



New Zealand
Institute of
**BUILDING
SURVEYORS**

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The Journal



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Sites of national importance

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NZIBS PRESIDENT
Rory Crosbie

Change

In the first edition of The Journal, **Rory Crosbie** says this year is full of change – something the Institute will be taking advantage of.

Albert Einstein once quoted "the measure of intelligence is the ability to change". Any change, even a change for the better, is always accompanied by drawbacks and discomforts, but change is inevitable. The current executive felt it was time to change our previous newsletter offering and hopefully you will bear with us while we transition into the new NZIBS Journal format. In addition to the Journal keep an eye out for NZIBSDirect in the coming weeks.

On the topic of change, the government proposes the biggest change to the New Zealand building laws since the Building Act was introduced in 2004. The aim is to address long-standing challenges in the building sector.

According to Minister for Building, Jenny Salesa, the aim is that "The proposed reforms will deliver safer and more durable buildings, a high performing building sector and better efficiency in our regulatory systems. This also delivers on the Governments commitments under the Construction Sector Accord, to improve building regulatory systems."

I will work with the Executive and membership to prepare a submission to MBIE by 16 June so that the views of the Institute are taken into consideration as part of the review.

The Executive are also currently reviewing the order of the modular training offering for the 2019/2020 session and you will read about our new membership portal in this Journal, our way of making membership management easier, for the member and management. The current executive looks forward to rolling out further change initiatives over the coming months. ■



EDITOR
Robin Miller

Welcome to our new E-magazine, **The Journal!**

Robin Miller is a Registered and Chartered Building Surveyor with offices in Arrowtown and Dunedin.

The members' survey carried out earlier in the year gave some constructive feedback to the Executive on the Institute's communications and, in particular, the NZIBS newsletters.

The survey declared that the newsletters are important to members, and they are always read, but there was a clear consensus that the content should be more technically-focussed and concentrated on professional and industry issues.

Members were also emphatic about wanting an electronic newsletter delivered quarterly.

It's undoubtedly going to take a few issues to get the format and nature of the content right and, with the initial meeting for the next edition already set for 20 May, your feedback over the following few weeks is going to be crucial.

So, what do you think about the design and layout? What about the content and the subjects covered? Do you have ideas for other topics and, very importantly, could you

write an article for a future edition about a project or matter you have experience of?

What we, the Executive, have decided upon for the format of an E-magazine reflects other similar publications by our more global competitors – because that's where the Executive sees the Institute; rubbing shoulders with the best, but being the strongest voice in building surveying, and the wider construction industry, in New Zealand.

This first edition covers a variety of fields in which NZIBS members are working (and it's a big and growing field). Ed Morris, who's responsible within the Executive for technical matters, has provided an update of MBIE's current proposals for the Building Code.

It is hoped these changes will make things easier for designers and engineers and also reflect the changing times of the building industry. The intention is that Ed will provide a technical report for future editions of The Journal and, so, help us all keep update to date with changes that affect our work.

Kathir Sam and Graeme Calvert have both written thought-provoking articles that raise quandaries we might all face from time to time. Lawyer, Michael Wolff of Morrison Kent, also provides advice on a critical employment issue for many companies – the 90-day trial period.

Following on from the March Training Day, John Stallard has started the first of two (or maybe, three) articles on damp-proofing; a subject that is at the fore-front of much of our work. Murray Proffitt has written about a fascinating heritage project he's involved in with Russell Murray, a conservation architect from Wellington. Finally, there's a short piece about archaeology from Ben Teele – is this something we need to think about? It certainly is if you ever get involved in excavations or demotions where 19th century human activities may have taken place.

So, read on and get in touch with your thoughts as to how The Journal can improve. After all, it's your magazine to tell New Zealand your story as a Building Surveyor. ■

MBIE'S amendments



Ed Morris

NZIBS Executive member in charge of technical matters, Ed Morris, breaks down major changes to New Zealand's building laws to improve the quality of building work.

The Ministry of Building, Innovation and Employment's proposed amendments to the acceptable solutions and verification methods is an attempt to make the design of buildings and engineering requirements easier and faster at the design stage.

It is hoped that some of the engineering will no longer require verification methods or specific design to be used as they have been brought under the acceptable solutions and verification solutions.

Below are excerpts from MBIE on the proposed changes:

Proposed changes to B1 Structure

The advantages of this proposal to amend Verification Method B1/VM1 and Acceptable Solution B1/AS1 are that:

- Current knowledge and practices would be reflected in the B1 Acceptable Solutions and Verification Methods
- Non-specific design information will be provided for low-rise light steel framed buildings
- Information on the design of house foundations on expansive soils will be retained in an Acceptable Solution after SH/AS1 is revoked
- Maintaining and updating B1/AS1 will help consenting efficiency as certain designs on expansive soils or for light steel framed buildings will no longer need to be treated as alternative solution proposals
- Changes reflect continued maintenance of the B1 Acceptable Solutions and Verification Methods to ensure the Building Code System operates efficiently.

Proposed changes to B2 Durability

The advantages of doing this are that:

- Current knowledge and practices would be reflected in the Acceptable Solution
- The Acceptable Solution would clearly specify requirements for corrosion protection for light steel framing
- Maintaining the Acceptable Solution

will help consenting efficiency as steel protection measures for light steel framing will no longer need to be treated as alternative solution proposal

- Changes reflect continued maintenance of the B2 Acceptable Solutions and Verification Methods to ensure the Building Code System operates efficiently.

Proposed Changes to E2 External Moisture

The advantages of issuing the proposed new Verification Method E2/VM2 are that:

- Current knowledge and practices would be reflected in the E2 Acceptable Solutions and Verification Methods
- A means of demonstrating NZBC compliance for clause E2.3.2 External Moisture for certain buildings up to 25m in height is made available which does not rely on engaging an expert façade consultant. There is currently no Acceptable Solution or Verification Method for NZBC clause E2 for buildings taller than 10m in height
- Manufacturers and suppliers of cladding systems who utilise the Verification Method will all demonstrate the same levels of performance, so any such cladding system may be used on any building within the scope of the Verification Method
- Matters that affect the performance of cladding systems will become better known and understood amongst the sector as the Verification Method is adopted and suppliers publish technical information on their

conforming cladding system

- Providing this Verification Method will help consenting efficiency because weathertightness designs for certain buildings up to 25m in height will no longer need to be treated as alternative solution proposals
- Changes reflect continued maintenance of the E2 Acceptable Solutions and Verification Methods to ensure the Building Code System operates efficiently.

Proposed changes to G4 Ventilation

The advantages of doing this are that:

- Current knowledge and practices would be reflected in the Acceptable Solution
- Ventilation methods that are outdated and not used are removed
- Information in the Acceptable Solution is kept relevant with referral provided to other documents where necessary
- Changes reflect continued maintenance of the Acceptable Solution to ensure the Building Code system operates efficiently.

Proposed changes to G12 Water supplies

Proposes to cite the latest version of AS/NZS 3500 Parts 1 and 4 to:

- Update requirements for pipe jointing

The jointing materials and methods have been updated to ensure they are complete and easily followed by plumbing practitioners.

- Prohibit the exposure of plastic pipe to UV radiation

There was a lack of clear prescriptive provisions for installing plastic piping in direct sunlight and the consequent adverse effect of UV radiation. Updated provisions in the Standard provide clarity about the protection of different types of plastic pipe from direct sunlight.

- Introduce improved requirements for forced circulation heated water supply systems

The new Part 4 includes a new section titled 'Sizing and installation of circulatory heated water reticulation' as well as three new Appendices dedicated to forced circulation heated water systems. The lack of information in the current version of the Standard has resulted in these heated water systems not being fit for purpose resulting in a reduced service life (with some failures experienced within 2 to 10 years in Australia) and hence non-compliance with the Building Code's durability provisions. These types of larger scale heated water systems are generally found in apartment, commercial or institutional buildings; not in individual household units.

- Allow thermostatically controlled tapware as an alternative to mixing valves

Thermostatically controlled taps have been added as they have been increasingly used in Australia as an alternative to mixing valves.

The advantages of doing this are that:

- Current knowledge and practices would be reflected in the Acceptable Solutions and Verification Methods
- Maintaining and updating the G12 Acceptable Solutions and Verification Methods will help consenting efficiency as improvements in pipe jointing, protection from UV radiation, and the use of thermostatically controlled tapware will no longer need to be treated as alternative solution proposals
- Changes reflect continued maintenance of the G12 Acceptable Solutions and Verification Methods to ensure the Building Code System operates efficiently.

Proposed changes to G13 Foul Water

Proposes to cite the latest version of AS/NZS 3500 Part 2 to:

- Provide a solution for renovating

sanitary plumbing and drainage systems

The main amendment within this Part relates to the installation of structural plastic liners for renovating sanitary plumbing and drainage systems. The previous version has a provision for this repair work but did not give a specific solution. A prescriptive solution is now provided that provides certainty about the minimum requirements necessary for this work.

- Prohibit the exposure of plastic pipe to UV radiation

There was a lack of clear prescriptive provisions for installing plastic piping in direct sunlight and the consequent adverse effect of UV radiation. Updated provisions in the Standard provide clarity about the protection of different types of plastic pipe from direct sunlight.

The revised Part also incorporates a number of editorial changes and improvements for clarity.

The advantages of doing this are that:

- Current knowledge and practices would be reflected in the G13 Acceptable Solutions and Verification Methods
- Maintaining and updating the G13 Acceptable Solutions and Verification Methods will help consenting efficiency as a means of renovating sanitary plumbing and drainage systems and providing protection from UV radiation will no longer need to be treated as alternative solution proposals
- Changes reflect continued maintenance of the G13 Acceptable Solution to ensure the Building Code system operates efficiently.

CONCLUSION

Overall it appears that MBIE are actively listening to the industry and making sound changes to the codes where it would make it easier for the designer and engineers. In turn these proposed changes are reflecting the changing times of the building industry.

The biggest proposed change is to the facades under E2. This will allow the possibility of facades not requiring specific engineering up to 25m. To have a good grasp of the design requirements for facades of this height, one would have to have a very good understanding of the potential risks that will need to be fully considered. We may still find that it will be easier to get these types of facades being designed by engineers.

Changes to B1 are being made due to the knowledge that has been gained from the testing of the products and using specific engineered design methods that have been carried out over a long period of time which can now be readily relied upon therefore can now come under the heading of Acceptable Solutions and Verification Methods. This will be both a cost and time saving at the design stage.

G4, these improvements are aligning with the Healthy Homes Standards. This is ensuring that all dwellings will have further control of internal moisture which is now becoming a concern within our industry. This requirement should have come in many years ago and is long overdue.

G12 and G13 are being amended to reference the latest version under AS/NZS:3500 Part 1 to 4, which has gone through some upgrade to allow new technologies and due to failures that have been experienced in Australia.

What's on the horizon?

The latest from the government is "Building System Legislative Reform Programme"; the proposed legislation is wanting the building sector to be more accountable for their own work and the responsibilities of property owners and tradespeople. This includes a number of proposed law changes to the Building Act and maybe the largest changes to the Act in recent times. Please be assured that MBIE hold our institute and our members in high regard and they want our members to provide feedback. MBIE's link is below where you may wish to read their proposals. From there we would like you to email your feedback to the executive committee where we will correlate all feedback and on-forward on to MBIE for consultation. For more information, visit www.mbie.govt.nz/building-reform. ■

90-day trial a tool to hiring good staff and for creating good businesses

Morrison Kent partner, **Michael Wolff**, explains a few ins and outs about the 90-day trial process that you need to be aware of.

Employing good quality staff is essential to maintaining a good business, and without good staff businesses cannot develop and grow. The 90-day trial period can be an essential tool in bringing the correct people into your business and in minimising the risks around a hiring mistake. However, there are a few ins and outs about the process you need to be aware of, which we explain below.

From 6 May 2019 the use of 90-day trial periods will be restricted to only small to medium sized employers, which means only employers with fewer than 20 staff at the time of the beginning of the day on which the Employment Agreement is entered into.

If you have less than 20 staff, then the requirements of a 90-day trial period include:

1. The trial period clause must be in writing;
2. The employee must be a "new employee", who is an employee who has not worked for the employer before including any unpaid trials, internships or casual employment. An employer should ensure the employee has a signed Employment Agreement prior to starting work (including the trial period clause), for example if the employee signs their Employment Agreement after lunch on their first day of work they will be deemed to be an existing employee and therefore the 90-day trial period will be invalid;
3. The trial period clause must advise employees if they are dismissed during their 90-day trial period they do not have the right to bring a personal grievance in respect of that dismissal. However, they maintain the right to bring personal grievances in

respect of unjustified disadvantage and claims in respect of bullying, harassment and discrimination.

An employer should alert the employee to the existence of the trial period and advise the employee of their right to discuss that clause.

What do I need to do to dismiss an employee under a 90-day trial period?

The first step is to ensure the 90-day trial period is valid. Then, you must still meet your good faith obligations including providing the employee the opportunity to improve and providing reasons for the dismissal, if requested. Although an employee terminated under a valid 90-day trial period cannot raise a grievance regarding their dismissal they can still request mediation and raise a personal grievance on grounds of disadvantage, discrimination or sexual or racial harassment.

So, what are my options if I cannot use the 90-day trial period?

If you are unable to have a trial period there are other options available to you. The first being a probationary period; like a 90-day trial period provision a probationary period has strict procedural requirements that need to be followed should you wish to rely on that provision.

Secondly, if your employee is not performing to the standards you would expect you may implement a performance improvement plan. The intention of a performance improvement plan is to identify the standards that are expected, demonstrate to the employee how they are not meeting these standards and ways in which they

can meet those standards. It is then important to monitor the employee's progress in terms of getting them to a standard that is satisfactory.

The plan should have review periods and can range from around three weeks to three months. If following the period of the performance improvement plan an employee does not come up to standard, then disciplinary action can be commenced to terminate their employment.

If you would like information on 90-day trial periods, probationary periods or performance improvement plans please contact us.

Morrison Kent

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Michael Wolff

Michael is a litigation law and dispute resolution expert with extensive experience in dispute resolution, construction and insurance litigation.



The Massey Memorial

The **Massey Memorial**, Wellington commemorates one of New Zealand's most successful and long-serving prime ministers. Located in a beautiful and striking setting on one of the most conspicuous promontories in Wellington Harbour, this elegant structure can be considered one of the country's greatest public memorials.

The Ministry for Culture and Heritage, together with Wellington-based Conservation Architect, Russell Murray, and Registered Building Surveyor, Murray Proffitt, is currently working on investigating some of the issues that affect the Memorial, including problems of water ingress to the interior. The project commenced with the preparation of a conservation plan by Mr Murray, whose many recommendations for the long-term conservation of the structure included:

- The need to carry out seismic strengthening work to the above-ground structure, along with minor repairs to the stonework and localised repointing;
- The installation of permanent environmental monitoring in the underground complex;
- Carrying out major remedial work to arrest deterioration of the underground complex, including waterproofing work at the terraces, surface water drainage and site drainage work and the installation of additional ventilation.

Likely planned by his ministers even before William Massey's death in office in 1925, the memorial occupies the site of what had once been a gun battery

and associated underground two-storey magazine, which had been built in response to the "Russian Scare" of 1885; the permanent fort and disappearing gun being completed in 1889. The gun was removed and the battery was converted, temporarily, into a magazine in 1922. The structure was quickly modified for Massey's interment – the gun pit was filled with earth to accommodate the burial and a temporary pyramidal monument was placed over the top.

Plans were made to build a permanent memorial, with financial contributions sought from the nation. Celebrated architect, town planner and memorial designer Samuel Hurst Seager was asked to prepare a design. After his initial proposal to replicate his design for the Chunuk Bair memorial at Gallipoli (a simple pylon) failed to gain interest, he proposed a stunning new monument of white Kairuru marble. At Mr Seager's request, the project was detailed and documented and taken through construction by architects Gummer & Ford. The contractor, Hansford & Mills, began work in 1928; the remaining above-ground structures of the old battery were cleared away, the gun pit excavated, and the original tunnel entrance was removed. The landscape was extensively modified for the memorial, with land cut away to

improve views from the wider city and from the water, and also to flatten the area around the memorial, rockeries were formed on the southern slopes above the memorial, thousands of native trees (mainly Pohutukawa) were planted on the flanks of the hill, and a new access track was formed.

The exterior of the memorial was completed in 1930 and it was opened by the Governor-General Lord Bledisloe on 11 September that year. After her death in 1932, Lady Christina Massey was laid to rest with her husband in the crypt. Three years later, the crypt was finally completed, with changes made to the corridors, upper magazine, and the gun pit for the purpose to Gummer & Ford's design. Commemorative events to mark Massey's life were held frequently in the memorial's early years but these gradually fell away as time passed.

The memorial has remained essentially unchanged since it was completed, save for the effects of wear and tear. The most notable alterations are the removal of the bronze chain dividing the sanctuary from the approach, and the 1991 replacement of the original marble bust of Massey with a bronze replica following repeated vandalism. ►



Over time, Pohutukawa have self-seeded around the memorial, gradually reducing its visibility and prominence from the city and the sea.

Wellington City Council have kept up regular maintenance of the site, although the growth of Pohutukawa around the memorial has not been contained, and the rockeries have disappeared into regenerating scrub over the years. The memorial has also been maintained, although water ingress into the mausoleum has remained a long-standing issue, with sporadic efforts at waterproofing yielding sporadic short-term improvements.

A structural assessment has found that most of the superstructure has a seismic capacity greater than 67 per cent New Building Standard. However, the piers and colonnade at the north end of the structure are in need of seismic upgrade and strengthening work to ensure adequate performance in an earthquake and that the site remains safe for visitors.

Registered Building Surveyor, Murray Proffitt, notes "The main challenge from our point of view is to waterproof (and otherwise strengthen and upgrade) the structure without leaving any visible evidence of the intervention or damaging any of the structure's heritage fabric in the process. This will involve lifting the marble and concrete paving from the colonnade and concourse, respectively, to enable installation of a waterproofing membrane above the crypt, tunnel and magazines. Surface water management will be introduced on reinstatement of the paving, while subsoil drainage and waterproofing will be installed to the underground elements via extensive excavation around the perimeter of the mass concrete structure.

"Investigation is ongoing with regard to the interior of the crypt and the nature and condition of the original drainage system within the tunnel and magazine complex, which now appears to be inoperable. The inclusion of effective ventilation is also yet to be finalised, though it is likely that a bespoke passive or solar driven system will be used, there being a need for inconspicuousness."

Editor's comment – thanks to The Ministry for Culture and Heritage and Russell Murray for their agreement to publish this article based upon information from the 2018 conservation plan. ■

Assumptions, presumptions and a dwelling's demise

Associate director of Maynard Marks, Graeme Calvert, highlights the risk of making too many assumptions in a building surveyor's line of work.



This unfortunate story for two first-home buyers in regional New Zealand regards a modest and conservative house built during 1978, about mid-way on a sloping hill site. The design drawings depict a light-weight dwelling over an engineered concrete pile foundation, a perimeter skirt of plastered fibre cement sheet and a traditional timber frame structure. The walls were clad in weatherboards called 'Weatherside', a cladding with a chequered history and subsequently removed from the market. The more senior members of the Institute will remember this product.

The engineered raft and piled foundations were needed due to the site being historically filled and to allow below-ground and surface water flow-off whilst minimizing impact on the dwelling. From a visual inspection, the dwelling appeared to be built as-per the intended design.

Fast-forward 19 years to 01 April (I kid you not, as no laughing matter) 1997, a plasterer applied for and was granted a building consent from the local Council to apply painted solid plaster (stucco) over the Weatherside clad walls. The application for building consent included a brief specification/scope of the proposed work, one site plan and no detail drawings.

The plasterer inspected the existing weatherboards before applying the stucco and noted in correspondence to having no knowledge of the type of land the dwelling was built on. Within two months from application, cracking appeared within the stucco.

Fast forward a further five years to 2002. A dispute between the dwelling owners of the time, the plasterer and the Council continued to August 2003 and then until dates unknown. Fast Forward a further nine years to June 2012. The stucco issue is raised again by the dwelling owners. A council site meeting took place. The Council made the following comments (summarised) in writing post the site inspection and meeting:

"The plasterer appeared happy with the proposed work and the consent was granted based on information provided... In Summary: It was common at the time of application to plaster over claddings nearing the end of their life... many houses over the country have been re-clad in a similar manner. The repair work carried out appears quite stable now... The dwelling has recently repainted... If the plaster system is well maintained Council can be satisfied on reasonable grounds it will meet the requirements of B2 Durability from the date it was installed."

The Council building site inspection record of 11 April 1997 stated that "paper and netting had been installed over Weatherside" and "Plasterer advised Weatherside in good order". This inspection sheet was signed as complete by the Council in June 2012.

The Council issued a code compliance certificate (CCC) for the 1997 building consent with a condition that states: "As substantial completion was achieved in November 2003; the New Zealand Building Code B2 Durability shall take effect from that date". The CCC was granted in 2012 and issued with the knowledge of the original building design and past disputes over the cracking of the stucco.

Following the issue of the CCC in 2012 the dwelling was sold and sold again. A pre-purchase inspection took place in March 2018. The scope of the pre-purchase inspection did not include the review of the council property file, this is not considered good practice. The pre-

purchase inspection report was divided into 10 main sections. The sections affecting this dwelling concerned weathertightness, external wall cladding and foundation & subfloor.

The weathertightness and external wall cladding sections were concluded as having a low or no level of concern from an external visual inspection. The foundation & subfloor areas as having a moderate level of concern from the inspector opening the floor access panel and viewing below into the sub-floor space. The inspector described the foundation type as a "concrete ring foundation and piles".

During the life of the property at a time unknown, a polythene damp proof membrane (DPM) has been installed over the ground within the subfloor space.

In November 2018, Maynard Marks surveyed the dwelling following the new owner's concerns regarding a cold, damp home and reported on the following issues:

Elevated subfloor moisture, decay to sub-floor timber, borer infestation, foundation vents blocked by structures, and partially blocked by gardens and paved siteworks, stucco encasing window joinery, stucco with no clearance from horizontal surfaces, cracking to the stucco cladding, water ingress around window and door joinery. The property file was reviewed and helped inform our reporting.

Our remedial conclusion: Lift the main structure, replace the decayed floor

structure, remove and replace wall cladding with consequential associated structural works. We also recommended a cost analysis be prepared and compared to a complete demolition and rebuild. This story is unresolved and continue.

We have the benefit of hindsight and this article is not to point the finger at Councils, trades people, pre-purchase inspectors, former owners or comment on responsibility. It has been written to highlight that poor decisions, some of which seem to be based on assumptions and presumptions made by various parties during the limited life of the dwelling, have contributed to its demise. The Lifespan could have been significantly longer if more accurate information was sought before assumptions and presumptions were made.

We often make assumptions, but we need to be clear that it is stated in our reporting and think about what this might mean in terms of future consequence.

Oxford English Dictionary on-line:

Assumption: A thing that is accepted as true or as certain to happen, without proof – 'they made certain assumptions about the market'

Oxford English Dictionary on-line:

Presumption: The acceptance of something as true although it is not known for certain – 'the presumption of innocence'. ■

New membership database goes online

Our new membership database will soon be launched, bringing a number of benefits to you as a member.

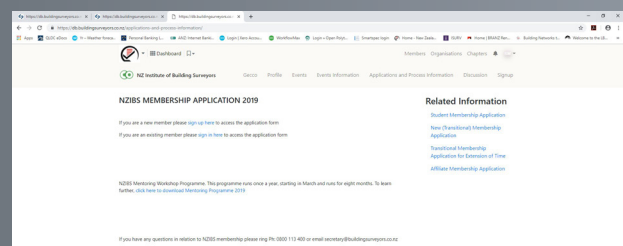
The new system will allow you to store your latest CV as well as your technical reports, mentor reports and contact details. Keeping all of this information and files in one place for you to access at any time will generate efficiencies and save time.

We ask that you log in here and then reset your password by entering your member email address. Please check your junk/spam folder if you do not receive the email in your inbox.

Have a good look around the system and update the information in your profile.

Over time we will introduce you to the variety of system features you can utilise.

If you have any questions or need any assistance please contact Noeline at secretary@buildingsurveyors.co.nz





REGISTERED BUILDING SURVEYOR
Kathir Sam

Finding faults

Registered building surveyor, **Kathir Sam**, discusses the pitfalls of pre-purchase inspections and why tagging defects as risks is worthwhile.

It has been said that, "Nothing is easier than fault-finding". We, as pre-purchase inspectors, only know how hard it is to find all the faults in a given building without missing one. Also, it is probably the only business where we ditch the people who give us the business, the realtors, and get paid for breaking the hearts of our clients who fall in love with a house at first sight.

Fault finding becomes really difficult during a pre-purchase inspection where we have to work with a broad spectrum of limitations, while balancing the sincerity with health and safety concerns. Although we do not check the compliance of a building with the current Building Code or standards, we still have to evaluate the performance of the building and assess the risks based on the current Building Code / acceptable solutions. Even though we cannot call them as defects as they were correct at the time of construction, we definitely have to tag them as risks. We will see some examples here.



One common example is the lack of kick out flashings at the end of a roof-to-wall

junction in 1990's built monolithic clad houses, which causes moisture intrusion. When the flashing is not there, we can straight away tag it as a risk. Even when we see one in a 90's house, we cannot say it is good, as it may have been installed as part of repair work. The repair work may have just been to the cladding, and internal framing damage may have been ignored. So we still need to tag it as a risk.



Another issue we came across in houses, even in those built after the leaky home era, is the lack of flashing at the change of roof plane. In almost all the occasions we have seen so far, there was moisture damage / elevated moisture readings on the wall below the junction.



Most of the older decks have barriers which are climbable and have large openings. Even though we cannot say it does not comply with the requirements of Building Code clause F4 Safety from Falling AS1, as it was not existent then, we still have the responsibility to alert the buyer that it is a safety risk, especially for the children.



We also need to be very specific in reporting the limitations / restrictions to inspection and to include them in the terms of engagement. Subfloor access shown in the picture had decaying clothes and rubbish everywhere, which made us not to enter the hatch.

Although we identified signs of leak around the bathroom area, the customer was not happy that we did not crawl inside to evaluate it properly, even though the restriction was clearly reported.

Getting all the wrongs right every time, and simultaneously winning the hearts of parties involved, is a real challenge in this profession which demands the RIGHT ATTITUDE – apart from knowledge and experience. ■



Being unsure of a site's history or age could be costly

Principal Archaeologist **Benjamin Teele** points out what several changes to heritage law could mean for you.

The Heritage New Zealand Pouhere Taonga Act 2014 replaced the older Historic Places Act 1993, and along with several changes to the law also saw a name change from New Zealand Historic Places Trust to Heritage New Zealand. Legislation under this Act makes it unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga (HNZPT). This is the case regardless of whether the land on which the site is located is a designated historic place, or the activity is permitted under the District or Regional Plan, or a resource or building consent has been granted.

There is a difference between heritage, which is dealt with under the RMA, and archaeology, dealt with by the HNZPT Act 2014. Some buildings may have

identified heritage values, but not archaeological ones. Some may have archaeological values, but no identified heritage values. Some may have both. In archaeological matters, the HNZPT Act takes precedent over the RMA.

The HNZPT Act 2014 requires that any site which has evidence of pre-1900 human habitation must be the subject of investigation and assessment of its potential archaeological values prior to any disturbance of the site. This must be followed by an Application to HNZPT for an Archaeological Authority. HNZPT must review the application and must issue or decline the application within 20 working days. There is no fee for this application. HNZPT may apply special conditions to the Authority but the Authority will usually include the need for monitoring of any earthworks on the site, the recording of any pre-

1900 building (if present), and the preparation of an Interim and a Final Report to the HNZPT which sets out the findings of the archaeologist on site. There can be severe penalties for damaging or destroying an archaeological site. The modification or destruction of an archaeological site by any person knowingly carries a fine up to \$150,000 and is a criminal offence under the Act (Section 87).

If working on a historic site and you are unsure of its age, contact the regional office for HNZPT. Their details are available on their website, and the regional archaeologist will be able to help with determinations of a building or sites age and whether there are any archaeological considerations.

Benjamin Teele is a building surveyor and Principal Archaeologist at Origin Consultants in Arrowtown. ■



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