

NEWSLETTER

Brought to you by the
Hauraki District Council, Building
Consent Authority

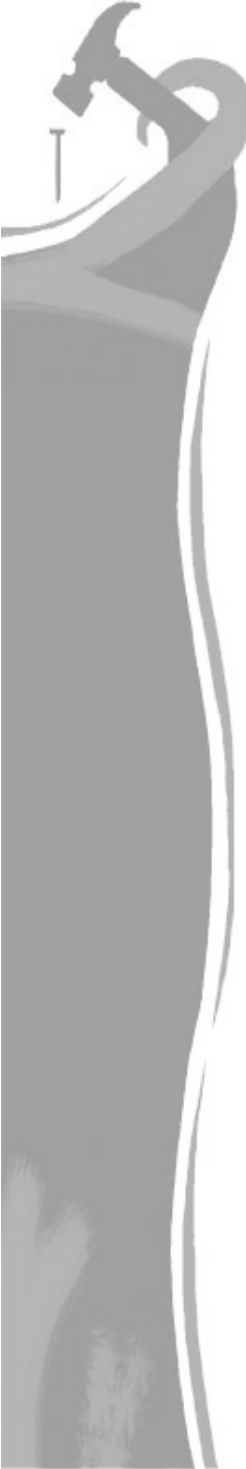
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Hello and welcome to the May 2008 issue of the Hauraki District Council Building Newsletter.

Big changes this year sees Mark Buttimore take on a different role as Strategic Planning Projects Manager dealing mainly with the long term plan, the Waihi Mine, regional policy statement, and maori liaison

Peter Thom is our new Planning & Environmental Services Manager he comes from the Franklin District Council with 18 years experience in local government. His previous position there was as Director of Regulatory Services which included building control.

The BCA wish both all the best in their new roles.

Council has become the 31st Council to become accredited in New Zealand from a total of 85 which includes the Regional Councils. This is a great achievement and congratulations for all those who worked on the project to meet regulated standards and criteria for accreditation.

The Building Consent Authority Accreditation and Registration Scheme is among the Building Act 2004 reforms aimed at ensuring buildings are built right first time. It focuses on strengthening the building process at the consent processing, inspection and approval stages. The public register of accredited and registered building consent authorities is available online at www.dbh.govt.nz/bca-register-n-z Check it out,

Council is continuing to streamline its building processes and meet the audit processes for our biannual audit next year.

The first designers and builders have been officially registered and have their identification cards. These come from the 7 licence classes listed below.

- Design, 1, 2 & 3
- Site, 1, 2 & 3
- Carpentry

The Licensed Building Practitioners Scheme aims to raise the standards, boost consumer confidence in the industry and introduce accountability.

If you are considering applying, you can now see in detail what you are required to know and be able to do. To do this, go to the *Licensed Building Practitioners Rules 2007* on the Department of Building and Housing website www.dbh.govt.nz

DBH have published a booklet called Understanding the building categories, which provides additional information that applicants for the Design 1,2 & 3 and the Site 1 classes need to understand when deciding which class to apply to be

licensed in. The Design 1, 2 & 3 and the Site 1 classes are linked to a system of building categories that are based on a building complexity. This booklet explains these three categories in detail. You can obtain a copy of this booklet from the DBH.

Wetback Explosion

Council received a hazard notification from the Plumbers, Gasfitters and Drainlayers Board about an incident involving a wetback in a coal range. In this incident a coal range was removed from a dwelling and the pipes for the wetback were sealed. The chip heater was disposed of in a skip. An enterprising person recycled the wetback as a brazier for back lawn entertainment warmth. The chip heater heated the water remaining in the wetback, converting it to super heated steam, and it exploded.

This incident serves as a timely reminder to all concerned just how potentially lethal wetbacks can be.

Wetback connections should not be capped off under any circumstances.

IMPORTANT INFORMATION

Garages & Sheds Site Plans

Council still required the North point and the distances from the project to the boundaries even though it may be out in the middle of a rural paddock. We can't tell in many cases.

Pre-lodgement Meeting

Council no longer recommend a pre-lodgment meeting as many clients mistook them for a full technical check and were very upset when suspension letters were sent and projects suspended. They are still available if you so wish to have one but please note they are only an initial check to see if all information is there. If you are following Form 283 that is in the building pack this will be the same as the pre-lodgment.

H1 – Insulation

The new building code for H1 – Insulation comes into effect on the 30 June 2008 in climate zone 2 which includes Hauraki District. Please note you will be required to supply insulation calculations for all habitable building.

Informative Websites

BRANZ www.branz.co.nz Building Controls www.building.govt.nz
DBH www.dbh.govt.nz NZ Standards www.standards.co.nz
Consumer Building www.consumerbuild.org.nz

EMAIL

We would appreciate your email if you have one so Council can communicate with you electronically the latest newsletters and bulletins.

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