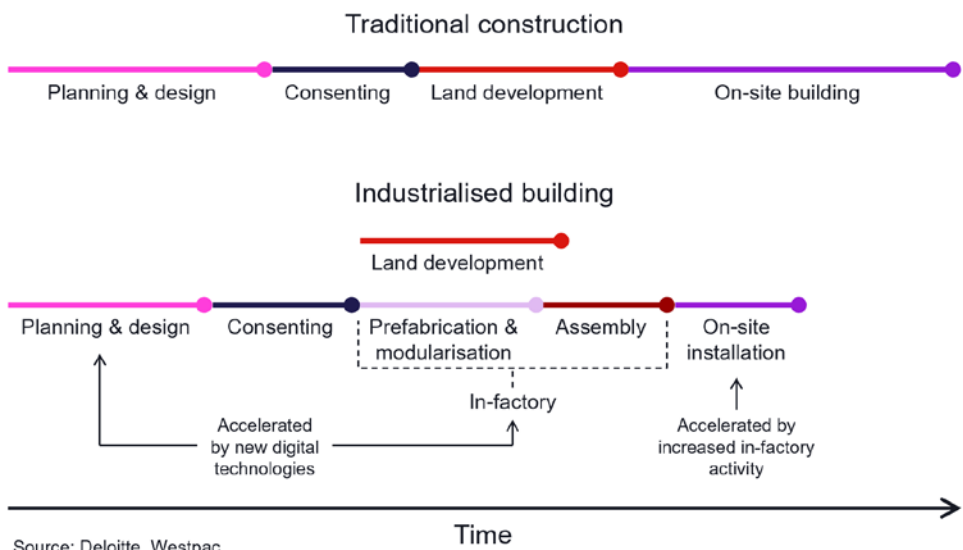
Firms that can do those things are likely to ride out downturns in the economy and emerge on the other side able to take advantage of the next upswing.

Years ahead, the report has outlined what the New Zealand building industry could look like.

“We envisage the sector will look quite different in the future. We expect a smaller number of firms, most of whom are likely to be installers rather than builders. Focusing more on delivering a customer experience, these installers are likely to be larger, better resourced and more resilient to the boom-and-bust investment cycle that characterises this sector.

“That doesn’t mean that traditional builders will disappear. However, increasingly, we think they will be geared to the niche end of the market, focusing almost entirely on bespoke luxury homes.” ■

Figure 4. Industrialisation of residential building



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ARCHITECT'S VIEW

BUILD BETTER RELATIONSHIPS

SUNDAY
Architects



A great builder-architect relationship can make the difference between a job delivered on time, to a happy client, or not

A project's success depends on several relationships. In this article, architect Samantha Zondag details how to nail one of them – that between builder and architect

While there are a number of things we can't control, such as pandemics and the weather, we can control our approach to site relations.

These include relationships with and between clients, subbies, suppliers and consent officers, to name a few.

But perhaps one of the most important – yet often contentious – is the one between architect and builder. This relationship can be a source of frustration for both parties, but fostering an understanding that

you'll want to continue after the project is completed can be beneficial in more ways than one.

In full disclosure – I'm an architect and hence find the habits of my profession and brain relatively normal, but I am also completely aware that these aren't necessarily conventional.

Here are some insider tips (verified and tested by my non-architect partner) to help you understand your architect better, so you get the most out of your relationship with them.

VISUAL VS KINESTHETIC LEARNING

They say there are three types of learning style: visual, auditory and kinesthetic.

While most builders learn through doing (kinesthetic), the architects I know learn through visualising. This is emphasised during an architects training, where assignments are graded on creativity and aesthetic appeal, and the design and uniqueness of an idea takes precedence.

This visual learning and explaining continues into an architect's profession,

where collaboration is done through sketching and the output of work is a set of drawings.

Visual learners, and therefore architects, understand through 'seeing' instead of being 'talked to' or 'doing'. That leads me to tip number one: use visual aids to get your ideas across to an architect.

While a quick phone call might make sense, backing it up with a photo or a rough scribble will make all the difference to the visual brain of an architect and that on-site problem should clear up in no time.

You might even get a smiley face drawn in return!

PENCIL VS POWER TOOLS

Builders are experts in all types of power tools, whereas an architect uses pencil power to do their work.

Despite the remarkable development in BIM (building information modelling), CAD (computer-aided design) and computer technology over the past decade, there is still nothing like the immediacy of a 2B pencil sketch to explore and convey initial concept ideas.

The design intent is the architect's overall vision for the project, which can be conveyed throughout the drawings in subtle ways. For example, a common datum line amongst openings, the push and pull of volumes to create depth or hiding gutters within a roofline to get a clean, crisp edge

TOP TIPS

1. Use visual aids to get your ideas across to an architect.
2. Appreciate each other's strengths and differences.
3. Sit down with the architect to understand the design intent.
4. Remember you are on the same team.

Again, this is where architects and builders diverge. It is a rare architect who has intricate knowledge of building tools (if you find one, keep them) and generally architects have limited knowledge of power tools, be it brushless or brushed, impact driver or drill. So, while they can skillfully wield a 2B pencil, in most cases a power tool is a foreign concept. Just like builders do not know everything about drawing, architects do not know everything about building, and this is OK.

Which brings me to tip number two: appreciate each other's strengths/differences. Architects and builders have their own unique strengths, and recognising these within each other and giving them (and their chosen tools) respect is what a great relationship is built upon.

CREATIVE VS PRACTICAL

No doubt there are times when an architect's drawing can appear overly complex and a simpler, more practical solution is preferred by the builder. However, this complexity generally stems from the architect's design intent, as opposed to them attempting to convolute the builder's workday.

The design intent is the architect's overall vision for the project, which can be conveyed throughout the drawings in

subtle ways. For example, a common datum line amongst openings, the push and pull of volumes to create depth, or hiding gutters within a roofline to get a clean, crisp edge.

It is understandable that each drawing line on a page can look suspiciously similar for someone who hasn't spent months or years agonising over every detail. But in the architect's visual mind, each line has meaning. Some lines represent a key design element to be retained at all costs, such as a line to stop water ingress, while others are mere background players for council approval (not so interesting but still important).

A good architect will have put substantial effort into taking all these small details into consideration, so they can create the big picture the client desires. Therefore, omitting or taking shortcuts with the build process can be likened to not following a recipe. It just won't taste or look the same.

So here is tip number three. Sitting down with the architect at the start of the project (or even during the design stages if early contractor involvement is an option) to understand the design intent is a great idea. It allows the builder to know what the key, non-negotiable elements are and which aspects could be compromised on for more practical solutions.

OPEN MIND

Architects can be great at mediating between different groups.

They are often the lead consultant and, prior to anything starting on site, must collaborate between clients who want to build their dreams, quantity surveyors pricing dreams into reality, engineers over-engineering the dream, and councils turning dreams into...well...nightmares. Not to mention navigating the well-known issues of lockdowns, market escalation, supply uncertainty and general chaos.

ARCHITECT'S VIEW

BUILD BETTER RELATIONSHIPS CONT

SUNDAY
Architects

By the time a pack of drawings arrives at the builder, there is likely a whole host of decisions, complications, stops and starts that have occurred.

A drawing pack for a residential new build could take anywhere between six months to two years to produce, and the fact that a drawing pack has made it as far as the builder is a feat in itself.

Having come all this way, the architect (and client) are eager to see the drawings go from conception to completion, and the success herein lies with good communication and an open mind. Understanding from all parties is critical, as there will no doubt be times when either the architect or builder (or client) has screwed up and requires a favour.

Knowing that an architect is a visual learner, prefers a pencil over a power tool, and has given a ton of thought to the design intent of a project should help builders to understand them that little bit better.



On an architect's plan, each line has meaning – even if it looks overly complex

The main takeaway, however, is that you are all on the same team – a team that wishes to create a beautiful and functional building for a shared client, within the ever-constant constraints of time and budget. ■



Samantha Zondag is a registered architect (MArch (Prof), BAS, ANZIA) with SUNDAY Architects. For any enquiries, she can be reached at samantha@sundayarchitects.co.nz or via sundayarchitects.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!

- | | | |
|--|---|---|
| <p>10) Architects tend to be what type of learner?</p> <p>a) Kinesthetic – they learn through doing.</p> <p>b) Visual – they learn through seeing.</p> <p>c) Auditory – they learn through hearing.</p> | <p>11) An architect's complex design stems from?</p> <p>a) A need to show off.</p> <p>b) A need to convey design intent.</p> <p>c) A distrust of simple solutions.</p> | <p>12) Typically, how long can it take for a drawing pack to be produced?</p> <p>a) Less than six months.</p> <p>b) Between six months and nine months.</p> <p>c) Between six months and one year.</p> <p>d) Between six months and two years.</p> |
|--|---|---|

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PRODUCT NEWS

WOODLAND LIFESTYLE FLOORS MEET E3/AS1

The quest for a continuous flow of stunning timber floors throughout a build is challenging some specifiers when it comes to meeting E3/AS1 requirements in wet areas

The NZ Building Code has always required waterproof finishes in wet areas, but most recently E3/AS1 has been amended to require impervious finishes that are easily cleaned, have sealed or coved edges and are absent of gaps or cracks.

Following the 4 November 2021 update to the Acceptable Solution for Building Code clause E3, kitchens and laundries are now considered areas where watersplash can occur. Kitchens, bathrooms, laundries and toilet facilities have always called for stringent sanitary conditions and impervious surface flooring finishes in open plan areas; but now these must extend at least 1.5m from all sanitary fixtures and sanitary appliances. This includes showers, baths, toilets, sinks, dishwashers and washing machines, even those in domestic laundries in garages.

This has never been an issue, but now the onus is on installers of floating flooring to ensure they follow installation instructions to the letter, to ensure compliant water resistance – particularly around perimeter edges. Also, it is important for product importers to clearly communicate the solutions which have been delivered successfully in overseas builds and local builds, without issue.

MUST-KNOW AMENDMENTS

The Amendments to E3/AS1 states that floor finishes exposed to water splash must be installed in a manner that prevents gaps or cracks within the finish and at any parts of its perimeter, or the surface is sealed with a suitable durable coating.

In the past, Acceptable Solutions included an integral waterproof sheet material such as polyvinyl chloride with sealed joints and additional sealing or coving at edges where there may be water splashes. Ceramics and stone tiling with waterproof

grout or sealed concrete floors have been traditional choices.

Now, other flooring finishes can satisfy this impervious performance criteria, so long as they are installed without cracks or gaps and/or the surface is sealed with a suitable durable coating. They also need to be specified as an Alternative Solution. This applies to projects where the consent has been issued after 4 November 2021.

Woodland Lifestyle's Strata Premium Hush and Strata Sentry flooring satisfies this criteria because its water-resistant surface finishes and wet area installation systems, which resist water ingress around the edges.

ADVANCED TECHNOLOGY

The surface technology of Woodland Lifestyle's products is impervious and easily cleaned through several methods including heat-cured melamine, PVC and polyurethane resins. Maintenance of the surface is easy with a damp mop.

Woodland Lifestyle's Strata Premium Hush and Strata Sentry flooring utilises world-leading locking systems such as Uniclic and 14F's drop-lock technology. These highly engineered systems provide an extremely tight, glueless joint – inhibiting the possibility of any moisture creeping through – without additional sealing.

Combine this with Woodland Lifestyle's wet area installation method – utilising a foam rod and transparent silicone at the perimeter of the room – and you have a finished floor impervious to water spills and splashes.

An elastic, waterproof and transparent paste is applied to a compressible foam strip with an 8 to 10mm diameter utilised at the perimeter of any flooring installation. The foam is pushed into the expansion joints and sealed with silicon. Silicon is applied around the edges of skirting boards to avoid the ingress of any water.

This system can also be utilised at mid-floor expansion joints, the wall base, door frames and any pipes or plumbing.

By following clear installation and maintenance instructions, Woodland Lifestyle's warrantied Strata Premium Hush and Strata Sentry flooring can continue to be specified in wet areas and enjoyed for many decades to come.

Woodland Lifestyle recommends including their Alternative Solution document when submitting a project to council – find the Alternative Solution at woodlandlifestyle.com/wp-content/uploads/2022/02/e3-as1-woodland-lifestyle-approved-alternative-solution-documentation.pdf. ■



Flooring finishes can satisfy new E3/AS1 requirements if it is installed without cracks or gaps

THE SUCCESSFUL BUILDER

THINK LIKE A FARMER



Farmers are known for being resilient and riding the challenges that nature and the markets throw at them. Could builders learn from their approach?

New Zealand farmers are resilient people – builders can learn a lot from how they ride the peaks and troughs of seasonal work, writes business expert Graeme Owen

Farmers in New Zealand are subject to many influences over which they have no control, such as the weather, exchange rates, interest rates, international trade relations, diseases and oil prices. Yet those same farmers repeatedly rise above such uncertainties and bounce back from the bigger shocks that affect them from time to time.

Can we learn from them?

If you are running a building business then, yes, you can learn heaps from our farmers about the mindset required to survive and thrive in the face of challenges, problems, and sudden shocks.

1. THINGS COME IN CYCLES

Farmers observe the cycle of life

and learn the natural rhythms of the seasons. There is a time to plant and a time to harvest. There's the cold of winter, when things seem dead, and the withering heat of summer. All of these moments pass. An experienced farmer does the kind of work that is required in each season.

Similarly, in the building business, there are observable cycles. Smart business owners accept that, while they can't influence the cycle, they can adapt their activity to suit it. Cycles come and go, but they each tend to have their own traits. Understanding these and acting accordingly is doing business like a farmer.

2. YOU'RE A SURVIVOR

The majority of farmers I have met are

survivors. They may need some immediate help (material and psychological) to recover from a large shock, and they may whinge a bit, but most farmers know they will survive.

While the shock of an unexpected event may feel like the end of the world, it usually isn't. In fact, it is often shocks, threats and disasters that spurn creativity and innovation. So, when you face your next big problem, don't only focus on survival – be on the lookout for opportunities. Believe you will survive!

3. CONTAGIOUS CONFIDENCE

The farming families that I know personally have an innate sense of self-confidence – and it's contagious. The experiences and knowledge of the



Decisive actions lead to decisive results (good or bad), and evaluating those results enables you to make better plans going forward, and to take your team with you

older members are passed down to the next, giving them the ability to make decisions with insight beyond their years. That leads to confidence in implementing new ideas that may take years to mature.

Remember when you were learning to ride a bike? Other kids could ride confidently, so you knew you could too. Like me, you probably fell off the first few times, but you just got up and tried again until you succeeded. You kept at it until your skill increased and you could ride without falling off. Then you rode with confidence. If you're in business then you have already demonstrated confidence in yourself.

You may have experienced setbacks – every successful business owner has – but you have picked yourself up and moved on.

Confidence does not protect you against shocks, but it does give you the power to keep going and the presence to take others with you.

So, if circumstances require that you need to make changes in the way you run your business, get the best advice you can and then make the changes. Decisive actions lead to decisive results (good or bad). Evaluating those results enables you to make better plans going forward, and to take your team with you.

Better plans deliver better results. Better results improve confidence. Confidence is contagious.

4. GET PREPARED

Experienced farmers have a good idea of the likely threats to their farms. They know the impact of certain weather on particular areas, and what they need to do when disaster threatens. They heed forecasts and move stock and materials to suit, knowing that years of work can be lost in days.

Some of the recent flooding in the North Island has been accentuated by older infrastructure designed for lower rates of precipitation. If we had known ten years ago what 2023 would deliver, we could have been better prepared.

So, how might you prepare? Take time to think about how you will cope with sudden price increases? Unavailability of products? Cancelled jobs? Staff losses? Consider what are the key vulnerabilities in your business and start preparing a plan to cope with these. Maybe you need to build a cash surplus to get you through, or diversify a little to spread the risk?

TAKEAWAY

If there is one thing the past few years have taught us, it is that "change is the only constant" and we will see periods when everything is running smoothly, followed by periods when everything seems to be in upheaval. Thinking like a farmer can help you traverse these times. ■

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

- | | | |
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| <p>13) During the observable cycles in the building business, business owners should...?</p> <p>a) Look to get ahead of them and influence the cycle.</p> <p>b) Adapt activity to suit the cycle.</p> <p>c) Just keep doing what has always worked.</p> | <p>14) What is a recommended business response to an unexpected shock or event?</p> <p>a) Look for opportunities.</p> <p>b) Hunker down and hang on.</p> <p>c) Take out a loan to ensure there's enough cash in the bank.</p> | <p>15) What's a good way to plan for the future?</p> <p>a) Consider key vulnerabilities in your business.</p> <p>b) Start preparing a plan to cope with shocks.</p> <p>c) Diversify to spread the risk.</p> <p>d) All of the above.</p> |
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ANNUAL CONSENTS UP – BUT JANUARY DOWN

The year ended January 2023 saw a 1.4% increase in the number of new homes consented compared to the year ended January 2022 – however, the monthly number of homes consented in January 2023 was down

In the month of January 2023, there were 2,777 new homes consented. That is a 2% drop compared to January 2022.

“Fewer stand-alone houses were consented in January 2023 compared with January 2022, contributing to the decrease,” said Construction and Property Statistics Manager Michael Heslop.

Out of the 2,777 new homes consented, there were 1,067 stand-alone houses (-26% compared to January 2022) and 1,710 multi-unit homes (+22%).

“Several large apartment and retirement village projects were consented in January 2023, which led to an increase in the number of multi-unit homes consented,” added Heslop.

However, the annual number of new homes consented in the year ended January 2023 was up 1.4% compared with the year ended January 2022. There were 49,480 new homes consented, of which 28,448 were multi-unit homes (+22% compared to the year ended January 2022).

There were 21,032 stand-alone houses consented (-18%).

The seasonally adjusted number of new homes in January 2023 was down 1.5% compared to December 2022.

REGIONAL UPS AND DOWNS
There were mixed results around New Zealand. Canterbury (+14% to 8,889) and Wellington (+9.1% to 3,916) experienced the largest increases in the year ended January 2023, compared with the year ended January 2022. Auckland consented the most, with 21,163, but grew by only 4.1%.

Meanwhile, Waikato consented 4,690 new homes – an 11% decrease over the same period.

Canterbury consented the highest number of homes per 1,000 residents for the year ended January 2023 with 13.6. Auckland (12.5) consented the second-highest number of homes, while Otago (9.8) consented the third most per 1,000.

Gisborne (3.1), Southland (4.3) and Hawke’s Bay (4.3) consented the least.

NON-RESIDENTIAL BUILDING CONSENTS INCREASE
In the year ended January 2023, non-residential building consents totalled \$9.5bn, an increase of 13% compared to the year ended January 2022. The building types with the highest value were:

- Offices, administration and public transport buildings – \$1.7bn (+68% compared to the year ended January 2021).
- Education buildings – \$1.6bn (up 13%)
- Storage buildings – \$1.5bn (up 30%). ■



Compared to January 2022, consents for multi-unit homes grew by 22% in January 2023

PROVE YOUR KNOWLEDGE

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



CODEWORDS
ISSUE 111

①		④	
②		⑤	
③		⑥	

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APR / MAY 2023

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AUCKLAND		WESTGATE	815 6800	WHITIANGA	867 2000	KAIWHARAWHARA	472 1616	HORNBY	344 8950	INVERCARGILL	211 0366
ALBANY	414 0900	WAIKATO / BAY OF PLENTY		CENTRAL NORTH ISLAND		KAPITI	296 1086	KAIAPOI	327 5860	MOSGIEL	466 4617
COOK ST	356 2899	CLARENCE ST	838 0716	HAWERA	278 6013	LEVIN	366 0960	RICCARTON	348 2039	OAMARU	433 0460
MT WELLINGTON	570 8300	HUNTLY	828 2000	NAPIER	843 5816	MASTERTON	377 7504	CANTERBURY		QUEENSTOWN	450 9000
NEW LYNN	825 0088	MORRINSVILLE	889 8057	HASTINGS	842 2925	PORIRUA	237 9189	ASHBURTON	308 9099	TE ANAU	249 7774
PAKURANGA	538 0200	MT MAUNGANUI	575 4009	NEW PLYMOUTH	755 9040	UPPER SOUTH ISLAND		TIMARU	687 4035	WANAKA	443 0080
PUKEKOHE	237 0020	ROTORUA	347 7023	OHAKUNE	385 8414	BLENHIE	520 6030	TWIZEL	435 3133	WINTON	236 8262

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