



The Journal



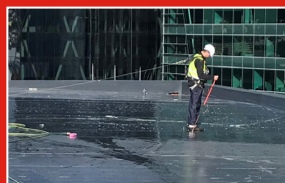
Building law, subordinate legislation, and erroneous ideology

The story of fire engineering, its failings, and what lessons can be learnt.

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Maintenance in design



New membrane waterproofing, same old leaks



Final assessment interview preparation



Competition - What is a Building Surveyor?



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FROM THE PRESIDENT



NZIBS PRESIDENT

Darryl August

The need to look to the future

The year is rapidly disappearing as we head into July. Before you know it, we will be attending our Annual Conference in Nelson and heading towards the end of 2023.

I would like to encourage all of our Members and Non-Members from various parts of the industry to attend the conference in September. The conference theme is Keeping Connected, and we have a fantastic lineup of speakers for the Friday programme and a couple of new workshops for the Saturday morning programme. Tickets will be available soon and I look forward to seeing you all.

As Auckland and Hawke's Bay recover from the recent weather events, we are starting to see an influx in insurance claim assessments where claims assessors have either struggled with capacity or, unfortunately, got it wrong.

I will be meeting with John Lucas who is the Insurance Manager for the Insurance Council of New Zealand in the next few weeks to discuss some of these points and encourage more collaboration between our organisations. Saskia has sent a message to all members to provide any feedback or discussion points they wish me to raise with John.

We also continue to work with other industry institutes, and I was recently invited as a

guest to attend the NZIQS Annual Conference. I was only able to attend the Friday programme due to work commitments but thoroughly enjoyed the day and the speakers.

Some interesting topics were presented in respect of an economic update from Brad Olsen and a climate change presentation from Iain White of the University of Waikato that focused on flood events. Probably the most interesting presentation was from Lawrie Saegers from Rawlinsons who talked about cost fluctuation provisions within NZS3910 becoming the mainstream, which was last seen 30 years ago.

It is a sign of the times that the industry needs to look at fair and equitable ways to allocate cost and risk as a result of supply chain volatility. The day finished with motivational speaker Mike Allsop. A fascinating Kiwi adventurer who has climbed Everest, many other mountains, and completed the world marathon challenge - seven marathons on seven continents in seven days. I still can't wrap my head around how that works, but he did it.

He does all of this while maintaining a day job as an



international airline pilot for Air New Zealand. He started his presentation with a story of delivering an aircraft from the USA to NZ and having to ditch it in the sea in the middle of the night off Hawaii. And we all think we are busy!!!

Our webinar series continues throughout the year and our most recent webinar was held last week and covered APC and Mentoring. Thank you to the Panel, Josh Haswell from RICS in Sydney, Rob Wilson from BTY in Vancouver (also an RICS Council Member) and our own Training Chair David Clifton.

It was a useful discussion, that I hope the members, particularly the Transitional Members, benefited from. Our goal with the webinar was to provide helpful tips for both the members heading towards APC and the mentors alike. Our objective is to arm the members with the tools to pass the APC with confidence.

We also discussed the importance of mock interviews for APC candidates and had a great suggestion from the floor in respect of a register of members who would be willing to assist with this. The Executive will discuss this at the next Executive Meeting and see how this can be implemented. The next webinar is on 21 August, and we will be inviting presenters from Auckland Council to discuss compliance processes and working with the council.

As years go by, we are starting to see some of our valued members retire from day-to-day building surveying duties. Whilst this is said to see for the industry it is a part of life, and we wish these Members all the best and happy retirement.

As an Institute we need to look forward to the future and encourage more individuals to consider a career in building surveying. I recently attended part of module 7 (Technical Report Writing for Expert Witness) presented by Mark Powell and Tim Rainey, and it was great to see some real enthusiasm from the attendees. I will be trying to find time to attend a few more of the modules over the rest of the year.

We will also be sending out information soon in respect of a series of chapter meeting roadshows in collaboration with Winstone Wallboards. Saskia and Scott are working with the chapter chairs in each region to agree and confirm dates.

Look forward to seeing everyone at the Conference on 21-23 September in Nelson. ■



Victoria Richardson

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Past the halfway mark

Well, we have passed the halfway mark in the year. Spring is on the horizon, and if we're lucky, it'll be clear skies ahead. Te Ika-a-Māui certainly deserves some drying out time.

What has really become apparent to me, as I have watched yet more natural disasters take their toll on the country, is how important Building Surveyors are. Not just in the recovery stages, but also in helping limit the impacts of natural disasters.

The modern Building Surveyor role emerged following the Great Fire of London in 1666. So, it is not surprising that Building Surveyors continue to play an important role in the built environment, particularly when there are disasters.

Despite building surveying having such deep roots, a lot of people have not heard of it, or are not aware of what we do. *The Journal* wants to help change this, and we are asking for help from our NZIBS Members in defining the role in a snappy phrase. Please take a look at our *What is a Building Surveyor* competition for more information on page 27.

The NZIBS Annual Conference is almost upon us, and in the spirit of this year's theme – *Keeping Connected* – I'm hoping to chat with as many attendees as possible. Keep an eye out for me and come and say hello – I would love to get people's thoughts and ideas for *The Journal*.

In this issue of *The Journal*, we have contributions from various build environment specialists, who have kindly given up their time to share some of their knowledge. We are truly grateful to be able to work with such professionals, and we're sure our readers will enjoy their insights.

We are very excited to present the first in a series of articles by Dr Phillip Hartley. Phillip is one of the conservation specialists at Salmond Reed Architects, a Board Member for ICOMOS NZ, the Chair of DOCOMOMO NZ, and teaches the conservation of materials module for the School of Architecture at Auckland University. Phillip would like to see more Building Surveyors working on heritage projects, and his informative series is sure to be of interest to those already working in conservation, and those keen to get involved.

From everybody at *The Journal*, we hope you enjoy this issue. ■



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Maintenance in design

Design decisions made during the planning phases of projects can have a big impact on the future maintenance burdens for buildings.

Maintenance considerations are not typically front of mind for design teams, and there is a constant tension between initial capital expenditure and whole-of-life building costs for building owners and developers.

The above was the focus of a 2015 BRANZ report titled *Designing for Maintenance*. This highlighted common challenges, benefits, and ways to improve maintenance in design. A lack of Facility Manager (FM) involvement in the design process was highlighted as a common issue.

Paul Singleton, National Operations Manager at Precinct Properties, sat down with Liam Cavanagh, Senior Building Surveyor at Rebbeck Dunn Watters, to discuss how FMs can have a positive impact on the design and delivery of projects.

Paul has worked at Precinct Properties for 10 years, originally overseeing the facilities management team and more recently shifting into an operations role, looking after everything from acquisition and due diligence to interfacing with development and project teams.

LC: What are some common issues FMs encounter that arise from a lack of consideration of maintenance in the design and delivery of projects?

PS: On the delivery side, a lack of documentation is the most common problem when taking over or managing an asset. This includes the basics such as operation and maintenance manuals, and commissioning data but also documentation that should be kept and updated during the life of the asset.

A key focus of mine is to interface with our project teams to ensure we are extracting the appropriate information upon completion, commensurate with the deliverables in the construction contract.

Linking it back to design, accessibility for maintenance and refurbishment work is a common problem. In an ideal world, you would have well-located loading docks and goods lift access to all areas, for example, but having worked closely with our development and project teams, I have learnt there are always other

constraints, beyond maintenance, that require consideration.

For example, PWC Tower (Auckland) has two train tunnels running beneath it that have had an impact on its shape and the location and range of lifts. These are hard constraints that must be worked with. However, if FMs get involved in the design process, they can share their operational experience to help mitigate any resulting issues.

LC: There is commonly a gap between handover documentation that is contractually required, and that which FMs need to efficiently maintain and operate an asset. How can this risk be managed?

PS: Designers and project managers do not operate buildings so can lack an understanding of what the documentation deliverables are and why they are needed. This is where FMs can step in to help ensure the contract stage adequately covers project handover documentation.

At Precinct, we have completed a review with our internal team and external project managers to identify all critical project documentation. This has been developed into a brief that sets out the documentation



deliverables for the project team. This clearly sets out responsibilities for delivering the documentation and we find it avoids issues arising at completion.

LC: As a Building Surveyor, I commonly encounter the adverse outcomes of the initial capital cost being prioritised over whole-of-life building costs. Given Precinct tends to develop and hold their assets for the long term, how do you think about the natural tension between the two?

PS: There is a trade-off with everything, so it is important for project teams and FMs to recognise there are always commercial, physical design, and operational factors that need to be balanced. On a new build project, we will prepare a simple matrix for design decisions that set out the options and all their different aspects. It enables us to drill straight down into the pros and cons and decide on what is best for the project.

For projects on existing assets, for example, a refurbishment project, we would typically look at the like-for-like replacement option and then compare that against any alternative options or upgrades. This would then go through a similar process to the new build design decisions.

LC: Do you find you need to be actively involved in that process with your designers?

PS: Yes, we do. Our team has undertaken enough complex development and project work to have reasonably good knowledge of the options available to us. We are careful not to tell our consultants what to design but we help them present information in a way that best enables us to make good decisions on the various design options they present to us.

LC: There can also be tension between functionality and design from an aesthetic point of view. How can this be managed?

PS: We get involved in those decisions. Finishes such as cladding, internal décor, and touchpoints are common bugbears for FM teams. We also look at form versus function, which is important, but again when you are building something that will sit on the skyline that also needs to be leased to customers, you need to accept there will be certain high-end finishes and design features that may have higher maintenance burdens.

That is not to say FMs cannot make a positive contribution to ensure the best all-around outcome for any problems that may arise from difficult design features. A great example is the façade package for PWC Tower (Auckland).

The building is 185 metres tall and has an architectural foil that rakes backwards from Level 34 upwards. ►



It was clear the raking section would create challenges for external access and maintenance. The design team had allowed for BMU access, however, the final design far exceeded budget and, at best, was only going to provide access to 80% of the façade.

The raking section was an important design feature, but maintenance of the façade was also critical. We were able to approach it from a different angle, starting with identifying the key activities that needed to be catered for. At the simple end of the scale were basic cleaning and inspection activities and the other was the replacement of large components, for example, broken glass, with the panels being 4.2m high and weighing 800 kilograms each.

We then worked to cover the various maintenance requirements with different packages. The first was height access on its own, which is an abseil system for cleaning purposes comprising ladders, davit arms and anchor points. We developed the solution in conjunction with an access company our FM team works with a lot, and we then consulted with one of our window cleaning companies to ensure the design was usable. The result was a system that enabled the cleaning of all parts of the building.

Then we looked at the glass replacement issue. We came up with a self-erecting tower crane on the roof that can lift those units and also provides a way to lift other plants into and out of the building. It can reach 100% of the façade area. Amazingly, we found those cranes are also very cost-effective.

The whole package, which is highly functional and allows us to access and maintain 100% of the façade, costs around 50% of the originally budgeted sum for a BMU.

LC: Have there been any further learnings the FM team have gathered from the operation of that solution?

PS: We knew at the time that the tower was at the absolute limit in terms of size to be able to efficiently abseil clean the façade. If you have four guys abseiling down PWC Tower, by the time they have set up their ropes, and completed a couple of drops, it's six or seven hours and they are physically exhausted. If the building were any bigger, you could not complete the work in a safe or efficient manner. That is something we will consider on all our new projects.

LC: Beyond compliance schedules for specified systems and durability requirements, there is not a lot of focus on maintenance in design during the consenting process. Do you think that needs to change?

PS: I can see potential benefits but how that would be efficiently incorporated into the consenting process is a tricky question. It could be worthwhile having a bigger focus on things such as years to first maintenance for major building elements with higher accompanying minimum standards. That would lift the quality and durability of buildings, or at the very least, high-risk elements of a building.

LC: It is still rare to see FMs brought into a project at the design phase. Do you have any final advice for project teams and FMs looking to better integrate?

PS: One of the keys is for the FMs to be proactive. It can be daunting, particularly on larger projects, but it is important to be able to hold a position on something and not just melt into the background. The more you get involved, the more the design consultants and your own business tend to see the value. You will also find you will learn more quickly.

Likewise, FMs have valuable operational experience and project teams should realise this. It would be easy to assume FM input is just another complication or individual to coordinate with, but operational input can help achieve a superior end product and a more efficient project. ■



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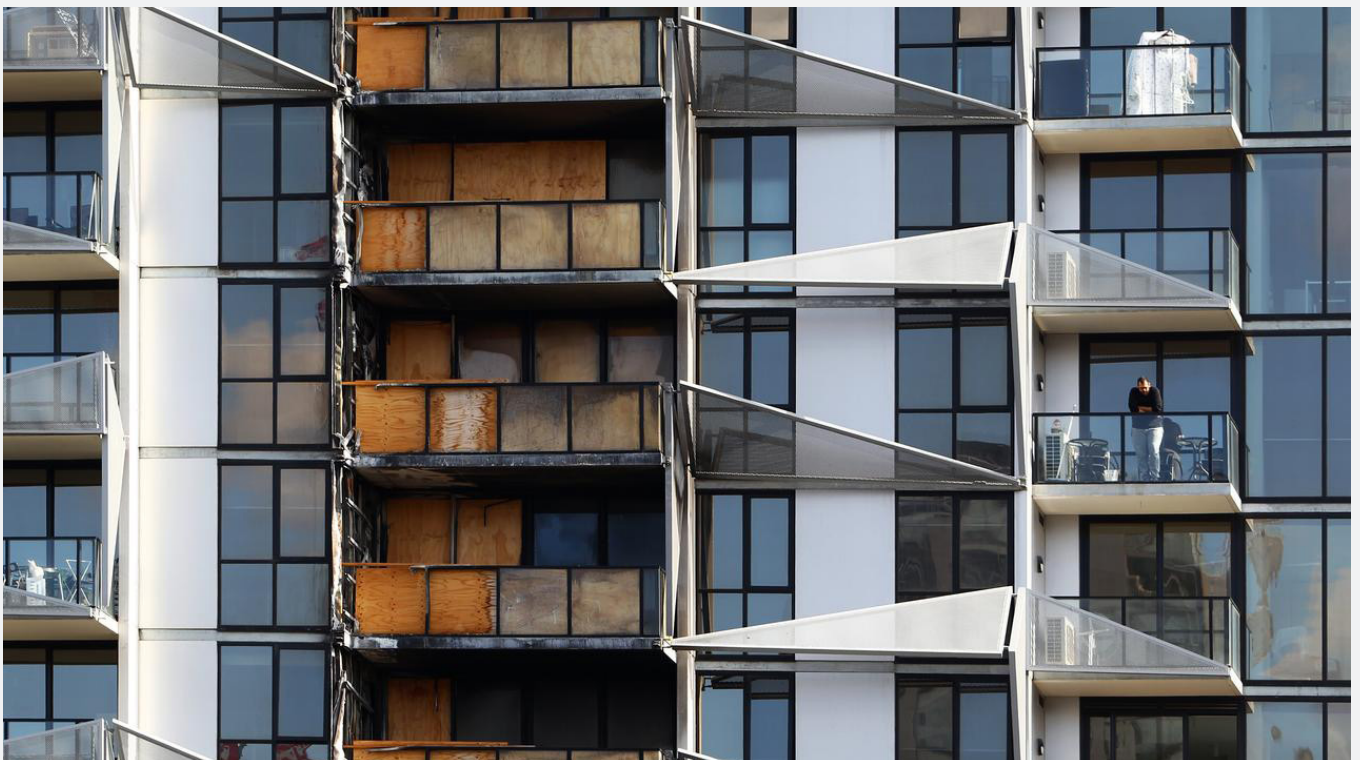
Building law, subordinate legislation, and erroneous ideology

The story of fire engineering, its failings, and what lessons can be learnt.

When the Building Act 1991 came into effect, it was widely celebrated. Gone were the days of a mandatory prescriptive approach, and in came a performance-based building code that allowed designers to innovate, and tailor specific solutions for a building's intended use. One of the

professions that emerged from these new laws was fire engineering. Fast-forward 30 years and things have not gone well for this discipline, domestically or internationally. I think it is safe to say that given the combustible cladding problems in both Australia

and England, along with a three-year fire review programme (2014 – 2017) in New Zealand (to name just a few issues), there is a case to argue that fire engineering has problems and these problems have not been solved. ►





I will explain what caused the issues in a way that hopefully benefits other design practitioners as well.

A performance-based building code does nothing more than specify legal thresholds which must be met. It does not tell you how to design a building. Such legal thresholds are nothing new in other parts of our economy, and our courts apply legal thresholds such as the negligence doctrine to a whole range of situations, including poorly designed buildings. Our judges do not care what design procedure you adopt if the outcome is correct – a good thing. What does matter is meeting the legal thresholds. A designer must consider the relevant measures to incorporate into the design and specify sufficient quantities of these measures to meet the legal thresholds set by the legal objectives in the Building Act 2004 (the Act). It's not complicated; using fire protection as an example, people are safe, and the fire does not spread to other property (the

objectives). However, this basic approach can be deserted in the rush to get a building consent as time is money. And under the Act, you are guaranteed a building consent if you comply with an Acceptable Solution or Verification Method (i.e., a compliance document). The same is true in Australia, where their compliance document, the Deemed-to-Satisfy (DtS), guarantees consent. And in England, their guidance document, the 'Approved Document', is relied upon for obtaining approvals.

We view these compliance and guidance documents as correct because everyone uses them, right? Since 2018 the Australian Building Codes Board has been amending its DtS rules associated with cladding, as before 2018 no specific clause mandated that combustible materials could not be used on the exterior of multi-storey buildings. And recently, one of the administrators of England's Approved Document admitted to the Grenfell Tower Inquiry under oath that the Approved

Document was not correct, thus not preventing combustible cladding to be installed on English buildings for years. So, perhaps the prevalence of combustible cladding has something to do with errors in compliance and guidance documents. But that is not where we should stop thinking about this issue in my view as it is not the root cause.

And here is the crux of the matter. Knowing how our laws work may not be common knowledge in the building industry. A statute is supreme law and is passed into effect by parliament and any law enabled under it is subordinate to that statute. Subordinate laws must be consistent with the statute that enables them. So, whether it be our building code, compliance documents, or other building regulations, these subordinate laws must be consistent with the Act.

Compliance documents are viewed as technical instruments in the industry, but they are not. They are prescriptive, procedural,

subordinate laws issued under the Act that are 'deemed' to be correct; that is, they are subordinate laws that could be wrong as the term 'deeming' comes with an assumption they are correct. Section 22 of the Act clearly states this with the important term 'treated as' which has the same meaning as 'deemed'. To support my point, the Act also states in section 25(2) what is not permitted to be in a compliance document, including anything inconsistent with the Act itself. Also, section 30 of the Act allows a compliance document to be removed immediately if there is something wrong with it. This has happened many times.

The relevance to the broader industry is that some of the erroneous confidence in compliance documents (and guidelines) that pervades fire engineering is not limited to fire engineering. In 1997, five years after introducing New Zealand's performance-based building code, a study found that fire engineering practitioners struggled to interpret the law. This comes as no surprise to me. Fire engineering academic literature I have reviewed published in New Zealand, Australia, the UK, the US, or beyond, does not reference to the tort of negligence, statutory interpretation, the common law, how to find relevant case law, etc., in any detail.

The way the fire engineering profession appears to have overcome this interpretation problem has been to develop its own method (guidelines), perhaps best described in a fire engineering textbook published in 2022:

"To manage the uncertainty and differing interpretations of codes with qualitative performance criteria, a common approach is to establish a team of stakeholders to determine the quantitative acceptance criteria relevant to a specific project. An example of stakeholder agreement is the Fire Engineering Brief (FEB) described in the International Fire Engineering Guidelines."

Now compare that statement with statements from our Supreme Court judges:

"The purpose of the Building Act and the building code was to maintain minimum standards of construction. These standards avoided waste, inefficiency, economic losses that might be encountered if the only control was contractual. The code was as clear and precise as the subject matter allowed."

"No one can be party to the construction of a building which does not comply with the building code. The duty in tort imposes no higher duty than that."

And on the matter of practitioners' attempts to quantify the building code, an interesting statement by a District Court Judge in 2003 in relation to failed foundations of a development:

"The Code is intended to set standards for those in the building industry, rather than the other way around."

These judicial statements illustrate that no guideline is the law. Thus, any guideline that makes laudatory statements as being 'International' should ring alarm bells, especially when the New Zealand Government has never enacted an 'International Building Act' that would enable an 'International Guide' as subordinate law, let alone substitute the legal thresholds in the building code for what 'stakeholders' determine as acceptance criteria.

Regrettably, the same fire-based 'International' design approach has been adopted in other countries despite neither their statutory nor common law allowing for it. So, perhaps one of the many problems with fire engineering is a basic failure to understand that designs must meet domestic legal thresholds. In the case of fire, the Act requires buildings to be designed so that people are safe and fire does not spread to other property. Once

that is achieved to a reasonable standard, the building owner does not need to spend one dollar more on fire-based precautions.

As the fire engineering profession seems to have failed to learn to interpret and apply the law, this could perhaps explain why cladding-based omissions in some compliance documents went unnoticed by so many fire engineering practitioners for decades: They failed to see the legal errors in the 'treated as' subordinate laws. I think this is the root cause of why fire engineering-based problems have been observed in multiple countries, and I don't think that this root cause is limited to fire engineering. Putting it in a general context, design is not about complying with compliance documents, standards, and guidelines, but designing to the relevant legal thresholds, as interpreted by our judges, to which compliance documents and guidelines can be wrong. And given there are over 2,000 judicial rulings associated with the Act, there are plenty of applicable legal rulings to learn from to minimise the chances of a poor design, rather than place sole reliance on compliance documents, let alone guidelines.

But I don't want to end this article on a negative note. As I said at the beginning, the building code sets legal thresholds that must be met. It allows the designer to produce a solution any way they wish. That should excite designers, as they have the skillset to identify the relevant measures for any specific situation. What must be done is specify the appropriate quantity of these measures to meet the relevant legal thresholds (this is why legal interpretation skills are so important). And given less than 1% of all building consent applications are full performance-based designs, this is an untapped market where it has yet to materialise that the whole is greater than the sum of the parts. ■



THOMAS MCLAUGHLIN

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New membrane waterproofing, same old leaks

Thomas McLaughlin is an expert in waterproofing membrane leak detection using Electric Field Vector Mapping (EFVM®), and his work helps detect breach points on membrane installations.

Rather surprisingly, faults on new membranes are not a rare discovery.

Finding leaks on membranes, and understanding the cause, is often the easy part. Preventing those leaks from occurring in the first place, presents a far bigger challenge.

The Journal caught up with Thomas to get his thoughts on the issues, and what we can do to keep water out of our newly constructed buildings.

Question: What are the issues you are seeing on new developments, and why do you think they are occurring?

TM: ILD NZ Ltd tests new membrane installations on roofs and balconies. It is an everyday occurrence that we find breaches caused by construction phase damage. Whilst surprising to some, it is to be expected considering the trades that are working on top of the membrane after the waterproofing installation is complete.

The waterproofing has been completed and handed over, and yet we are finding breaches. It isn't the waterproofing applicator/installer to blame, it isn't the product, it's the construction phase.

As part of the Code of Compliance processes, all new membranes must be tested once the installation is complete. The timing for testing (if any) can vary between local authorities, membrane installers and main contractors. However, it is typically within days of completion of the membrane installation. The problem with this is the build is not complete at that point. As soon as a membrane is handed over as complete, it begins running the gauntlet.

Space on any construction site is a sought-after commodity. When the membrane installer leaves the site there is often a line of sub-trades waiting to stake a claim on the newly waterproofed space. Whether it's to complete a piece of work, or simply store supplies, that space will not be empty for long. We've seen a number of developments where tilers and joiners use balconies for their cutting area. Some attempts to protect the waterproofing are made but they usually aren't adequate, and it gets damaged.

There are also issues that come from having sub-trades working in isolation from one another. We see examples of incompatible sealants being used, aluminium joinery installations damaging membranes, and other damage that could be avoided if the sub-trades spoke with each other.

The desire for a specific 'look' can also lead to issues. We have seen membranes terminated lower than the height required, simply to avoid having part of that membrane visible above the line of the decking. This leads to inevitable performance issues.

Question: How can we do better?

TM: Changes to the sequencing of testing would certainly help. Instead of trying to catch out the waterproofer – which is what the current testing regime is effectively trying to do – we should be using testing to identify defects that occur after the waterproofer has left the site. If testing was later in the construction programme or an additional layer of testing was added just before the practical completion of a project, defects could be rectified immediately.

Getting sub-trades to talk to one another would also be very beneficial. If main contractors made membrane awareness part of toolbox talks, daily pre-start meetings, or the waterproofer got to have a discussion with the trades who follow on in that area, they could explain how to take care of the membrane. It would also encourage sub-trades to speak to one another, ask questions, and agree on mutually acceptable solutions to some buildability issues. ►

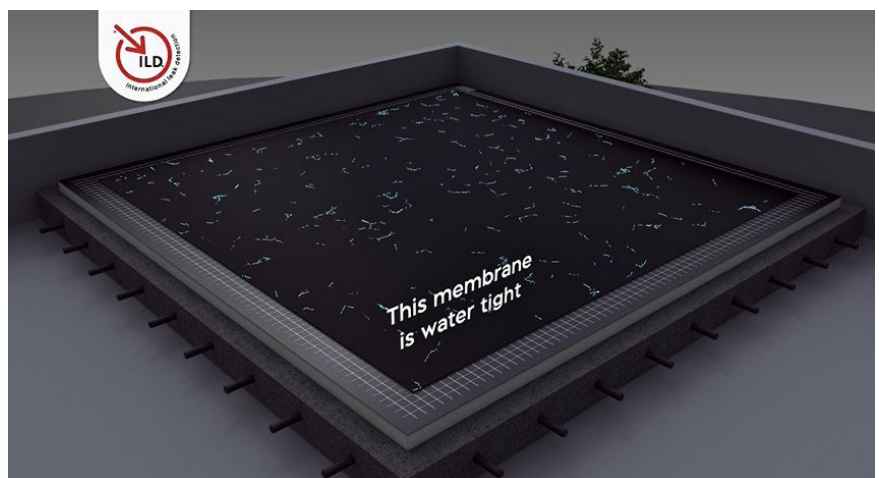


Membranes need to be shepherded through the construction phase. Given the critical nature of waterproofing, there need to be additional measures taken to care for it as the development progresses. We worked on a project where a labourer was hired to take care of the new membrane installations. His job was to check them every day, sweep them clean of dirt and debris, and make sure they weren't being damaged. It worked, and the housekeeping created awareness.

Specifiers also have a part to play. Scoping testing immediately before practical completion may be more than required by local authorities, but correctly sequenced testing can ensure performance criteria are achieved. Designing for damage and early warning systems to provide an alert, would also improve outcomes. Overflow drains and sensors can provide indicators that there is a leak before that leak has a chance to cause serious damage. Installation of a drain in a warm roof assembly would also allow any trapped moisture to work its way out. If we've taken the trouble to design buildings to perform at a high level, let's not give away pieces of that performance by allowing membrane breaches to fall off the radar. The performance calculations for buildings are based on elements being defect free – nobody is designing for wet insulation or framing.

The simple fact is, there are several reasons why new membranes leak. From our experience, most of these reasons can be eliminated through changes to the number and sequence of tests, better communication between sub-trades, and more robust protection of new membranes. Damage during construction, or within the life cycle of a membrane, is always going to be a possibility. Designing for this potential would allow early detection of leaks, and prevent the likelihood of significant damage, costly repairs, and loss of performance. We don't need to wait for legislation to change to make things better, there's a lot we could be doing now. ■

6 **Designing for damage and early warning systems to provide an alert would also improve outcomes.** 9



6 **The performance calculations for buildings are based on elements being defect free – nobody is designing for wet insulation or framing.** 9

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Understanding the diversity of New Zealand's built heritage

This article is the first of three that consider the parameters that Building Surveyors ought to take into consideration when advising on work to heritage buildings.

The three articles will cover the following topics: Understanding the Diversity of New Zealand's Built Heritage; Implementing Heritage Principles in Practice; and The Role of Good Building Standards, Traditional Repairs and Maintenance.

They will address how Building Surveyors can advise on heritage buildings using a framework of key principles and practice and help dispel the perception that building conservation is the preserve of a small number of specialist consultants.

Buildings as Cultural Heritage

Whilst Colonial architecture is widely appreciated for its contribution to the cultural heritage of New Zealand, it is a challenge convincing the public to engage with a wider range of building types and ages as being historically relevant, especially when there is a tendency to draw comparisons with ancient structures overseas.

In this respect, our two-hundred-year architectural history struggles for recognition compared with other countries, especially Europe, who measure theirs in thousands of years. The popularity of our oldest and most familiar heritage forms (Villas and Bungalows) requires little encouragement for their appreciation, use and care, but a more general reluctance to accept heritage and architectural values captured in other types of older buildings and more recent ones, also permeates our authorities and professions.

It is therefore understandable why the concept of modern heritage is a difficult one because support for historic buildings pre-supposes they should be recognisably old. The English system of cultural heritage protection accommodates an all-encompassing architectural bandwidth, which allows for the recognition of worthy buildings as recent as thirty years old.

This approach has been achieved through legislation that categorises

Listed Buildings in England as being of "special architectural or historic interest", which cleverly blends the more recent with the much older. New Zealand should consider adopting this definition because protected buildings could be better understood as either historic (by age) or special (by design). This is a very simple approach, but a very clear one.

The reason for striving to repair, maintain and use our wide range of older buildings, and those of special architectural interest rests in their tangible representation of both the distant and more recent past and their value lies in the ease of engagement; these need little or no explanation, whereas intangible heritage (sites with no visible evidence of 'occupation') and archaeological sites (with scant remains of structures) often require interpretation. ►



Dunedin Railway Station was built between 1904-07 and constructed of the best local and imported materials. Listed as a Category 1 place by Heritage New Zealand and scheduled on the Dunedin City Council District Plan, because of its significant heritage values including architectural, social and transport.



The home of the late New Zealand author Frank Sargeson in Takapuna, which is a building of very basic construction dating from 1931. Listed as a Category 1 place by Heritage New Zealand and scheduled Category A in the Auckland City Council North Shore District Plan, principally for its association with a prominent literary figure.



A modest brick bungalow that has no formal heritage recognition but plays a significant role in streetscape value. The high quality of the principal material of construction also warrants careful consideration when undertaking repair and maintenance.

New Zealand's earliest cultural heritage legislation enacted at the beginning of the twentieth century focused on the natural landscape, and this is understandable because land use pre-dates European occupation and therefore encompasses a far greater period of the country's history.

By comparison, the legislative protection of buildings as cultural heritage is more recent, and their contribution to the development of New Zealand's settlements is more than just a singular focus on style. For example, the experience of overseas visitors whose first encounter is not necessarily a mountain range or picturesque coastline, rather it will be the buildings that receive and accommodate them.

One of the most popular heritage buildings in the South Island is the Dunedin Railway Station, whose importance to the city is highly valued by locals, and domestic and international visitors alike. It really is a jewel in the city's crown and its popularity in terms of visitor numbers supports the further engagement with the place as a whole, including a diverse range of building types.

Not all are specifically recognised or protected buildings, but the wider urban or rural setting will comprise buildings that have shaped the locality, and many of these have qualities that can be protected by continued use and carefully considered repair and maintenance.

Heritage values and architectural qualities, therefore, exist beyond the best and most protected buildings, and these need our professional help, including the regionally special and the locally interesting. However, these need to be approached with the same set of guiding heritage principles, proportionally applied in practice.

The provision of advice for the care of these buildings and structures is not the preserve of one profession alone, although architects have traditionally been regarded as the de-facto experts on heritage buildings. The breadth of Building Surveyors' training and experience has seen the profession become more involved in heritage advice, especially when considering the promotion overseas of post-graduate conservation training.

In England for example, this recognition has been hard fought, which necessitated a scheme of accreditation for Building Surveyors in conservation established by the Royal Institution of Chartered Surveyors in the early-1990s, a competency test (of sorts) that was deemed so successful that it was subsequently applied to the architectural profession by the Royal Institute British Architects.

Being involved in historic buildings requires an approach based on research and understanding before intervention, a commitment that is often

fostered by an appreciation for history, construction, and architecture. Building Surveyors have the right kind of knowledge, of construction and materials, that is perfectly suited to advising on heritage buildings.

There are numerous significant challenges to the long-term viability of heritage buildings in New Zealand, with seismic vulnerability, inadequate funding and the loss of traditional building skills being the most current and overriding, a situation which is compounded by inadequacies in statutory protection.

A key failure of the scheduling system under local authority district plans is the selection of specific building elements rather than the classification and protection of the building as a whole. Without a mechanism that provides for a hierarchy of protection and an ability to make changes within such a protective structure, the removal of external elements deemed second-rate and completely unprotected interiors can leave a building with little more than the frontage. Otherwise known as facadism, this weakness leads to nonsensical outcomes that bear no relation to the integrity of heritage buildings.

All buildings need to be used because a redundant building is a vulnerable one. Another of our significant challenges in this respect is the retrofitting of improvements to older buildings, especially houses, which do not meet current requirements for the insulation of floors, walls and roofs and managed ventilation of interior spaces that mitigate the conditions that lead to unhealthy occupation. Upgrading and improving for a better standard of habitation is fundamental to their suitability for long-term use, a necessity that needs to work with heritage fabric rather than against it.

Understanding heritage buildings prior to intervention

The mantra *Understanding the Building* is observed by

professionals as a fundamental basis of approach to advising on work to heritage buildings, one which is instilled in training courses. The approach can benefit all those providing advice, not just an academic principle reserved for the classroom.

Desktop research can help determine the provenance and background of a building and identify whether or not it is protected under a district plan and/or listed by Heritage New Zealand. This knowledge-gathering exercise may not necessarily reveal a significant amount of information but is an important pre-requisite to intervention, one that seeks to overcome the problems caused by implementing works without proper evaluation of their potential impact, regardless of how limited their extent.

The original design intent and material use, texture, relief and tone that are recognised as heritage characteristics, will be overlooked if we fail to properly observe them. Key attributes of a heritage building can be easily missed without a prior awareness of why they might be important – understanding the building is within all of our professional grasp.

Investigation for purpose

Investigation for purpose is an approach that engages with the physicality of buildings to capture the causes and effects of environmental conditions and the passage of time. It is a mindset for metaphorically stripping back the layers of physical change to heritage buildings to reveal information about the nature and intended architectural purpose of the original construction, materials and finishes, and identify the impact upon them of weathering and day-to-day use.

Rather than categorising changing conditions as a one-dimensional list of defects, the purpose of investigation should differentiate between cause and effect to establish whether a response based on selective repair rather than extensive replacement can be substantiated.

The industry-wide application of standard repair solutions promulgated by manufacturers of products and systems, and the use of generic materials without due regard to the age or type of building, fail to acknowledge the inherent values that are captured in the original construction and fabric of our older buildings.

For more recent buildings, these layers of change are often few compared with older buildings, and consequently, the evidence of original architectural forms and use of materials is more prominent and easily read.

The desktop study (first) should inform the on-site investigation (second), which can be undertaken by any Building Surveyor provided they understand why such preparatory steps are relevant. With research-informed knowledge, the identification of changes in the condition of materials due to deterioration, failure, aging, and in-use wear and tear, can be assessed against heritage values and inherent qualities. Our training and familiarity with condition surveys and assessment of building fabric provide the best grounding for this approach.

Summary

For our diverse range of buildings and structures, *Understanding and Investigation* are the important first steps that provide the framework for the decision-making process that follows. The cogency of approaching buildings through research and practical assessment ensures that proposals for intervention are well-informed, and the outcome appropriate in scope and scale.

Applying these steps is a more involved process than running through a survey checklist, but it should not be considered a burden that has little relevance. Consider them as a toolkit with options for achieving the best outcome for our wide variety of built heritage in New Zealand. ■



NZIBS upcoming training and events



2023 Annual Conference

21-23 September, Rutherford Hotel, Nelson

Speakers:

- Nick Smith, Nelson Mayor
- Andrew Irving, Irving Smith Architects Partner
- Frances Neeson, Land Development & Engineering Geotechnical Manager
- Evzen Novak, Studio Pacific Architecture Managing Director
- Dr Phillip Hartley, Salmond Reed Architects Senior Associate
- Robin McNeill, Space Ops CEO
- Mark Galvin, Access Automation Director

Workshops presented by:

- GIB – NZIBS Gold Partner
- Resene Rockcote – NZIBS Gold Partner
- Michael Thornton – Barrister and Solicitor
- David Clifton (APC & Mentoring Workshop)

Costs:

- Early Bird ends 21 August – Early Bird Prices:
- Member: \$655 +GST
- Non-Member: \$765 +GST

Website: <https://buildingsurveyors.co.nz/annual-conference-2023/>



Webinars

21 August 1pm – 2pm
Compliance Processes –
Working with Councils

12 October 1pm – 2pm
Unit Title Changes

Website: <https://buildingsurveyors.co.nz/training-and-events/webinar-series/>



**SCOTT DUNNETT**

NZIBS EXECUTIVE COMMITTEE: INDUSTRY LIAISON

industry@buildingsurveyors.co.nz

What Budget 2023 means for flood and cyclone-affected communities in Hawke's Bay

Hawke's Bay was severely affected by Cyclone Gabrielle and for many, the past few months have been gruelling. Budget 2023 included an almost \$1 billion support package for affected communities but will this make the impact Hawke's Bay needs?

Being a resident of Hawke's Bay, I have seen and felt the impacts of Cyclone Gabrielle first-hand. Whilst the recent Budget announcements have brought some good news for our region, there is still a lot of uncertainty.

The clean-up continues for many, and this means the true assessment of damage remains to be seen. Crop production is down 30%, and it could be 10 years before some vineyards are able to produce wine again. For many businesses, it will take years before they are able to quantify the financial impact of the cyclone.

The current predicted financial impact of the cyclone is around \$5b dollars over 10 years for Hawke's Bay alone. With that in mind, it feels like the \$1b package in the Budget will be a drop in the ocean, and especially given that package is for all flood and cyclone-affected communities across the North Island. The timelines on Earthquake Commission claims are predicted to extend out to approximately four

years due to a lack of assessors. The Government are currently reviewing options for bringing in assessors from overseas. However, costs will continue to rise in the meantime.

The Government has said Budget 2023 is intended to respond to "immediate recovery needs". However, for a lot of people and organisations, they are only just getting to grips with what that means, following announcements on where rebuilding will be allowed. Approximately 236 residential properties are in the high-risk category 3 and can now look at voluntary buyouts. For the more than 2,500 properties now in category 2, and requiring better flood protection to be considered liveable, there will be a far more complex decision process to work through.

Prior to the announcement on which areas could be rebuilt, local authorities were trying their best to process consent applications as far as practicably possible, pending the

decisions on how properties would be categorised. This will certainly have helped, but the wait on the categorisation of properties has been a significant roadblock.

Whilst it is clear there are immediate needs after these types of events, it seems our systems and processes do not provide for immediate relief or action, regardless of what dollar allocation is provided in the Budget. Budget 2023 is intended to invest in "greater resilience for tomorrow". This is a nice goal, but there are factors that will potentially stand in the way of this aspiration for some property owners. If your property has been damaged and you have insurance, the insurance will typically cover repairs or a rebuild. It will not cover the type of upgrades that would provide resilience – raising floor levels, more durable materials. etc. ►



6
NZIBS Registered Building Surveyors are involved in a number of remedial or rebuild projects and what we are seeing is the incredible pressure councils are under. 9



A number of schools have also been impacted by the cyclone. Nearly 525 schools have been identified for flood damage funding with the Government committing to return all schools to their pre-flood state. A number of these schools have been hit by flooding multiple times. This begs the question, how will taking them back to their pre-flood state bring resilience? A long-term master plan is needed for our schools if we're to make the most of the funds available and rebuild in a way that can truly provide resilience.

There is also the matter of insurance that needs to be considered as we move forward. A number of damaged properties were not insured for a variety of reasons. The impact of people losing their property and possessions to a disaster is devastating for those affected and

can have a long-term impact on future generations. If we want 'resilience', insurance will play a critical role, and we need to understand what prevents people from having insurance and make changes.

Work on the recovery began immediately after the cyclone, but it is clear recovery will take years. NZIBS Registered Building Surveyors are involved in a number of remedial or rebuild projects, and what we are seeing is the incredible pressure councils are under. Government funding obviously helps with disaster recovery, but without people, the recovery slows to a crawl.

The positive news is that councils are working with NZIBS Registered Building Surveyors to expedite processes. Construction monitoring is a key area where

we're able to assist councils and building owners, and as independent experts, we are also being well-utilised by insurers to provide support with claims.

It is too early to say what impact the Government's Budget promises will have on Hawke's Bay. We're also in an election year, so it remains to be seen if the Government will even be able to deliver on its promises.

One thing is certain though, the people of Hawke's Bay are resilient and will battle on and rebuild. While we wait for the delivery of the promised funding and support, we'll keep hoping for no more bad weather. We'll also be checking our insurance policies are sufficient, just in case hoping isn't enough to keep Mother Nature at bay – we highly recommend you do the same. ■



NICK ROBERTS

NZIBS VICE PRESIDENT

vicepresident@buildingsurveyors.co.nz

Final assessment interview preparation

The future of the building surveying profession and the NZIBS relies on the willingness of our transitional members to show a commitment to the NZIBS and completing our training modules and examinations which is a commitment in itself.

Transitional Members must be actively practising as Building Surveyors in New Zealand and must complete the Institute's assessment of professional competence process to progress to Registered Membership.

This journal article is intended to provide NZIBS Transitional Members and their mentors with a few useful tips to help candidates prepare well for their Final Assessment interview.

Advice for candidates – Tips for preparing for your final assessment/interview:

1. First impressions count – be on time, well presented and smartly dressed.
2. Prepare well beforehand and know your individual application and case study in detail.

I would advise taking the interview process as seriously as any application to a professional institute, checking you have "ticked" all the boxes, and being thoroughly well prepared for

the interview. I would suggest that you should prepare with the same level of commitment as if it was an employment interview or court hearing you are attending – spending as long as it takes being ready for the interview. Some recommendations for interview and case study preparation time are 30-40 hours.

Read through your application several times and make sure you know the content. Refresh your memory on your specific case study projects and building reports that you have referenced and submitted.

Revise any project file notes or photographs, relevant technical information, and try to display your knowledge of relevant building legislation and standards to the interviewers.

3. Undertake mock interviews and presentations to practice with your mentors or colleagues.

This will ensure you are better prepared and not as nervous on the interview day. You could record

a video of your mock interviews and watch it back afterwards to see how you could improve your communication skills and body language when talking or not talking. Are there words that you are stumbling on? Do you make eye contact with the interviewers, slouch and look disinterested? Did you say "errrrrr" too many times?

4. Case studies should be professional and concise. You can use bullet points, diagrams, and photographs to make your main key points. Have your presentation ready on a USB stick.
5. Remember that the more you put into it, the more you will gain!

Advice for mentors, supervisors etc

It is very important that mentors understand the assessment process, regularly assess their Transitional Members' progress and give feedback and provide the best support possible.

Mentors should meet with their Transitional Members quarterly (every three months) and discuss their progress and recent work experience either face to face or online.

It is highly advisable that mentors should also undertake mock interviews with the Transitional Member to better prepare them for the interview scenarios.

Transitional Members must be ready and be working at a sufficiently professional level and adequately prepared before they attend their final interview.

What happens during your assessment?

1. Welcome and an introduction from the NZIBS interview chair (5 mins).
2. Summary by the applicant of relevant work experience gained over the period as a Transitional member (10 mins).
3. Presentation on your chosen case study (10 mins).
4. Answer the interview panel's questions on your application, chosen case study and building reports submitted (35mins).
5. General panel questions asked might also relate to establish the following regarding your knowledge in terms of:
 - a. Building surveying experience
 - b. Building pathology knowledge
 - c. Commitment to NZIBS registered membership
 - d. Professional ethics and any other questions the interview panel deems relevant
6. Any questions the applicant wants to ask the interview panel. ►

It is highly advisable that mentors should also undertake mock interviews with the Transitional Member to better prepare them for the interview scenarios.



The interview will usually last a maximum of 1 hour. Remember your interview assessors want you to do well and it is their job to allow you the opportunity to demonstrate your knowledge and professionalism so that we can pass you.

What are the competencies you will be assessed on?

1. Transitional Members anticipating applying for the APC process should thoroughly familiarise themselves with the requirements of the Membership Regulation (1), particularly aspect 4.0 Membership application process.
2. Read also Regulation 11 – Roles of Building Surveyor which describe the core roles of a Building Surveyor.

Transitional Members will be asked to provide the following material to show they have undertaken supervised work experience and support their application for the final interview assessment:

1. A current curriculum vitae.
2. Copies of their mentor's reports when required.
3. Copies of the CPD work diary.
4. Copy of two typical technical reports that represent the kind of work that the applicant is engaged in.
5. Produce a PowerPoint-type presentation of up to 10 minutes on the processes they followed to complete the report provided or a subsequent project they were involved with. The presentation should define the learning outcomes achieved from the project including issues that arose and items the Transitional Member would handle differently if faced with the same issue in the future, and evidence of successful completion of the RICS ethics

online test paper (having achieved a 75% pass mark).

What makes a good submission?

1. Present a concise building surveying case study that is interesting and based on your own work experience.
2. The specific case study project that you choose does not have to be too complicated or large but should reflect and demonstrate your own professional work experience, knowledge, and competency.
3. Overall, NZIBS interview assessors will be expecting you to display a clear understanding and knowledge of different building types and defects and that you will be competent in providing professional advice and reports to your clients.
4. You will be expected to show an understanding of building pathology and building defects with their consequences of failure and the type of repair options available.

What are the assessors looking for from candidates at the different assessment stages?

1. Displays high professional standards and enthusiasm for your building surveying profession with an eye for detail.
2. Demonstrate proficient ability at report writing and record-keeping.
3. Confident communication skills with an ability to translate complex building terminology into easily understood terms. Don't overcomplicate things if they can be said in a simple manner.
4. Understanding your role as a Registered Building Surveyor and not acting outside your area of expertise or knowledge.

5. Understanding of professional ethics and conflicts of interest – Read Regulation 2, Code of Ethics – you will likely be asked questions on this.
6. Understanding of Professional Indemnity Insurance requirements for registered membership – you will be asked questions on these.
7. NZIBS Rules and Regulations – read and become familiar with the NZIBS Rules and Regulations 1, 2, 3, 4, 11, 13 & 14 which are online and available on the NZIBS website. You may be asked specific questions on these.

The interview panel will need to be satisfied that you can demonstrate a familiarity and commitment to the Institute and the high standards expected of becoming a registered NZIBS Member.

We will usually only pass successful applicants who demonstrate their commitment to the NZIBS and who conduct themselves in a positive way so that the professionalism of the Member and the Institute is upheld.

What to do if you feel you need more support

1. Contact your NZIBS mentor to ask for some support or anything you are not sure about.
2. Talk to an NZIBS Registered Member that you know or work with who might be willing to provide some guidance to help you.

Thank you for your commitment and interest in the building surveying profession and for becoming a NZIBS Registered Building Surveyor – and good luck for your final assessment interview. ■

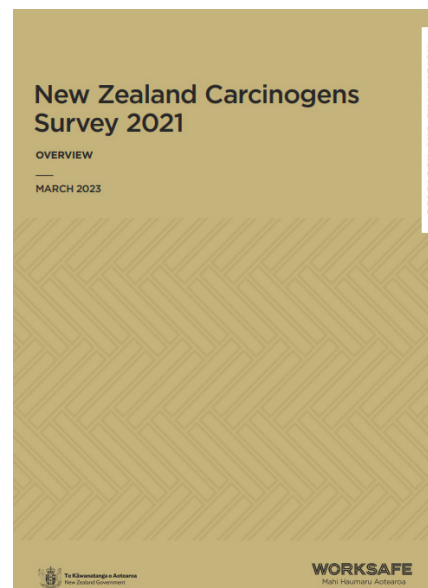
New Zealand Carcinogens Survey 2021 – Overview

The findings from the New Zealand Carcinogens Survey 2021 were published in March 2023, and make for interesting and concerning reading.

The survey states: “Over half (57.5%) of workers are probably exposed to at least one carcinogen at any level.

“Some 23.3% are probably exposed to five or more carcinogens at any level. Over half (53.1%) of workers are exposed to at least one carcinogenic agent at a low level. Nearly three in ten (28%) workers are probably exposed to at least one carcinogen at a high level.”

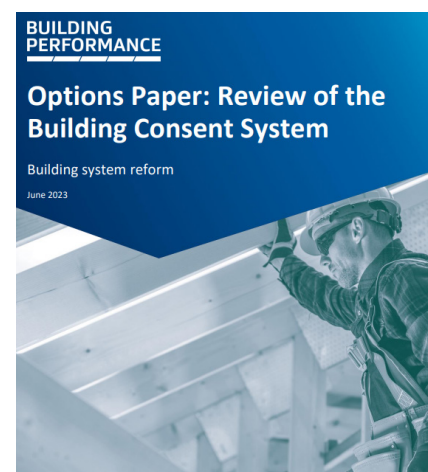
The full report is available through the WorkSafe website: **New Zealand Carcinogens Survey 2021 | WorkSafe**



Building consent system review: options paper consultation

As part of the Government’s second stage of the consent system review, feedback is being sought on potential improvements to the building consent system.

The Ministry of Building, Innovation and Employment is seeking submissions on their discussion paper by 5pm, 7 August 2023. Further information on the submission requirements and a link to the options paper can be found at <https://www.research.net/r/TYT2LMY>.



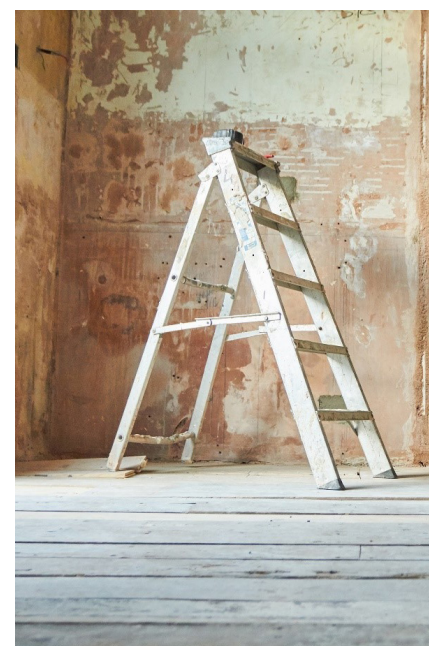
Improving building supply competition

The Government announced in May how they intend to improve competition in the building supply industry, and following the Commerce Commission’s market study into Residential Building Supplies.

“Key actions will include:

- Monitoring and publishing prices of key building supplies
 - Doing more work on guidance to support builders and councils make good decisions on alternative equivalent products
 - Drive the uptake of offsite manufacturing by Government agencies by a minimum of 10% year on year, to improve productivity and competition.”
- **Government taking action to improve building supply competition | Beehive.govt.nz**

You can read the full Government response document at **Table Government response to the Commerce Commission.pdf (beehive.govt.nz)**





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Builder pays \$4,000 for negligent building work

The Building Practitioners Board has recently ordered a builder to pay \$4,000 for carrying out and supervising negligent or incompetent building work.

A complaint was made against the builder regarding an insufficient and incomplete building consent application. A Special Adviser was asked by the Board to provide their opinion on the builder's design and building consent application.

The Adviser concluded that the builder's work was substandard and, even if the work had been completed properly and in accordance with the plans, the work would not have "satisfied the provisions of the building code".

The Adviser decided that the builder had not provided sufficient supporting information such as structural and bracing calculations, failed to provide information for plumbing and drainage, and included work that, if completed, would be non-compliant.

The Adviser also determined that no reasonable Licensed Building Practitioner could have completed the proposed building work given the lack of information.

The Board had to determine whether the builder's conduct amounted to negligence. For work to be negligent, the builder must have shown a lack of ability,



skill, or knowledge to carry out or supervise building work to an acceptable standard. The conduct must also fall "seriously short" of expected standards for disciplinary action to be taken.

In this case, the Board decided that the Adviser's findings clearly showed that the builder's conduct had fallen below an acceptable standard of work. The builder also accepted the Adviser's findings which supported the finding that the builder's work was substandard.

The Board also decided that while the builder's conduct was not deliberate, it was serious given the Adviser's opinion that the builder's failings were "significant in that necessary and obvious"

information was missing for the compliance assessment.

The Board also noted the fact that the builder had been unwilling to accept or acknowledge his failings until they were considered by the Adviser.

The Board decided that the builder's failings were serious and therefore he had been negligent. The builder was ordered to pay a fine of \$3,000 as well as costs of \$1,000.

It is important licenced building practitioners are aware of their obligations. If there is confusion about these obligations, it pays to seek advice from a professional with experience in the area. ■

GIB® Intertenancy Barrierline Systems for Terrace Homes – innovation that fits together perfectly

By John Jamison

Those looking for protection against noise and fire for medium-density housing and apartments have likely heard of GIB Barrierline® Systems for Terrace Homes.

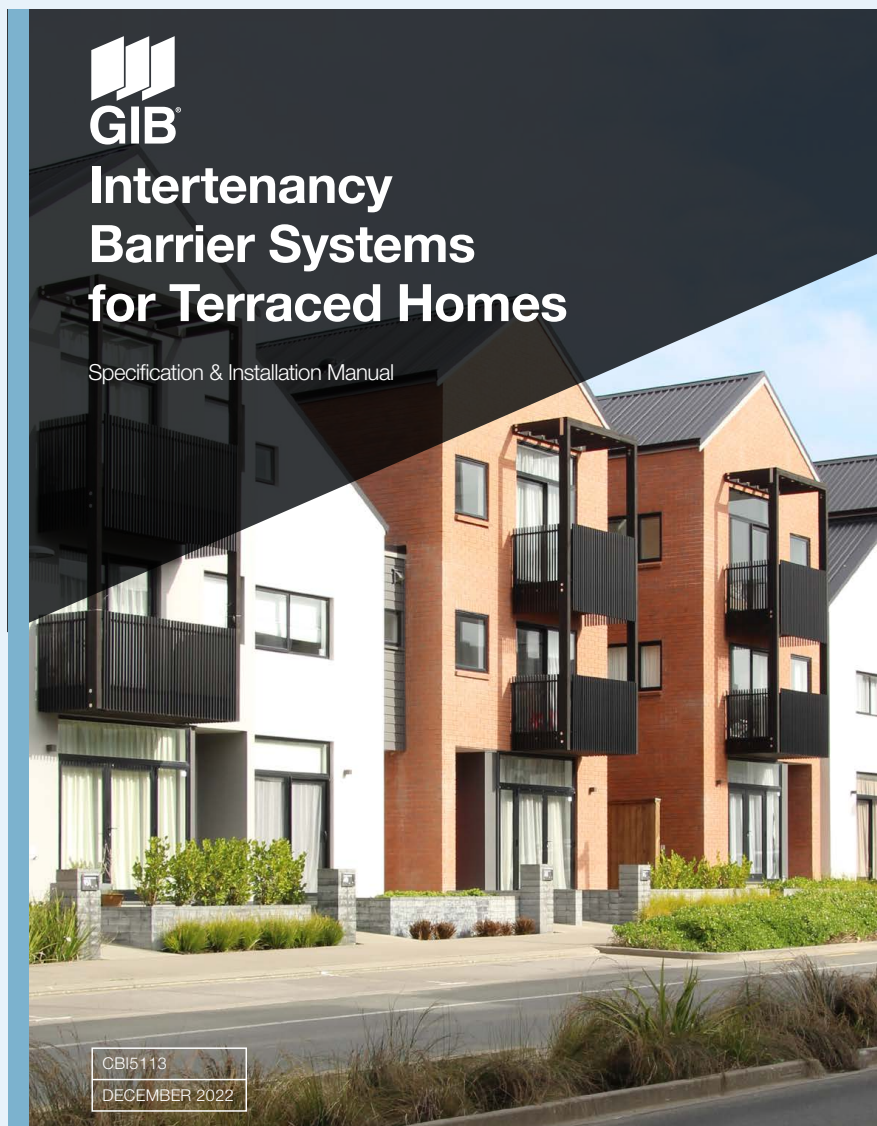
The innovative system – comprising of a mix of GIB Barrierline®, GIB Weatherline® and other plasterboards, as well as GIB® Rondo® channels, H-studs, wall clips and sealants – are now all readily available as Winstone Wallboards has transitioned off supply allocation for its plasterboard products, making it easier than ever to take advantage of its many capabilities.

Winstone Wallboards is continually innovating its products and systems to keep up with the changing needs of residential building design and the GIB® Intertenancy Barrier System is a demonstration of this commitment.

The design team has put substantial effort into ensuring that the system components are durable. It has been designed to be very easy to install, and the modular nature of the panels means it comes together very easily with no need for specialist sub-trades or additional craneage on site.

The system does not require any specialist foundation design and with a choice of timber and steel framing, allows for options in the design and construction of the intertenancy separation, thanks to the modified plasterboard barrier with the heavy-duty GIB Barrierline® plasterboard in the centre of the wall.

Intertenancy walls typically have both plumbing and electrical services running through them, and traditionally there's been a requirement to fire and acoustically seal those penetrations where they come out through the wall linings.



With most typical penetrations in this system that isn't always a requirement, which simplifies both installation and council inspection, with an independent quantity surveyor concluding that the system was one of the most cost-effective currently on the market.

GIB Barrierline® plasterboard also has a water and mould-resistant glass fibre-reinforced core, which allows the product to be exposed outside during construction for up to 12 weeks prior to close-in.

www.gib.co.nz/assets/Uploads/00432-GIB-Barrier-System-30-10-17-07web-2.pdf



Resene
Construction Systems

ROCKCOTE®

INTEGRA Lightweight Concrete Façade System

By Mike Olds

As we move into the new decade, innovative technology and methodology offer a host of versatile solutions.

For over 30 years, we have supplied external plaster façade systems to the market. We have seen and experienced many issues across the construction sector, with the dominant change to the building code being the introduction of cavity-based cladding systems back in 2005.

We were instrumental as a business in developing the systems, and training to support this now fundamental way of building in New Zealand.

As a business, we have diversified to not be a one-trick pony and look at ways to enhance our offer to our clients in the built environment.

Our successes very much lie in feedback from specifiers, builders, and our contractor network.

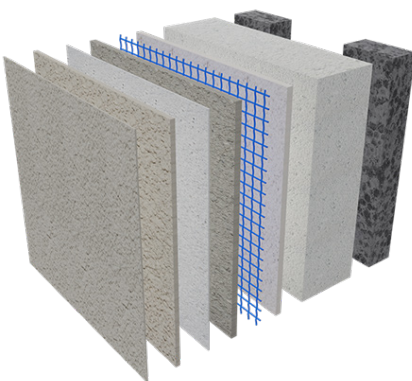
Listening to concerns, and then investigating ways to innovate in a sustainable way without compromising durability, performance, or the expectations of our clients.

Our Plaster Cladding Systems have risen in popularity over the last decade, particularly due to our systems approach, testing, onsite quality assurance programme, training, and restricting supply to those who are LBP qualified and competent to install our systems.

These factors all contribute to our system's durability, performance and versatility for homeowners. Equally, they provide surety for us, you, and all those engaged in the project.

A variety of systems are available from our latest cavity-based XTHERM Gold 'outsulation' Systems, and INTEGRA Lightweight Concrete Panel Systems, which now include our central barrier intertenancy walling system.

A key to plaster cladding is our 'system' approach, in that all solutions we offer are complete systems all the way through to the coloured plaster and paint finishes, not individual components supplied and installed by others.



This offer provides surety in knowing that all products have been tested and developed as a whole.

Any product and system require skill to install and finish. To ensure the very best performance of our products, we only supply through our nationwide network of professional LBP-registered plastering contractors. These teams fully understand the detailing and finishing requirements of each system we offer.

Our plaster cladding, flooring and Intertenancy systems have been BRANZ appraised and tested to

ensure they comply with the building code as a minimum.

Our offer does not end when our goods have been sold, we are the only business in our industry providing mandatory OnSite Quality Assurance to each and every project by one of our 18 regionally based representatives.

This is a level of service that we consider all suppliers in the external envelope market should offer. We doubt this will happen, but we will continue to support our national contractor network and other industry professionals going forward.

As a Resene Group company, we are proudly New Zealand owned and operated by local manufacturers for our dry powder plasters, paints, and coloured acrylic textures.

Our clients also enjoy the benefits of premium Resene paints and colours. All clients can walk into a Resene colour shop and choose the desired colour for their cladding, equally knowing that they will be getting a genuine Resene colour, not a colour match.

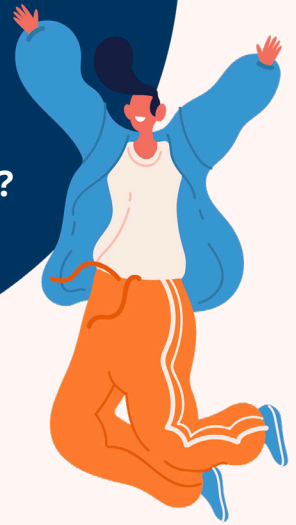
Let's not forget, that on top of our high-performance plaster cladding systems we offer bespoke hand-applied Rockcote Artisan Interior plaster finishes, all the way through to our latest construction system innovation, our INTEGRA central barrier Acoustic & Fire rated intertenancy system which is proving exceptionally popular in the multi-unit market.

Visit our **website** or call us on 0800 50 70 40 to learn more about how we can work with you on your next project.



Competition

What is a Building Surveyor?



VICTORIA RICHARDSON

EDITOR

Executive Committee – Special Projects Chair

specialprojects@buildingsurveyors.co.nz

If I had a dollar for every time somebody has asked me what a Building Surveyor is, I would be a lot closer to retiring. When I explain what we do, the response is often, “like a Quantity Surveyor” or, “like a Facade Engineer”, and the list goes on.

How is it some job titles seem to be so embedded in the consciousness of people, and yet Building Surveyors still find their role being greeted by puzzlement? Sadly, I do not know the answer to that question, but I am certain that raising awareness of the Building Surveyor role will help.

How we define ourselves plays an important part in gaining understanding, but with such a complex and diverse role, it can be difficult to relay what we do to others. I often tell people that Building Surveyors are like GPs for buildings – we know how buildings are made, what ails them, and what they need to get better or stay healthy. And, like GPs, we sometimes have to refer a building to a specialist.

The Journal team want to explore how we define Building Surveying and we’re looking to our NZIBS Members to help us. Our What is a Building Surveyor? competition has been extended to the end of August 2023, and we would love to hear from our members (all levels – Student, Transitional, Registered, Retired and Life) on how they define the role. So, please email us with your go-to description, and go into the draw to win a set of Rocketbook notebooks.

We’ll be compiling the entries and including them in the next issue of The Journal. All entries will be displayed anonymously unless you tell us otherwise with your entry.

Say farewell to mountainous piles of old notebooks and say hello to Rocketbook. Rocketbooks are reusable notebooks that let you scan your notes directly to the cloud or email.

Find out more at: <https://youtu.be/70iuGdZE2Zo>

Competition Rules:

Email entries by 5pm on 31st August 2023 to: specialprojects@buildingsurveyors.co.nz. Each definition provided will be classed as 1 entry into the draw. Multiple entries are permitted. The completion closes at 5pm on 31st August 2023. The winner will be drawn at the NZIBS Conference in Nelson in September (21st to 23rd). The competition is open to all membership designations of NZIBS (Executive Committee excluded). Non-members are welcome to participate but will not be able to go into the prize draw. The prize includes Rocket Book Complete Core Bundle (colour: Deep Space Gray) and a Pilot FriXion Pen 3 Pack for Rocketbook (colour: Blue, Red, Back).





Thank you to our sponsors



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