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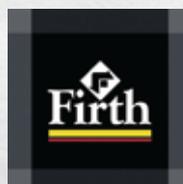
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building today

This edition of *Building Today* features some parting comments from RMBF in-house counsel Leoni Carter, who is leaving her post shortly.

She runs through some of the issues she has dealt with in her three years dealing with members' enquiries, and working with the RMBF on lobbying government and its departments on behalf of members nationwide.

Her concerns range from builders' lack of knowledge of the Building Act, to DBH publications that show a lack of recognition of "how the business of building works in real life".

Read about these and other challenges she has faced in her final column for *Building Today* on page 7.

Elsewhere we review the RMBF's annual conference held in conjunction with the buildnz trade show in Auckland recently.

Andrew Darlington
Editor



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Publisher:

Taurean Publications Ltd
P O Box 35 343,
Browns Bay, Auckland 0753

Editor/Advertising Manager:

Andrew Darlington
Ph: 09 478 4888 Mob: 021 90 11 56 Fax: 09 478 4588

E-mail: andrew@buildingtoday.co.nz

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chief's chat

by ceo warwick quinn

Some of the many things facing our industry

As this issue will be full of comments and feedback on the RMBF's annual conference I will not cover the same ground.

However, I will say that the experiment this year to combine with buildNZ/designex was a success, and something we will do again. We have learned plenty and have some really great ideas to improve on the next one in two years' time.

Having a portion opened to the entire sector is a great way to impart knowledge, and it is fantastic that the buildnz expo is awarded 16 CPD points towards retaining the Licensed Building Practitioners licence.

And when another six are added for the RMBF part, one is a long way there to obtaining the required points. So next year we are off to Tauranga, and we hope many of you will attend there as well.

On another note, there is plenty going on in the sector — almost too much to keep track of.

I have mentioned in the past the Financial Assistance Package legislation that is about to get its third reading. This releases funds from the Crown and councils for up to 50% of the repair cost of a leaky home, and we expect many home owners to take up the offer.

Furthermore, we have been working with the Department of Building and Housing (DBH) and others in the sector to develop a leaky home induction training course, something a number of Wellington Registered Master Builders recently attended a trial of for a day.



This course is well worth attending if you intend to get into leaky home remediation, and I would highly recommend you do the course.

Leaky remediation is full of fish hooks and complexities, and you need to be fully aware of them. The programmes will run during July and August, and if you want to register contact the DBH on pip.sloan@dbh.co.nz.

The Productivity Partnership has a goal of increasing productivity by 20% by 2020. It has four work streams — procurement, research, building process and skills. I recently attended a launch of the Built Environment Skills Strategy which concentrates on short-term skills, firms, culture, and education and training.

Skills is an area of concern for us on several levels, and we face an increasing shortage of them as the sector continues to shrink.

But it is not just the numbers of skilled workers that we need to get our head around. Other things need to be addressed, including enticing the young into the sector, improving firms' management ability, the high number of small-to-medium enterprises that make up the construction industry, fragmentation and many more.

It is pleasing this work is out for consultation, and that other work streams are also being developed.

Most people have been concerned with the affordability of housing for some time. The Government recently established the Productivity Commission which aims to provide insightful, well-informed and

accessible advice to increase productivity to improve New Zealand's well being.

Housing affordability was one of the first inquiries the Government asked the Commission to complete, recognising its significance to New Zealanders' well being.

It recently published its first paper on housing affordability, and is seeking submissions on it. The RMBF will certainly be doing so as the ever-increasing cost of housing makes affording a new home more difficult which, in turn, impacts on the viability of our sector.

I would like to end on the Government's decisions relating to getting some certainty for those property owners in Christchurch.

The recent announcements on the various zones are a step forward. Those in the Red Zone will hopefully be in a position to start getting their lives back in order as they can begin to research their options and make decisions.

I accept there is still water to pass under the bridge, but at least some certainty exists. For those in the Green Zone there should be no excuse now for insurance companies to not get on and offer cover — both home and content cover and contract works insurance.

The lack of insurance cover has strangled the property market in Christchurch, but now that there is clarity, the insurance industry must respond and allow the sector to operate.

There is still work to do in the White and Orange Zones, but it is important this work be completed as quickly as possible to allow those affected to also move forward.

Just which option an individual should take is contingent on all sorts of things. It is not only what their rating valuation is, the type of insurance policy they have or their current level of debt, but there are very personal issues to consider as well.

Property owners have to move suburbs, and leave friends and their communities behind — things they have grown up with for years and take for granted will no longer be.

It is fitting the Government has allowed nine months for people to decide what to do, as these are not just financial decisions that are being made.

Competition provides apprentices with a chance for recognition

Awareness raised for career option for talented young people

Unlike university students in New Zealand, carpentry apprentices don't get a graduation ceremony to celebrate with their friends and family at the end of their training.

Their years of hard work often go by without recognition from their peers, but Carters chief executive Brent Waldron believes the Registered Master Builders Carters Apprentice of the Year provides an ideal opportunity for New Zealand's young tradespeople to be acknowledged.

"Apprentices all over the country finish their apprenticeship each week, reflecting upon the culmination of considerable effort, study and assessment over several years," Mr Waldron says.

No fanfare

"Generally, they receive no fanfare or graduation ceremony despite having achieved so much and having equipped themselves to become productive members of society. The Apprentice of the Year competition is a small step towards recognising the excellence of our carpentry apprentices — we need to celebrate their success."

Successful entrants in the competition receive an abundance of prizes, including a place on a specially designed Outward Bound course for the regional winners valued at \$3600, and a study grant (\$2000) or Carters voucher valued at \$1500.

The national winner's haul includes a \$5000 Carters Business Tool Grant towards furthering their career, while their employer wins a \$1000 travel voucher courtesy of Carters.

Mr Waldron believes the competition has a number of benefits for the construction industry.

"It highlights the efforts of employers in the building sector that give something back to their industry and to New Zealand society. It also raises awareness of the building and construction industry as a career option for talented young people," he says.

He acknowledges that building activity will be "subdued by historical standards as governments, institutions and individuals in most of the world



Carters chief executive Brent Waldron.

struggle to get their balance sheets in order".

Christchurch rebuild to instigate change

However, he believes the Christchurch rebuild will instigate a change in the industry.

"Canterbury may be a catalyst for the introduction of new productivity-enhancing approaches to building as the work, when it eventually does come, will test existing resources in an industry which has had to adapt to a collapse in demand.

"The apprentices competing in the Apprentice of the Year competition this year are well placed to launch their careers through this period, as the Christchurch

demand is likely to have some impact on the rest of the country."

Mr Waldron wishes all competing apprentices the best of luck. "I congratulate them on their dedication and thank their employers for supporting them. May the best apprentice win," he says.

Entries for the 2011 Apprentice of the Year are now closed. For further information go to www.masterbuilder.org.nz, www.carters.co.nz or www.bcito.org.nz.

Apprentices, employers and young people aspiring to be a part of the construction industry are encouraged to join up to the Facebook page by searching RMB Carters Apprentice of the Year at www.facebook.com.

Conference 2011 done — 2012 heads to Tauranga

Conference and construction show profiles raised by combining events

By RMBF president

Blair Cranston

Well, another RMBF Conference has been and gone.

Thank you to the Auckland Association for hosting the event so well. This year, we took the opportunity to ensure our conference timing coincided with the buildnz exhibition at the ASB Showgrounds.

We believe that this decision raised the profile of both events. Our conference was well attended, with many new faces, and we received similarly positive feedback from the XPO team.

There are a number of things we would do differently next time but, overall, we are confident that this year's format has great potential for the future — although we do not intend hosting our conference in Auckland every year.

It was announced that Tauranga will host next year's conference in the sunny Bay of Plenty. Thanks Tauranga for offering to host — we all look forward to a great time next year.

This year's conference theme was "No I in team", with an emphasis on collaboration. As we know, collaboration and co-operation are key ingredients in the management of successful building projects.

A good collaborative working relationship between all parties is greatly assisted by a formal pre-construction meeting, a meeting that is overlooked by many builders, particularly residential builders.

The purpose of a pre-construction meeting is to introduce customers to the key members of the construction team, to review all documentation and consider any last minute alterations, to run through the construction programme, to focus on important and/ or



notable issues or peculiarities, and to run through procedural matters such as health and safety, communication and the processing of variations.

Such a meeting is invaluable.

Many builders provide their customers with a Pre-Construction Meeting Kit a few weeks ahead of the actual meeting. This kit can ensure a customer is very well informed, and saves a lot of time at the upcoming meeting.

My firm issues such a kit just after the building contract is signed and while the building consent is being processed. We then schedule the pre-construction

meeting as soon as the building consent is issued. At this time, any changes required by the local authority can be discussed with all concerned.

So, if you do not currently schedule a pre-construction meeting, I recommend that you start doing so. It will

save you time and money, as well as ensuring your customer has a clearer understanding of the issues that may arise along the way

* * *

As usual, I have run short of words to say, so I will finish with a few more tips from the book entitled *Don't Sweat the Small Stuff at Work*.

• **Don't let negative co workers get you down:** If you don't learn the secrets of dealing effectively with negativity, then there will be times when these people bring you down with them.

When someone regularly expresses negativity, there is almost certainly something missing in that person's life. Your best chance of distancing yourself from the effects of negativity is to remain enthusiastic yourself, therefore being part of the solution rather than contributing to the problem.

In all likelihood, you will have a significant effect on the negative people you work with. But even if you don't, you'll be assured of being less adversely affected.

• **Forgive yourself, you're human:** We constantly remind ourselves of our flaws and previous mistakes. We anticipate future mistakes. We're highly critical of ourselves, frequently disappointed and ruthless in our self-judgment.

The truth is, we're not perfect. We're a work-in-progress. The best any of us can do, in any given moment, is to call it as we see it, and to give it our best shot.

Learn to accept mistakes as a part of life. When we do, we can forgive ourselves, thus erasing all the stress that usually results from badgering ourselves. So, my suggestion is forgive yourself — you're human.

That's it for another month. I look forward to seeing many of you at the upcoming House of the Year events.

A good collaborative working relationship between all parties is greatly assisted by a formal pre-construction meeting.

Time to Fly

By RMBF in-house counsel

Leoni Carter

“Time flies when you’re having fun” — and that old adage has proven true for my time here at the RMBF. I’ve had three years here and learned so much about the sector and the challenges it faces, and had a lot of laughs and lost a bit of hair (not really).

I thought I might do a run through of the issues that I’ve had the most number of calls about. It makes interesting reading!

I can’t count the number of times I have said on the phone to a member who was having trouble getting paid: “Are you issuing your invoices as payment claims under the Construction Contracts Act 2002?” And: “Are you providing your client with the Additional Information for Residential Occupiers required by the Regulations?”

It is a concern that the Act has been in place for nine years now, and that while the RMBF has run seminars over those years, there are still members who don’t know what it is and what it can do for them.

If you are scratching your head right now, then please log on and have a look at the resources available to you.

The other issue from the “hit parade” of members’ questions that crops up a lot is dealing with trusts. They are everywhere and take all manner of forms, and there is still a lot of confusion about them.

For example, if a trust is building a house does that make them a residential occupier? The answer from the courts has been yes and no. The best advice we can give is to treat it as if it is, and ensure you use the right contract and the right clauses to ensure you have



the protection that the CCA does not give to a residential contract.

We hope that in the months to come the CCA will be amended to remove the distinction between residential and commercial building contracts, and that this issue will disappear.

Another issue I’ve had the most interesting discussions about is weathertightness — regarding claims against members, and members who are involved in remedial work.

If you are served with a claim, then ignorance is not bliss. It will not go away if you ignore it. The best advice is to engage with the process and have a strategy depending on the facts of the case and who else is around the table.

Remember that we are here to help you through the process, along with your nominated counsel.

If you are going to be involved in remediation, ensure you “bone up” on the ways and means of doing so, and ensure you have the right clauses in your contracts to ensure you are covered in the event that more work is unveiled when you start pulling the cladding off.

The Building Act Review has been, for me, the most interesting and challenging part of the past 18 months. It has been painfully clear when reading some of the Department of Building and Housing (DBH) publications that the writers have no clue how the business of building works in real life.

Also, how many and varied the contractual relationships can be, and that there is often not a “principal building contractor” — it may be that the owner has kept that role for himself.

It is also clear that the attitude of government is that the builder is always wrong, that the consumer is always right, and that the designers’ and product manufacturers’ role is simply to dream up sexy looking stuff with no concern as to how it might actually be constructed and perform in the long term.

My biggest concern is that builders, who are, for the most part, “the good guys” and who will always try to find a solution on the day, on the site with what they have been given, are going to take a while to learn to push back against this dumping of responsibility on them.

You are going to have to be prepared to say “no”, and “I need more detail on this”, because if you don’t the trend towards being sued for negligent construction leading to defects is going to continue.

The RMBF will continue to push the builders’ viewpoint to government and its departments, even in the face of big business that is pushing to ensure it isn’t included in the restatement of accountabilities in the Act.

We will also continue to push for, and assist in any way we can, the development of a regime of appropriate insurances for members that addresses the risks they face.

For me, I’ll be watching from afar with interest. Thanks guys for the laughs and the learning.

RMBF Head Office: PO Box 1796, Wellington

Ph: 04 385 8999 or 0800 762 328 Fax: 04 385 8995

www.masterbuilder.org.nz

Registered Master Builders Association Managers:

Ashburton: Kimberley Sexton 027 299 8086
Auckland: Sally Mehrrens 09 302 2894
Canterbury: Katrina Prattley 03 343 9804
Gisborne: Katrina Duncan 06 863 3675
Gore: Jacque Lloyd 03 208 9240
Hawke’s Bay: Hellene Overend 06 844 7339

Manawatu: Donna Dowse 06 353 1992
Marlborough: Richard Morris 03 574 1152
Nelson: Karen Lane 021 749 091
Otago: Rowan Howie 03 455 5165
Rotorua: Jacki Parr 07 332 3625
South Canterbury: Trish Harris 03 684 5005

Southland: Jenny Pascoe 027 432 8065
Taranaki: Gary Lord 027 448 2332
Taupo: Rob McKnight 027 444 2420
Tauranga: Lani Christensen 07 577 0628
Waikato: Colleen Walker 07 850 6037
Wairarapa: Angeline Colquhoun 06 378 8008

Wanganui: TBA
Wellington: Gerald Rixon 04 381 2850
West Coast: Jo Donaldson 021 259 6973
Whakatane: Stacey Burns 027 330 7601

RMBF Regional Service Team:

Wally Walters: Auckland South, Coromandel, Gisborne 027 480 4055
Grant Hayes: Auckland, Northland 027 285 9516
Bob Bringans: Tauranga, Waikato, Rotorua, Whakatane, Taupo 027 496 1050

Peter Philipson (NZ Regional Service Manager): Wellington (South, Central), North Kapiti, Waikanae, Otaki, Manawatu, Taranaki, Wanganui 027 484 6207
Darryl Fawcett: Wellington (North), Wairarapa, Hawke’s Bay, Nelson, Marlborough 027 457 4146

Ian Gould (South Island Manager): Ashburton, South Canterbury, Otago, Gore 027 435 7397
Glen Campbell: Canterbury, West Coast, Southland 027 472 2226

RMBF Conference 2011 — 'No

Ash clouds and earthquakes notwithstanding, the Registered Master Builders Federation (RMBF) held its 111th annual conference in June in Auckland based at the Rendezvous Hotel and the buildnz trade show at the ASB Showgrounds.

This was the first time these two events have been run in conjunction, and provided delegates with great learning opportunities as well as being an integral part of the largest construction trade show in New Zealand.

The conference was opened by RMBF president Blair Cranston followed by Minister for Building and Construction Maurice Williamson.

The Minister gave a frank account of the industry from the Government's point of view, covering all the current hot topics, namely Canterbury earthquakes, leaky buildings, the Building Act Review and licensing, while appealing to the industry to start embracing innovation for long-term sustainability of the sector.

To show its appreciation of the incredible amount of work that the Minister has put in over the past three years to get the industry's issues on the table and addressed, the RMBF presented Mr Williamson with its first ever Honorary Membership.

The Minister was absolutely thrilled to receive this honour, and was heard to say that it would be going straight on the wall in his office.

This year's conference focused on collaboration, and building and maintaining good working relationships.

Day one of the two-day format focused on the business side of things, with the official opening and the RMBF AGM. But it wasn't all serious sessions, with one featuring celebrity comedians Michel A'Court and Jeremy Elwood giving a more "light hearted" look at communication (or lack of it) and relationships.

The RMBF was also very pleased to present Meritorious Awards to Peter Fehl and John Marshall.

The day ended with the FPB Ltd Happy Hour and the ITM Welcome Function at the Blue Water Black Magic venue on the viaduct — a tribute to Sir Peter Blake.

Day two saw all delegates transported to the ASB Showgrounds to the buildnz/designex exhibition. With approximately 150 exhibitors, including the RMBF's fantastic family of sponsors, there was plenty to keep the delegates occupied.

The Federation also ran seminars in the purpose-built RMBF Seminar Stadium, which also housed the seminars for the following two days of the trade show.

www.buildingtoday.co.nz



Conference delegates on day one at the Rendezvous Hotel.



The RMBF stand at the buildnz trade show.



Auckland RMBA members celebrate winning the 2011 Grinding Challenge with Paul Taylor of ITM (far right).

Staying with the theme of "No I in Team", the RMBF seminars on day two were:

- **State of the Nation:** Presenting together for the first time ever, RMBF chief executive Warwick Quinn and Certified Builders Association NZ chief executive Derek Baxter gave a full house a run down of the issues facing the industry today.
- **The Importance of Effective Collaboration:** The building and architectural team of Geoff Wicks

(Brookfields Multiplex) and Andrew Barclay (Warren and Mahoney) took attendees through the creation of the award-winning Deloitte House at 80 Queen Street in Auckland.

- **Christchurch — where to from here?:** This was a down to earth recount of what's going on in Christchurch, expertly presented by Graeme Beattie who is currently the leader of the Residential Engineering Advisory Group for the DBH, a group

“I” in Team’



Delegates enjoy an end of day quiet one at the NALCO bar.



The PlaceMakers Gala Centrepiece.



RMBF president Blair Cranston presents an Honorary Membership to Minister for Building and Construction Maurice Williamson.



Darryl Lovegrove entertained the crowd at the PlaceMakers Gala Dinner.



Graham Coe was recognised for his incredible contribution to the industry. From left: Kevin Stanley, Barbara Coe, Mr Coe and Blair Cranston.



The side of the RMBF Seminar Stadium thanked and acknowledged the conference’s “family of sponsors”.

dedicated to finding appropriate solutions for the repair and rebuilding of houses in Christchurch.

He was also joined by Northland MP John Carter who was, until very recently, the Minister of Civil Defence who steered Canterbury through New Zealand’s first-ever National Civil Emergency.

Conference delegates were given preferential treatment at the showgrounds with morning tea, lunch and/or just a place to relax at the Carters VIP Lounge.

Delegates were also treated to drinks and nibbles at the second Happy Hour of the event at the NALCO Bar, also at the showgrounds.

The finale for the weekend was the PlaceMakers Gala Dinner at the Rendezvous Hotel. Delegates were entertained by internationally-renowned opera singer Darryl Lovegrove, followed by a fantastic band that had the dance floor packed all night.

Following a new and different format, the RMBF

conference was a success. Many thanks go to everyone involved in bringing the event together and, in particular, the RMBF Conference family of sponsors, the Auckland Association for hosting and the XPO Exhibition team for all the hard work behind the scenes.

2012 sees conference heading to the Bay of Plenty, hosted by the Tauranga Association, details of which will be publicised over the coming months.

House of the Year Award a boost for company profile

Jan Welch believes winning a Registered Master Builders House of the Year Award is an excellent way to improve a company profile, and highly recommends other builders to enter the competition.

Welch Builders & Construction Ltd received its first national award at the 2010 National Gala Dinner — the PlaceMakers Bathroom Excellence Award for a quality bathroom within a striking home set on the slopes of Hawkes Bay's Te Mata Peak.

While the Bathroom Award recognises the home's bathrooms, it also provides an opportunity to display the entire home.

"Winning an award like this is a great way of showing people that we can build high end, top quality houses," Mr Welch says.

"Clients want quality building, and they're always quite pleased to hear that we can achieve that. The awards make clients a little more comfortable in the tendering process," he says.

Mr Welch has been a Registered Master Builder (RMB) for 18 years, joining because he wanted to be recognised as a quality builder.

"I knew that Registered Master Builders had that perception," he says.

Being a member of the RMBF has its perks, including the opportunity to enter the House of the Year and Commercial Projects competition. Mr Welch says the kudos from entering the competition is worth the effort.

"If you're happy with a home and confident with the quality of the house, definitely enter it," he says.

"The years that we haven't entered, we seem to have a drop off in work. So if you've got the opportunity to enter, go for it. We're right behind the Awards — they're great for our advertising."

Judges said Mr Welch's award-winning bathrooms deliver quality design and fittings, together with special use of natural light through skylights, which are also present throughout the home.

"Including a his-and-her ensuite, one bathroom

www.buildingtoday.co.nz



Welch Building & Construction Ltd won the PlaceMakers Bathroom Excellence Award for a property in Hawke's Bay.



includes a rounded radius shower — beautifully tiled, demonstrating superb workmanship. The quality of the fittings — the way the bathrooms work for the family that live in the home, and clever combinations of complex materials — make this home the deserving winner of this award," they said.

Mr Welch praises the architects at Stevens Lawson for their attention to detail throughout the home.

"Everything in the house has a purpose — it is very impressive, I was blown away. The bathrooms really met the needs of the client," Mr Welch says.

While Welch Builders & Construction didn't



have a house to enter in the competition this year, it has two properties lined up for 2012.

"We've just finished one decent sized house in Havelock North, with timber windows and weatherboard which has turned out great, and we're keen to look at entering that in the competition next year," Mr Welch says.

The Awards are made possible through the support of principal sponsor PlaceMakers, and supporting sponsors James Hardie, Gib Living®, Pink® Batts® Ultra® (Tasman Insulation), Nulook and the Department of Building and Housing.

For more information about the competition, go to www.masterbuilder.org.nz.

Naylor Love Construction aim for best in the business

Winning an inaugural Platinum Award in the same year as celebrating its 100th year anniversary was a proud moment for Naylor Love Construction.

The Platinum Award was presented to Naylor Love in recognition of its achievement of seven national titles over the years of the competition at the Registered Master Builders PlaceMakers 2010 House of the Year and RMB Commercial Project Awards.

Naylor Love has been one of the most successful companies in the competition, and managing director Don Stock puts it down to the company's strategy of aiming to be the best in the business.

"When you have a strategy you should align everything in the business to achieving it. Entering and winning in this competition is a reaffirmation of our goals for our own internal people," Mr Stock says.

"There is a certain consistency in our performance. We don't just have a lucky break and fluke a really good project."

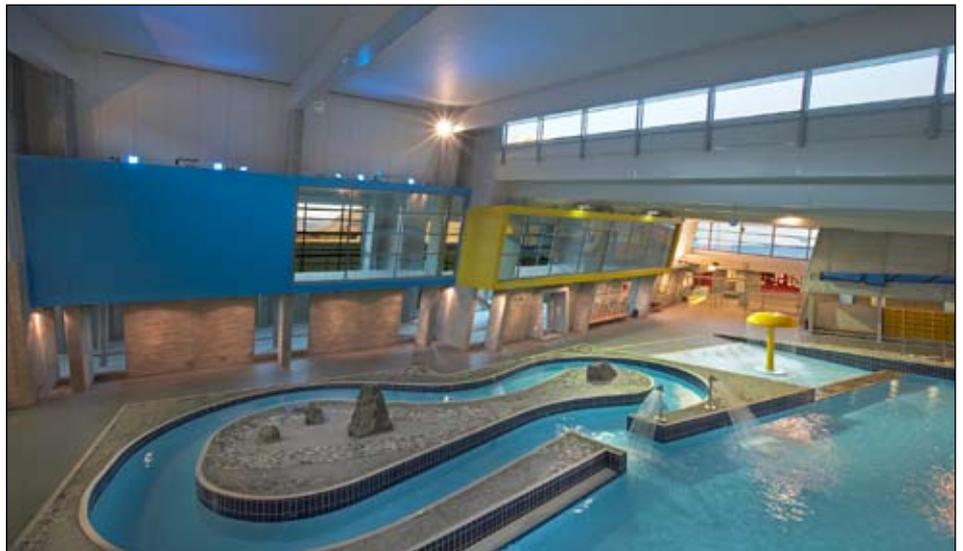
While the company don't like to blow their own trumpet too much, Mr Stock says people do notice their achievements and the company does talk about its awards in proposals.

"We aim to be the leading construction contractor in New Zealand — where leading is the best, not the biggest — and the RMB Commercial Project Awards provide one way of demonstrating that," he says.

Naylor Love has aligned itself with Registered Master Builders because of its strong belief in quality.

"An organisation like the Registered Master Builders Federation (RMBF) is there to promote a set of standards and make sure that those standards are maintained in the industry. We support quality and professionalism, and we believe that's what the RMBF stands for," Mr Stock says.

Naylor Love has been producing competition-quality projects, at least for the RMB Commercial Project Awards, since 2003 when it won the Commercial Award over \$1 million category for the University of Otago Information Services Building in Dunedin.



Naylor Love Construction's Alpine Aqualand in Queenstown.

In 2005 it won the Commercial Award over \$5 million category for the Ross Home in Dunedin, and in 2006 it won two awards — the RMB Commercial Project of the Year and the Department of Building and Housing Education Commercial Project for the Columba College Marsh Sports Centre in Dunedin.

The company earned its Platinum status in 2009 when it took out three more awards — the RMB 2009 Commercial Project of the Year and the Tourism and Leisure Project for the incredible Alpine Aqualand in Queenstown, as well as the Health Project for Mercy Hospital in Dunedin.

Judges said the Alpine Aqualand project stood out because of how well the building reflects its surrounding environment, its high degree of complexity and the outstanding level of workmanship.

"This project is not a conventional build, and would have required a vast degree of planning," judges said.

With six entries in the 2011 competition — two each in Auckland, Wellington and the Southern Region — the team at Naylor Love is keen to prove its skills again.



Naylor Love managing director Don Stock (centre) receives the Platinum Award from RMBF president Blair Cranston (left) and Minister for Building and Construction Maurice Williamson.

The Awards are made possible through the support of principal sponsor PlaceMakers, and supporting sponsors James Hardie, Gib Living®, Pink® Batts® Ultra® (Tasman Insulation), Nulook and the Department of Building and Housing.

For more information about the competition, go to www.masterbuilder.org.nz.



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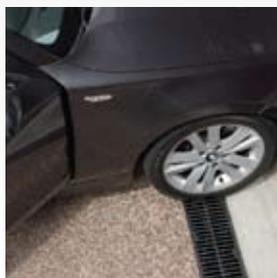
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news

New Zealand's leading scaffolding companies to gather in Taranaki

New Zealand's leading scaffolding companies are to gather in Taranaki this month for a major industry conference.

Scaffolding and Rigging New Zealand (SARNZ), which represents more than half of all scaffolding staff in the country, is to hold its AGM and conference in New Plymouth on July 22-23.

Up to 80 owners and managers of the country's top scaffolding companies are expected to gather at the Quality Hotel Plymouth International.

\$150 million turnover

Together, the companies have an estimated turnover of more than \$150 million a year, and employ more than 1000 people in the industry.

SARNZ president Graham Burke says since the February 22 earthquake in Christchurch, SARNZ members have been working hard to meet the demand for scaffolding and rigging throughout the Canterbury region.

"Like others in the construction industry, scaffolding contractors are waiting to hear from the Canterbury Earthquake Recovery Authority (CERA) and the main building contractors to gauge the overall scale and speed of the rebuild project," Mr Burke says.

Long-term strategy for Christchurch

"I can understand the concerns from our members, and SARNZ is working with them to build their workforce to meet the demands of the residential and commercial projects ahead. SARNZ is developing a long-term strategy around how best the organisation can help its Christchurch members."

SARNZ sees the Limited Services Volunteer programme (LSV), established by the Ministry of Social Development and run by the New Zealand Defence Force, as a key part of its strategy to support Christchurch, Mr Burke says.

"The LSV programme has proven extremely successful, with most graduates finding full-time employment after enrolling in the course. Young people need to be challenged, and LSV gives them the confidence and work ethic they need to succeed in the workplace."

Along with discussing various industry issues, SARNZ members will also take part in a tour of the Taranaki gas fields and the Marine and Offshore Training Centre.

The highlight of the conference will be the award for Trainee Scaffolder of the Year.

The award is aimed at encouraging young people who have already shown an aptitude and interest in making a career in the scaffolding industry to continue their education in the field. It will pay for the winner's ongoing education in the industry.

ACC experience rating rewards safer workplaces

By ACC General Manager Insurance & Prevention Services, Dr Keith McLea



With the introduction of experience rating on 1 April this year, ACC can now provide businesses and self-employed people with fairer ACC Work Account levies.

Experience rating means a business's ACC claims history is now factored in when ACC calculates its levy payment. It gives discounts on levies for businesses with better claims histories, similar to no-claims discounts offered by your insurance company, and puts loadings on those with poor safety records.

Image: Dr Keith McLea – ACC's General Manager Insurance & Prevention Services

Experience rating looks at your claims history, so what you do right now matters. If you can improve workplace safety and reduce your claims, it will have a direct impact on the levies you pay later. That's good for businesses, it's good for ACC, and most importantly of all, it's good for employees.

In addition to introducing experience rating, ACC has increased the number of levy risk groups and made changes to some classifications. These changes will enable us to group businesses with similar levels of risk more fairly and accurately.

For some businesses, this may result in an increase or decrease in their base levy rate against which experience rating can be applied.

How experience rating works

The amount of levy discount or loading depends on the size of your business, how many claims employees have made and the industry you are in.

If yours is a larger business paying annual ACC levies of \$10,000 or more, you could receive a discount or

loading of up to 50% on the current portion of your Work Account levy.

ACC will look at the number of claims made by employees for work-related injuries with medical costs of \$500 or more during the three-year experience period (for the 2011/12 levy year this is from 1 April 2007 to 31 March 2010), the length of time employees receive weekly compensation, and any fatal claims.

That information will be compared with information on other businesses in similar industries, with similar injury risk profiles. If your business's claims performance is better, your levy may be lower. However, if your performance is not as good, your levy may be higher.

For smaller businesses and self-employed people with annual levies of less than \$10,000, you will get a no-claims discount of 10% provided no weekly compensation claims or fatal claims occurred in the experience period. Those who have had weekly compensation claims with a total duration between one to 70 days will see no change

to their levies, while those with a total duration of more than 70 days or any fatal claims will receive a 10% loading.

When you receive your experience-rated invoice, there will be additional information explaining how we've applied it to your business and what claims were included. It will also show any discount or loading to the current portion of your ACC Work Account levy.

Some businesses are not eligible for experience rating and will have their levies calculated as usual. These are businesses and self-employed people that have not been operating for at least three years, and those whose earnings are below the minimum for each year of the experience period.

To find out more about experience rating, injury prevention support and our return-to-work programmes go to www.acc.co.nz/er

University hall's modular construction saves time and money

By far the largest high-rise building in New Zealand to be assembled in modular fashion is six months away from completion at The University of Auckland.

The last of the 468 modular rooms, individually assembled 161 kilometres away in the Waikato, were being installed at University Hall in Whitaker Place last month.

The new hall boosts the University's fully catered accommodation by more than 60%, and will open to students in early 2012.

"There is not a lot of modular building in New Zealand, and certainly nothing on this scale," University property services director Peter Fehl says.

"Not only is building faster, safer and easier than conventional methods with fewer workers required on site, but it is cheaper with better quality control," he says.

The prefabricated timber room pods, comprising 429 single bedrooms, 13 study pods and 13 double bedrooms for residential assistants, sit within a steel and concrete framework.

Manufactured by Registered Master Builders Federation member Stanley Group in Matamata, they were painted, fitted out with windows, doors, carpets

and wooden furniture, prepared for electricity and computer links, and shrink-wrapped.

From late January they were taken to Auckland on truck and trailer units, lifted onto concrete floors by crane and stacked vertically three high between each concrete floor.

Suspended timber floors were then constructed to connect all the rooms to corridors, bathrooms and lifts. The 50-metre free-standing crane, the tallest of its kind in Australasia, was used to hoist each module into position. Latterly, modules were inserted at the rate of nine a day.

Some 429 of the bedrooms are 12.5 sq m in size, and there are 13 larger bedrooms with ensuite bathrooms. Each of the 13 student accommodation floors has a central common room, study room, kitchenette and shared bathrooms.



Prefabricated rooms being fitted into place at University Hall in Auckland.

University Hall will be clad with ceramic tiles. There will be extensive outdoor recreation facilities on two levels, with an outdoor recreation court nearby.

Work by Hawkins Construction on the dual-tower hall began in May 2010. The project is on schedule, notwithstanding the challenges of the steep site on the western slopes of Grafton Gully.

"The benefits of modular construction are evident in time alone," Mr Fehl says. "Building has never lagged behind at any stage."

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New earthquake information paper examines building design

Buildings' earthquake performance to be analysed

A new information paper released recently reports on earthquake damage to buildings in Christchurch from the September 4 earthquake and its associated aftershocks, and what this means for building design in the future.

The paper brings together the science and engineering expertise of several organisations — the Royal Society of New Zealand, the Institution of Professional Engineers New Zealand (IPENZ), the Structural Engineering Society New Zealand, the New Zealand Geotechnical Society and the New Zealand Society for Earthquake Engineering.

It provides answers to critical questions such as:

- What is an earthquake-prone building?
- Why did buildings collapse in these earthquakes?
- Given that a building has been through one earthquake, how do we know how much of its "earthquake life" has been used up?

The paper looks to answer questions related to the expected performance of buildings during earthquakes, as well as their actual behaviour, in Christchurch.

Better public understanding

The contributing organisations hope it will also provide better public understanding about designing buildings to resist earthquakes, and the new lessons to be learnt following the Canterbury earthquakes.

Royal Society of New Zealand vice-president Professor Keith Hunter says the Society is providing a series of information papers for the public explaining what is known about Christchurch's earthquake activity and impacts, based on the best research knowledge in New Zealand.

"This new paper follows on from our previous paper about earthquake seismology. It draws on New Zealand's engineering expertise to answer questions around the behaviour of buildings and structures in Christchurch following the quakes there," Professor Hunter says.

"We hope that by bringing together information on these issues, some of the questions and concerns which people have will be answered."

IPENZ chief executive Dr Andrew Cleland says there is a wide range of people with expertise in earthquake engineering in New Zealand, many of whom dedicate their careers to researching new innovations and international best practice.

"We are pleased that the fact sheets we have produced ourselves and in partnership with the Royal Society of New Zealand provide an opportunity for sharing that knowledge with New Zealanders."

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Contracting in Christchurch

EQC claims incorrect invoices are adding to payment delays

Rebuilding Christchurch is a focus for everyone affected by the recent devastating earthquakes, and skilled tradespeople are needed to do their bit to speed the city's recovery.

The Earthquake Commission (EQC) has instituted a damage assessment process and contracts are already flowing out of this system.

The EQC has appointed Fletcher Construction to project manage claims for the repair and rebuilding of houses damaged in the Canterbury earthquakes, where there is structural damage which will cost less than \$100,000 plus GST to repair.

Property owners can choose to opt out of this process and use contractors of their choice. Tradespeople and businesses located in Canterbury have been given the first opportunity to be involved in this work.

The accreditation process

Repair and rebuilding work is being project managed by Fletcher EQR, but the physical work is being carried out by accredited contractors who are, in turn, responsible for subcontracting other tradespeople as needed.

Those with recognised industry qualifications, such as Master Plumbers, Registered Master Builders and Certified Builders, qualify automatically for accreditation to the Fletcher EQR scheme, but will still be assessed on their capabilities.

Others need to complete a specially-established accreditation process which they can get by emailing contractor@eqr.co.nz.

They will then be sent an evaluation form which asks for details about the size and structure of their business, their qualifications, experience, references, basic questions around any past contractual issues and their health and safety policies.

These evaluation forms must be submitted electronically. Contractors unable to do this can get assistance at any of the EQR hub offices situated around the city.

Contractors will then be interviewed by Fletcher EQR who will provide a brief introduction to the project and how it operates.

Fletcher will also ask the applicant about current work

commitments and ways that they can contribute to the project. The interview will take place at the Fletcher EQR command centre situated in Deans Avenue, Christchurch.

Work opportunities also exist outside this process, most notably for carrying out emergency repairs. Claimants are able to authorise, and are responsible for, managing emergency work costing less than \$2000 (GST excl) to make their homes safe and habitable.

If they have identified their own contractor for emergency repairs over \$2000 in value, the EQC may give approval for them to arrange and manage this work, subject to the EQC being satisfied that work is, in fact, an emergency repair and that the quote is reasonable.

As was the case following the September earthquake, if the EQC assesses damage as non-structural, it will pay the claimant and they will manage their own repairs.

Also, some claimants will choose to opt out of the Fletcher scheme and use their own contractor.

Tradespeople working on jobs where the property owner has chosen to opt out of the Fletcher EQR scheme should be aware of their client's responsibilities.

Invoicing and payment

The EQC has received complaints of late payment for work carried out directly for claimants.

Most payments are being made on time, but the EQC has found that where there are delays, it is generally because invoices have not included one or all of the following details:

- Name, address and contact details of the repairer,
- Bank account of the repairer (to enable direct crediting of payment),
- Tax invoice, including GST number (ie GST Act requirements),
- Name and address of claimant,

- Location of repair work,
- Claim number,
- Date of invoice and date work completed,
- Details of repair, including time (hours) and description of materials,
- Total excl GST, GST and total incl GST,
- The invoice has exceeded the \$2000 "pre-approved" limit,
- Charges have been unreasonable,
- The invoice is for something other than an emergency repair eg, a new oven.

Delays have also resulted from contractors sending invoices to property owners rather than the EQC. Contractors should send invoices directly to the EQC to ensure prompt payment.

The EQC endeavours to pay invoices by the 20th of the month, but if payment hasn't been received by then contractors should contact the EQC immediately on 0800 DAMAGE.

The opt out option

Tradespeople working on jobs where the property owner has chosen to opt out of the Fletcher EQR scheme should be aware of their client's responsibilities.

The client is responsible for managing the building process, including obtaining any building consents.

If the cost of the work completed is over the EQC-assessed value of work, they will have to pay the difference.

Before work begins, they will need to submit a detailed quote from their main contractor to the EQC. The quote must cover the same areas as those detailed on the scope of works completed by the EQC estimators.

Once the EQC has accepted the quote, the builder may begin the repair work.

Progress payments can be made by the EQC after receiving a valid tax invoice containing the information highlighted above to cover the costs of completion.

Further information is available at www.eqr.co.nz or by e-mailing contractor@eqr.co.nz.

Popular student-built homes bought before they're finished

Relocatable one-bedroom homes being built on campus by Nelson Marlborough Institute of Technology carpentry students are proving so popular they're being snapped up well before they're completed. Both homes built on the Nelson campus have now been pre-sold.

Tish North has recently bought one of this year's relocatable homes at the early stages of construction. She was interested in last year's units but missed out. Now she is able to add some of her own input.

"I think it's a really good idea, and you get exactly what you want if you pre-buy it because you can customise it," Ms North says.

Already there are a few modifications she has made, including an increase to the size of the bedroom and raising the window in the bathroom.

"I'm going to have it as a base and then I'm free to travel. I'm downsizing and I'll be looking out for a section to put it on."

It's the third year the houses have been built as part of the Certificate of Carpentry course, and the extra incentive for the students is that proceeds from the sale of each unit go towards pre-trade scholarships for next year's students.

Ben McMillan is one of the current carpentry students involved in building the units. He received a \$900 scholarship thanks to the sale of last year's house.

"That's great that I got a scholarship from the last students' efforts, and now I'm able to help new students get a scholarship as well."

There is still one relocatable home for sale at the Marlborough campus. It's under construction, the framework has just gone up, and there is still a lot of scope for a buyer to customise the interior.

"I would recommend them to anyone," Ms North says. "Having met the students who are building it, I can see their pride, and the standards they're building it to are really high.

"It also feels good to be contributing to scholarships for next year's students. It's a very good concept all round."

Sheila Robinson has bought the other relocatable, and was involved with planning it right from the start.

"I'd seen last year's relocatables and I was really impressed with them. When I was thinking of a sleep-out for our Wakefield property I approached NMIT about it. My sister is a little person and she'll come and stay sometimes, so we're going to make sure the height of things like the switches are good for her."

Carpentry tutor Huw Morgan says this onsite training is hugely beneficial to the students. "They all look forward to this building project, and now that two of the homes have pre-sold they're even more excited because they know the outcome and they've met the buyers," Mr Morgan says.

"They want to do their best, and they love having that interaction with the owners."

The relocatable house project has the backing of local industry, and a number of business partners are providing professional service. The units are all built to strict New Zealand building regulations, and include building consents issued by the respective councils.

Local business sponsors of the project include Aotea Electric, Harcourts Marlborough, PlaceMakers, Schneider Electric, David DeGray, Classic Hits, Newstalk ZB, Tim Miller Plumbing and Absolute Energy.



Tish North (back row, second from left) meets the NMIT carpentry students who are building her new relocatable home.



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news

Shortage of LBP specialist trades becoming apparent

Building Today continues its series of articles looking at the Licensed Building Practitioners scheme which comes into effect fully in March 2012.

This month: The poor uptake so far of some specialist tradespeople

External plasterers and brickies and blocklayers are in short supply if the numbers signing up to become Licensed Building Practitioners are anything to go by.

Though most licence categories have had good uptake, external plasterers and brick and block layers are lagging way behind. Only 10% of the target numbers of brick and block layers and 13% of external plasterers have been reached.

When Restricted Building Work is introduced in March next year, only licensed building practitioners will be able to undertake or supervise the work. Carpenters and construction company management are advised to encourage their specialist trades to become licensed if they don't want delays to their building projects.

If they don't have an LBP who can carry out or supervise all Restricted Building Work on a building site then they risk the project coming to a halt, or continuing without the correct licenses and being fined up to \$20,000.

Practitioners might think they have plenty of time to get licensed, but the March 1 deadline is fast approaching. If you leave it until the last minute, you might not have completed the licensing process by the deadline, leaving you unable to apply for the good jobs.

The sector is supporting the licensing scheme, saying it is a quality mark and one that has been a long time coming.

The Government is introducing licensing as one of a raft of changes to the construction industry designed to streamline the sector, increase productivity and career pathways, and upskill the work force.

The sector is important to the economic and social health of New Zealanders, contributing 4.2% to GDP and employing 8%, or one in 12, of the workforce.

While all practitioners are encouraged to become licensed, it's critical to ensure building work is not delayed, and for brick and block layers and external plasterers to send in their applications.

Regulations or opportunity — the choice is yours

By Lifetime Design Ltd
general manager

Andrew Olsen

New Zealand currently has no regulations requiring homes to meet accepted standards of adaptability and accessibility — something that will eventually change unless the industry shows some leadership.

Internationally, we are seeing change occurring rapidly as the private and public sectors take steps to “redesign” environments for a rapidly ageing population.

In Wales, Northern Ireland and England for example, there is now a requirement for all state sector-funded public housing to meet accessibility standards. And from 2013, all private sector dwellings will be built to the standards.

Likewise, closer to home in Australia, two of the industry’s leading organisations, Master Builders Australia and the Housing Industry Association, have agreed to make all new homes compliant with Lifetime (or Universal) Design principles by 2020.

In New Zealand, there is a clear preference for a



Lifetime Design Ltd general manager Andrew Olsen.

“self-regulatory” approach. Meanwhile, taxpayers are footing multi-million dollar bills for retrofitting homes so that ageing and disabled people can continue to live in them.

There is a fantastic entrepreneurial opportunity for builders, architects and designers to get ahead of the ageing wave and ride it. This requires a greater level of awareness of the full scale of problems and the opportunities than at present.

Without this, we ultimately risk leaving a legacy of inaccessible housing for future generations, who will have to foot the retrofitting bills.

The cost to the country is a planning and design catastrophe as all our basic assumptions around housing fall out of date.

However, in the absence of regulations and guidelines, the Lifemark provides a solution. A quality assurance scheme, the Lifemark gives the building sector a ready made package of comprehensive, research-based design principles for adaptable and accessible, cost-effective housing.

Architects can also use these to offer value to their clients, talking them through the various ways their home can be made more accessible.

Additionally, the Lifemark can add value to their client’s home as a property market investment offering a clear point of sale to a wider market.

Investment in designing and building accessible and adaptable homes from scratch in New Zealand is crucial if the country is to follow the lead of the United Kingdom and other nations who have all recognised the importance of homes that last a lifetime.

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A great way to increase productivity

It's a well known fact in the trade that more work is done when it's dry. It stands to reason — nobody likes working in the cold and the wet.

To combat those testing days of rain, wind and snow there is now a product that will revolutionise the way the building trade goes about building and renovating using a DIY weatherproof containment system.

Local New Zealand company U-Shrink not only imports the film used to wrap buildings and boats, but is the only company in New Zealand to offer an education service to builders and tradespeople, whereby they learn how to install the product themselves.

The benefits to the trade are enormous, according to U-Shrink director Matt Trayes, who is also a trade qualified builder and international super yacht captain.

"We see the benefits being long term for the trade," Mr Trayes says. "Once builders understand how easy the installation process is, they will use it again and again.

"Being able to install the wrap themselves when and where they choose is not only beneficial in terms of convenience, but also in terms of cost and, ultimately, productivity."

U-Shrink was formed in response to a need from the construction industry to remain productive in all weather conditions, and from a desire by the trade to be able to erect their own weatherproof environment cost effectively.

The system has many uses, including new builds, leaky homes, renovations and protecting fire and earthquake damage.

With builders being able to do their own shrink wrapping, the considerable cost savings can be passed on to their clients. Subtradesmen also benefit by being able to work in the all-weather environment.

U-Shrink is focused on national distribution and committed to training the trade. They sell and distribute wrapping products to the trade, as well as offering an easy-to-follow video and training manual, both of which are available at www.usshrink.co.nz.

You can also see them at the Home Ideas Centre in Parnell, Auckland.

www.buildingtoday.co.nz



Left: Lifebuilt Construction apply shrink wrap themselves for the first time and, right, work has proceeded well underneath U-Shrink's film cover.



Containing damage after housing damage sustained during the Auckland tornado in May.



U-Shrink offers an education service to builders and tradespeople, whereby they learn how to install the product themselves.

U-Shrink installer opportunity

With the launch of U-Shrink nationwide, there is an opportunity for builders to become independent operators and installers with all the support from U-Shrink.

The recent spate of earthquake and weather-related damage to residential and commercial properties throughout the country has seen U-Shrink being asked to respond to insurance requests and general containment jobs.

For builders this is an ideal situation whereby, through U-Shrink, they are able to help by initially making a building "weather safe", then potentially gaining any subsequent work.

Being a U-Shrink installer should be seen as just another tool in the builder's kit.

Interested builders should direct their enquiries to Matt Trayes on 0508 333 777.

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Feel the power built into DeWalt's latest range of angle grinders, with a custom four-piece motor to cut, polish and grind with ease.

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Meridian First Light eco-house shows way forward for NZ homes

NZ homes wasting energy and susceptible to respiratory illness

Warm dry homes needn't be a luxury — it is possible to build houses that are not only stylish, energy efficient, and cheap to run, but are also affordable, Energy Efficiency and Conservation Authority (EECA) chief executive Mike Underhill says.

"The Meridian First Light eco-house project, led by a team from Victoria University, is an opportunity to see what is possible to achieve in sustainable housing, using the latest technology and design," Mr Underhill says.

"This prototype should inspire New Zealanders to

think about the kinds of energy efficiency investments they can make when building or renovating that will make a difference to their ongoing energy bills, and their impact on the environment.

"Constructing a house like this which can be taken apart and shipped across the world and reassembled is a hugely ambitious project, and the First Light team deserve to be congratulated for their hard work and commitment," Mr Underhill says.

The "eco-bach" is on temporary public display at Frank Kitts Park on Wellington's waterfront before being shipped to Washington DC to take part in the US Department of Energy Solar Decathlon later this year.

EECA helped to sponsor the project because it incorporates many of the energy efficiency elements that EECA promotes, including high levels of insulation, energy efficient appliances and lighting, smart building design, solar water heating and renewable energy, Mr Underhill says.

"Many homes in New Zealand waste energy due to poor design, inadequate insulation, and inefficient heating and appliances.

"For example, around 800,000 New Zealand homes are estimated to have substandard insulation, which costs home owners much more to heat their houses, as well as being linked to respiratory illness," he says.

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Legal Vision on the move



Friends, family and clients of Legal Vision enjoyed drinks and canapes to celebrate the opening of their new offices at 19C Blake Street, Ponsonby, Auckland.

Legal Vision is a niche construction law practice which encompasses leaky buildings amongst more general construction law matters.

It comprises three solicitors, one law student and two support staff.

Company principal Timothy Bates found it especially satisfying to finally be operating in their own "shop", having previously always been in shared offices.

"Legal Vision has been operating for 12 years now, and I have come to realise that you spend a fair amount of your awake time working," he says.

"So this new office is all about making those conditions as comfortable as is economically possible. This is what ultimately attracts high calibre staff, and the provision of quality legal services flows from there."

The evening was enjoyed by a convivial collection of guests enjoying the new premises. The grand finale for the evening was a sing-off in a local karaoke bar.

Andrew Yovich of Body Corporate Specialists Ltd was the clear winner in an enthusiastically fought battle.

As Timothy says: "It just goes to show raw talent will only get you so far in a sing-off — the rest comes down to cunning and guile."



Above, from left: Courtney Challis, Katrin Saran Lee and Vicki Challinor of Legal Vision.



Right: Chad Danswan of Legal Vision (centre), and Ted Armitage (left) and Nick Batchelor of CoveKinloch.



From left: Tim Fleming, Hana Xhara-Bates and Vicki Challinor.



Tim Bates of Legal Vision (left) and Alan Clark of Clark & Co.



Stuart Roberts of Stuart Roberts & Associates Quantity Surveyors (left), and Andrew Yovich of Body Corporate Specialists Ltd.

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industry standards

BCITO releases funding for employer development

Grants will help employers provide ongoing investment in training

The BCITO has recently released a scheme that aims to give employers within the building industry access to study programmes which will help them develop and expand their businesses.

Fifteen BCITO development grants are now available each calendar year for employers of current BCITO trainees. Each grant is worth a maximum of \$3000.

The BCITO believes this support will help employers run successful long-term businesses, better placing them to provide ongoing investment in training and employment within New Zealand's construction industry.

The initiative is also seen as a great way to help upskill New Zealand's construction industry, thereby increasing productivity and gearing up for future demand.

The potential output of the construction industry will come under increasing pressure as leaky building remedial work and rebuilding in Canterbury commence in the short term.

Employer must have current apprentice

Any employer of a current BCITO trainee may apply, which includes supervisors and managers of an employing company. However, employers must have a current apprentice at the time of application and at the time the grant is claimed.

Employers can select any training or development assistance which best suits their personal or business development needs. Some examples include:

- BCITO courses such as Leading Hand, Site Supervisor or Diploma in Construction Management,
- Consultation with a business advisor,
- Short courses or seminars on small business management, estimating or contract management, and
- Higher level business-related qualifications.

To access grants, employers must apply to the BCITO. All applications will be assessed on how well the intended use of funding meets the purpose of this scheme. Successful applications will have grants awarded.

Employers interested in applying for a grant can access information and applications forms on the BCITO web site at www.bcito.org.nz/employers/employer-development-grants.

Alternatively, call the BCITO on 0800 4 BCITO.

Are you ready to grow?

Building demand is set to rise substantially.

If you want to be in a position to profit and grow over the next few years, then you'll need to have enough qualified people.

That means training now, for the good of your business, for the good of the industry.

When you train with the BCITO, you build your business with people you trust and who produce work you are proud to back.

We can even help with payment plans, and our BCITO Training Advisors take care of all the assessment and paperwork.

For more information, call 0800 4 BCITO or visit www.bcito.org.nz

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New roof a major part of Eden Park redevelopment

By Roy Kane

A major component of the multi-million dollar redevelopment of Eden Park is the new 22,000 seat, three-tier southern stand, which also houses 50 corporate boxes.

The new roof covers the upper two tiers of seating, and cantilevers inwards from the outer rim of the stadium.

Main contractor Fletcher Construction subcontracted Grayson Engineering Ltd to supply and erect the steelwork.

As with every significant new structure, the resolution of the design concept and how it will succeed takes place in a meeting of the minds of the architect and the structural engineer — in this case Populous and Aurecon.

Together they selected a box girder solution as the support for the roof. There would be 16 girders in total, each up to 2.7 metres in depth and tapering over a length of 33 metres. Grayson Engineering, ably assisted by Eastbridge of Napier, were about to fabricate the largest box girders ever seen in New Zealand.

But first the New Zealand Institute of Geological and Nuclear Science conducted a site-specific, seismic hazard assessment to ensure the earthquake threat was addressed.

Aurecon's Lana Duboka reports that the new structure complies with the New Zealand Building Code Standard for a 1000-year return period for earthquake and wind loadings.

"Aurecon then built a model of the stadium and its surroundings in order to conduct wind tunnel tests for loading," Ms Duboka says. "The Aurecon engineers were then able to refine the design of the girders and other roof and facade members."

Grayson Engineering commercial manager Colin Berger says some 900 tonnes of steel were used.

"In addition to the girders, we fabricated the steelwork between them and the cigar-shaped braces. These were painted and transported to the site in sections for assembly," Mr Berger



Above: Roofing infill being hoisted with the soffit visible.

Below: In the foreground, one of the jigs is located on the stadium floor.



says.

"For accuracy we used a jig, in which we assembled the bracing. This was then lifted into position and secured. We then lifted the mid-section straight off the back of a truck and bolted the splice from inside the box girder. This required 28 M36 and M20 grade 8.8/TB bolts to resist the significant bending moments," he says.

"The positioning at the back end of the girder was critical because an error of one degree would result in more than half a metre's displacement at the other end of the girder.

So we used surveyors to make sure our positioning was correct.

"In the concrete beam to which the steel had to be attached there was a pocket that allowed the cigar-shaped braces to be adjusted to within the required tolerance. The shape of the braces was entirely the architect's choice."

Architect Daryl Maguire of Populous wanted a slim and elegant look.

"It was purely a matter of aesthetics. Tapering the bracing elements into cigar shapes makes

Continued page 27



Above: The rear section of a box girder showing cigar-shaped bracing and bolt holes for a splice.

Below: The same section painted with an access hole open.



The long, tapering end of the girder with two splice points on either side.

From page 25

them appear more elegant than a straight shape, and it also reflects the loads the member will take," Mr Maguire says.

"One of the beauties and challenges of working on a stadium is that the structure is exposed, making the visual aspects as important as the structural performance.

"Sometimes the architect has to fight hard to prevent creative concepts from being cut or compromised. Maybe it's easier to challenge an architect in matters of taste, but it's not so easy to argue with an engineer, because then you need the maths!

"Early in the design work, Populous and Aurecon collaborated in developing the big picture concepts, and worked closely with the cost planners to keep the structure within budget. For both the architect and the engineer, it was a very positive experience," Mr Maguire says.

Once the box girders were secured, the sub-assembly consisting of the roof infill section was lifted into place. Each of these had an



The scale of the structure miniaturises the men building it.

aluminium soffit (cladding underneath), obviating the need for scaffolding and, thus, saving time and money on the erection procedure.

Finally the tips of the box girders were also assembled in a jig, then lifted and secured. The box girders were all pressure-tested to prevent corrosion on the internal faces.

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Registered yet?

Carters would like to invite you to the upcoming series of Future-Proof Building Roadshows.

Many readers will have attended one of the first rounds of the Roadshows held in Nelson, Wellington, Palmerston North, New Plymouth, Hamilton, Tauranga, Rotorua and Napier.

Carters have got behind this series since it began, as it is a great opportunity for builders, architects and specifiers to come together and get up to date, industry-relevant information.

This series is focusing on:

- Innovative Structural LVL solutions and a wake up call concerning inadequate specification and manufacture of frames and trusses from members of the Carters manufacturing team.
- Latest product innovations from leading suppliers in the building industry.
- Pending trades shortages and the pent up demand that is heading our way in the building industry.
- A builder licensing update and then an optional licensing workshop clinic following the breakfast. The Department of Building and Housing (DBH), alongside Carters, is holding licensing workshops to provide an opportunity to ensure that becoming licensed is as easy as possible for builders.

Roadshows start at 7am and are a must-attend event to ensure builders and specifiers stay up to date with the latest trends.



The FPB Roadshows next head to Auckland and Northland in August, as follows:

August 9: Auckland West – Trusts Stadium

August 10: Auckland South – Ellerslie Racecourse

August 11: Whangarei – Forum North

August 12: Auckland North – North Harbour Function Centre

Accreditation points for attendance are available from both the DBH (3) and Architectural Designers NZ (2).

For further information contact your local Carters representative or Carters branch.



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CARTERS Your Building Partner

The contentious Beehive

Dr Kerry Rodgers ruminates upon a honey of a building



Back in '64, Sir Keith Holyoake invited Scottish architect Sir Basil Spence to submit a proposal for a Parliamentary Executive Building to occupy the site allocated for the never-built southern wing of Parliament House.

Urban legend holds that Spence dashed off his initial concept on the back of a napkin during dinner with the PM. Other accounts claim it occurred over lunch. Wherever and whenever, the sketch was drawn in Spence's notebook.

Parliament and public alike gave the circular design a mixed reception, with Spence defending his proposal as serious, considered and practical.

At an aesthetic level he saw it as a symbol of unity with a historic precedent in Washington's Capitol. On a practical plane he argued the building's circular form would enhance its resistance to earthquakes.

The government architect got the job of turning Spence's sketch into reality. It was not an easy commission as the circular footprint did not lend itself to efficient use of space.

And then there was the earthquake question. A specific base-isolation technology was developed by Dr Bill Robinson for the project, consisting of lead-rubber bearings that act as shock absorbers.

Construction of the traditional 1960s reinforced

concrete structure was undertaken by Gibson O'Conner between 1969 and 1979. The finished building is balanced on 417 Robinson bearings using steel shims and layers of rubber.

And, of course, as the building emerged above the Bowen Street skyline, it was quickly christened The Beehive.

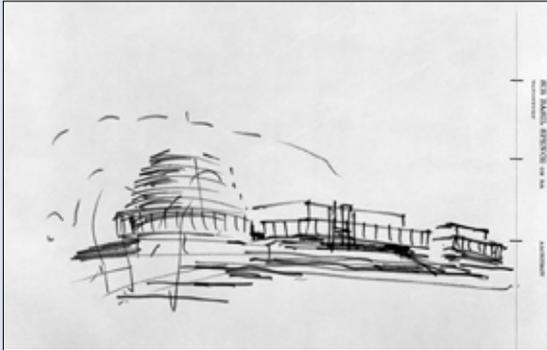
The austere concrete frontage has been relieved by cladding the lower walls in Takaka marble.

At the summit, the roof which consists of 20 tonnes of hand-welded copper, has achieved a not unattractive patina.

* * * * *

The Beehive stands 72 metres high. It has 10 floors above ground with four floors below. The top floor is occupied by the Cabinet offices. The next floor down houses the Prime Minister's suite.

Other floors contain function rooms, including a television studio, press theatre, banqueting hall, gymnasium and swimming pool, as well as Parliament's Visitor Centre and catering facilities, including Copperfield's and Oliver's cafes, and Pickwick's bar, aka 3.2 due to its position in the building.



Sir Basil Spence's original notebook sketch for our Parliamentary Beehive.
Image: Wikipedia Commons

The building's basement houses New Zealand's National Crisis Management Centre. A tunnel under Bowen Street links the Beehive with parliamentary offices in Bowen House.

These days entry is through a security entrance with a bomb-proof, mail delivery room at the rear.

Although the Beehive's circular footprint has a certain elegance, it is also impractical. Many rooms are asymmetrical and wedge-shaped. Except where purpose-built furniture is used, conventional desks and cabinets abut at awkward angles.

The core of the building is decorated with marble floors, stainless steel mesh wall panels, and a translucent glass ceiling. Columns are clad in Takaka marble, and wall panels include locally grown macrocarpa.

New Zealand art is displayed widely throughout. One of the larger pieces is to be found in the Banquet Hall where a large 3D mural by John Boys Drawbridge uses enamel gloss paint on aluminium angles to allegedly describe New Zealand's atmosphere and sky.

In 1997, a select committee proposed moving the Beehive behind Parliament House so that the original 1911 plans of that building might be completed. When public reaction proved not even lukewarm to the notion it sank without a trace.



Parliament's Executive Building, aka The Beehive, from Bowen Street, officially opened by Queen Elizabeth II in 1977, a year after Spence's death.
Image: Phillip Capper, Wikipedia Commons

Cashflow — the lifeblood of the construction industry

Tim Bates and Sarah Wray of Auckland law firm Legal Vision update debt collection methods for those in the construction industry.



We thought it was an appropriate time to consider the debt collection tools available to those operating in the construction industry, to ensure that you are familiar with these techniques.

As the late Lord Denning said: "Cashflow is the lifeblood of the construction industry", and the times that are upon us currently make this statement all the more poignant.

Disputes Tribunal

If you are owed less than \$15,000 (or \$20,000 with the consent of the debtor), your claim may be brought in the Disputes Tribunal (where it is disputed).

The major benefit of making a claim in the Disputes Tribunal is the comparatively low cost. There is a small

fee on filing your claim. However, you are not able to be represented by a lawyer and, thereby, avoid solicitors' fees unless you seek legal advice before the hearing.

Although the Tribunal can be a very cheap dispute resolution mechanism, one of the disadvantages can be that it is not bound by the same strict procedural rules as a court.

For example, formal rules of evidence are not necessarily applied. In practice too, a hearing can quickly develop into a mediation where parties are willing. These factors can make the outcome of hearings harder to predict than if the claim was made through the courts.

The courts

If the total claim is under \$200,000 (including interest and legal fees), the matter is within the jurisdiction of the District Court. The District Court procedure was recently overhauled significantly by the District Court Rules 2009, and it has not necessarily resulted in quicker access to justice in the civil sphere.

The default judgment regime still exists where a debtor files no defence to a claim. However, the summary judgment regime has been almost entirely taken away.

The system that remains is a process where litigants are forced from a very early stage to disclose openly the nature of their case through an information capsule exchange.

This process often culminates in a judicial settlement conference before trial which by no means guarantees resolution of these matters. If this fails then a matter proceeds to trial.

The High Court deals with claims that are larger than \$200,000. The High Court still retains a summary judgment procedure which is often the best way of pursuing a simple claim.

This is especially so where the Construction Contracts Act 2002 has elevated the status of the debt into one that can no longer be disputed (for example, an unresponded to payment claim).

It is not unheard of for the summary judgment procedure to be used to collect debts of less than \$200,000, relying upon the High Court's inherent jurisdiction to provide summary judgment.

More complex matters in the High Court would proceed down the standard track, and the opportunity would usually be granted by the court for a matter to resolve itself by mediation or judicial settlement conference.

The High Court process has the potential to become a lengthy and expensive process, as does the District Court procedure. Nevertheless, many cases never make it to trial, instead settling at a judicial settlement conference/mediation

If ultimately successful, a costs award will be made in favour of the plaintiff. This, in practice, equates to around two-thirds of actual costs incurred.

Construction Contracts Act 2002

This Act provides those carrying out construction work with the ability to issue payment claims and, where not responded to fully or on time, elevates the amount sought in payment claims to being amounts that are due and owing.

The aim behind the Act is to promote cashflow or, said in a different way, the philosophy is "pay now argue later". It is in this context that adjudications pursuant to this Act operate. It is possible for a party to a construction contract to refer a matter to an adjudication under the Act.

This is a fast-track dispute resolution mechanism that potentially places a duly appointed adjudicator under an obligation to make a determination within 35 working days of the adjudication claim being served by the claimant.

Whilst different debt collection methods suit different types of claims, there is no substitute for being sure about the party you are contracting with from the outset.

We recommend you access as much information legally available to you about parties before committing to a contractual relationship with them. In that way, the need to resort to the methods more fully set out above may be avoided.

Note: This article is not intended to be legal advice (nor a substitute for legal advice). No responsibility or liability is accepted by Legal Vision to anyone who relies on the information contained in this article.

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UNIT C
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CLIMATE ZONE MAP

- ZONE 1 & 2
- ZONE 3



	APPLICATION TABLE - Zone 1 & 2		APPLICATION TABLE - Zone 3	
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Roof	R3.2 Ceiling	R4.0 Ceiling	R3.6 Ceiling	R5.0 Ceiling
Wall	R2.2 Wall	R2.6 Wall	R2.4 Wall	R2.8 Wall
Floor	R1.6 SnugFloor™	R2.6 SnugFloor™	R1.6 SnugFloor™	R2.6 SnugFloor™

*Typical R-value of insulation required to meet New Zealand Building Code (NZBC) clause H1, may not comply with NZBC in all situations. *Department of Building and Housing, Your guide to a smarter home, 2008, p.28.