

NEW ZEALAND

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building today

THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS FEDERATION

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of Appeal
did not impose
a duty of
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building today

Another busy year is upon us in the construction industry, with major issues to be faced, including ongoing builder legislation, industry Standard reviews and continued fallout from the leaky buildings saga.

Building Today will be covering the important news issues of the day as they occur, and will also be focusing on features covering new products, safety, materials, and training and education in the construction sector.

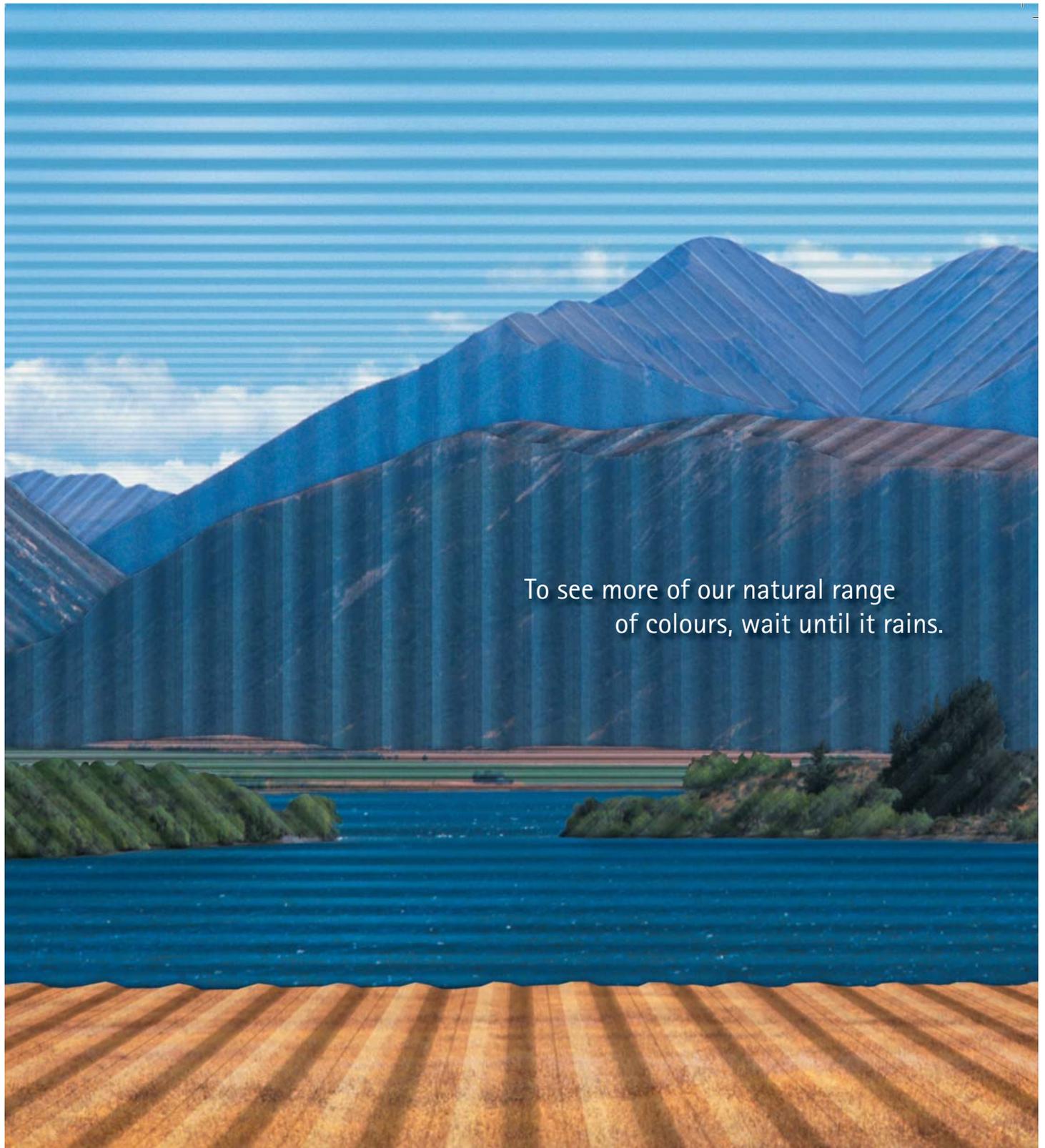
In this issue we highlight major changes to the Registered Master Builders Federation House of the Year competition, and RMBF president Mike Fox also tells why tendering for work can be a "mug's game" — all interesting stuff that will keep you, our readers, abreast of vital industry developments.

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chief's chat

by ceo pieter burghout

Holding our own at the 2006 International Builders Show

As part of a study tour hosted by PlaceMakers, I attended the 2006 International Builders Show in Orlando, Florida, with Michael Fox, Brent Mettrick and 40 or so other kiwi builders and industry representatives.

The International Builders Show is certainly an eye opener — 2000 exhibits, 200 seminars and 120,000 exhibition attendees/visitors over the four days the show is open.

Mike, Brent and I are in the process of writing a study tour report which we will publish in the next issue of *Building Today*, but there are a number of issues worth reflecting on in the meantime.

Having spent some time with Beth McGee, the chief executive of the Metro Orlando Home Builders Association in Florida, it became rapidly clear that the problems faced by the building industry in New Zealand are very much the same no matter where you are in the world.



Issues such as sustainability of workloads, finding good staff/labour, ensuring sufficient money is made

off projects, dealing with regulators, development fees — all these themes were echoed in the United States and, I suspect, all over the world.

I also came away from the United States trip feeling very proud of the high quality we achieve back here in the New Zealand building industry.

We do some stunning work for very reasonable rates — and the finishing work in our New Zealand buildings can readily surpass that of our counterparts overseas.

Seeing some of the excellent building work in the United States reinforced for me the equally high calibre of building work done here at home.

So, while weathertightness has been an issue for our industry over the past few years, I believe that we can step back and spend some time looking at what we can be proud of.

Our builders construct homes that are of excellent quality and value, which helps explain why, when our young builders go off-shore for their O.E. after completing their apprenticeships they are so eminently employable.

As always, you sometimes have to go off-shore to be reminded how good things are back home!

The RMBF's "building excellence" mantra can be applied here. I believe we can be very proud of what we achieve here in New Zealand.



Above: The Orlando "Dream Home" US\$4 million home built specifically for demonstration at the International Builders Show.

Left: Registered Master Builders Federation chief executive Pieter Burghout with Metro Orlando Home Builders Association chief executive Beth McGee.



Related links: www.buildingtoday.co.nz/february06/rmbf1

RMBF strengthens **capability** in vital areas

New **appointments** made in membership services and marketing

The Registered Master Builders Federation has increased the depth of its management capability across two key areas in its business — membership services and marketing and communications.

As the premier construction industry organisation in New Zealand, the RMBF identified a need to strengthen its capability so it can enhance its services to members and ensure it is communicating effectively with industry and stakeholders.

Nancy Bakker was the information and communications manager at the Cement and Concrete Association of New Zealand (CCANZ) for the past six years.

In her new role as marketing and communications manager she will be responsible for overseeing the continued strengthening of the Federation's brand, associated marketing and sponsorship programmes, internal and external communications and, in conjunction with external providers, lead the Registered Master Builders House of the Year Awards, in association with PlaceMakers.

Exciting time

"It is an exciting time for the Federation. With so many changes internally and the full backing of the board, I believe that both Craig and I can deliver real value to stakeholders," Ms Bakker says.

Craig Marsh, the RMBF's new membership services manager, has spent the past seven years with the New Zealand Institute of Management where he held the

position of manager of membership services.

He will be responsible for ensuring products and services meet members' needs, and work closely with regional associations to ensure a consistent value proposition to existing and potential members in his new role.

"In terms of deliverables, we will be conducting a review of all membership services/benefits and its current delivery structure in relation to the Federation and Associations," Mr Marsh says.

"We will be working with the regional associations in order to complement and enhance our strengths, with closer co-operation in the delivery of meeting member expectations of service."

Improving communications

In the immediate future, membership services will also be concentrating on improving communications with members.

From 2006, they will maintain regular contact with members, and collect feedback and suggestions for improvement from members on benefits and services they provide.

RMBF chief executive Pieter Burghout says the membership servicing and marketing/communications areas are so critical to the success of the Federation.

"I know we are already seeing good value being added by the two newly appointed senior managers," Mr Burghout says.



Above: New RMBF membership services manager Craig Marsh.

Below: New marketing and communications manager Nancy Bakker.



Related links: www.buildingtoday.co.nz/february06/rmbf2

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Tendering — flat out and slowly going broke?

By RMBF president **Mike Fox**

Have you ever wondered why an increasing number of highly successful builders have more work than they can handle at fair margins but never tender for their work? Then read on.

First, let me explain the problems and pitfalls of the tender market and why I consider that tendering for work is a mug's game.

If you rely solely on the tender market for the majority of your work then you will be working extremely hard in a high-risk environment. You will be making a lot less money than you are capable of, and you will probably want to be out of the industry within three to five years.

The main reason for this is that you will not make enough profit to continue running a sustainable business, but it does not have to be this way.

It costs many thousands of dollars for builders and subcontractors to produce an accurate tender. These costs are replicated by as many builders who are, unfortunately, in the same game.

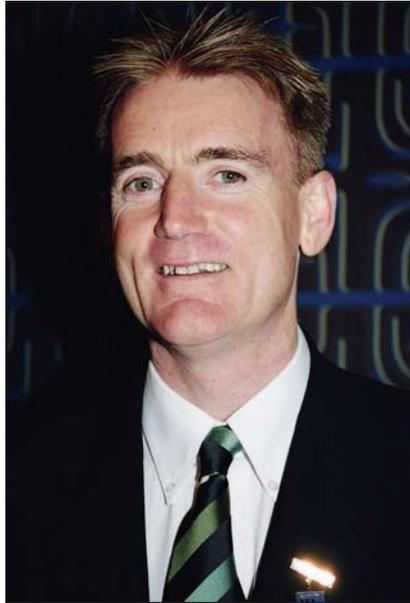
What about the builder?

Why is it that the only professional in the chain that does not get paid in the design and tender process is the builder? The designer gets paid, the engineer gets paid and the quantity surveyor gets paid. What about the builder?

Unfortunately, the builder only gets a ticket to enter the tender lottery and only wins the lottery if they make a mistake. When tendering, the lowest price is invariably taken. This price could be as much as 5% to 10% below the next lowest tender and, in some cases, can even be below cost.

If by chance your tender does happen to be the lowest it may still be beyond the client's budget and so negotiations begin. As the lowest tenderer you then get the pleasure of seeing how you can reduce your costs further so that the project can proceed without a redesign being necessary. I am sure you have all been there at some time.

By this time you will have invested significant intellectual knowledge, money and time into trying to win the project, so will be reluctant to lose the contract and will usually make unwise compromises.



RMBF president Mike Fox.

The best course of action for a prudent builder would be to move on to more profitable work and let their competitors struggle to try and make a living out of a project that has all the wrong fundamentals.

Unfortunately, a lot of builders who have already put in a tender that is too low then agree to unrealistic time frames and penalty clauses and, consequently, have a life of misery trying to deliver the impossible.

My view on this course of action is that you will probably be "flat out and going slowly broke". Hence my comment earlier that you will be out of the game in three to five years.

So, how do the smart builders avoid the tender trap? Simply put, they offer solutions to the client's problems. A typical client wants a project that is designed and built within budget, is finished on time with minimum inconvenience and they want to have a quality product at the end of the process.

This is not too much to ask for, and it should be the end result of the majority of building projects.

Unfortunately, the traditional design and tender market rarely delivers on the above and, unless clients are educated about this, they will blindly fall into the same old trap of employing a designer and going to tender for the cheapest price.

Unfortunately for the client, the first sign of trouble is usually when the tenders arrive in at 50% to 100% above their budget. By this stage, huge amounts of money and time will have been spent by all involved, only to find that the project cannot proceed or is delayed whilst a new design is completed and tenders recalled.

This is a really dumb way of doing business and, unfortunately, our industry allows it to keep on happening. It is time to wake up and move on and leave this mess to those who think you only get work by offering a cheap price.

There is a better way. More and more clients, builders and designers are now working in project teams to deliver quality, fast-track buildings with certainty of budget and time frame. If the builder, client and designers from the outset develop their budgets and review the design and time frames at each stage of the way then there are significant advantages for all involved in the process.

The client gets quality advice on budgets along with economic building systems. There is a constant review of documentation and resources are put in place along with supply chains so that projects can be delivered in a timely and economic manner.

The designer and client get to work with a reputable builder from day one, developing a strong working relationship which enables the best construction solutions and accurate budget advice to be incorporated into the design. This takes away the risk of drawings being developed that do not match the client's budget.

With larger projects the time frames can be significantly reduced by staged commencements whilst detailed design is being completed for later stages.

No matter what size the project is, there are always advantages in taking the team approach. The builder benefits by having certainty over upcoming projects, and they also have reduced overheads by not wasting resources chasing fruitless work.

The builder also gets paid a fair price for delivering a total solution from upfront advice to a timely completion.

In conclusion, I consider that the key to success in the building industry of today is to change your mindset from being a "price provider" to being a "solution provider", and everyone will be a winner.

Related links: www.buildingtoday.co.nz/february06/rmbf3

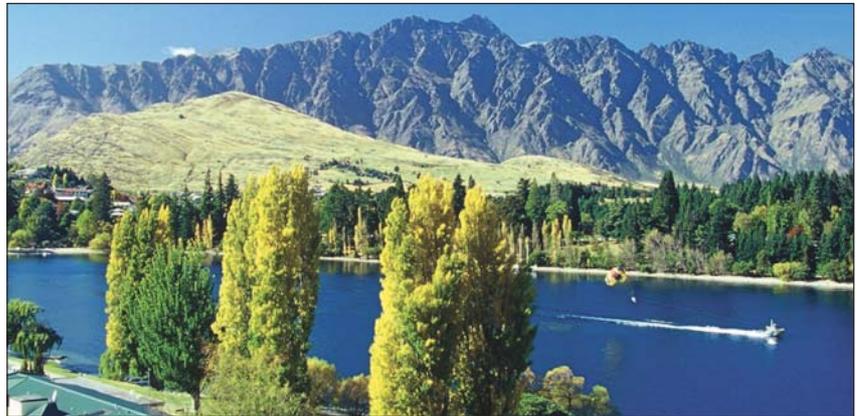
Exciting Queenstown conference ahead

Queenstown is the exciting destination for this year's Registered Master Builders Federation conference to be held at the Millennium Hotel from April 22 to 26. The programme has been carefully tailored to include many of the attractions that have made the area famous, but ample free time has been included for attendees to either relax or partake in the optional excursions.

For the thrill seekers there is a choice between jet boating, the Skippers Canyon Adventure, mountain biking or rafting. For those wanting a less adventurous time they can choose between a game of golf at the famous Millbrook golf course, or a wine tour and tasting of Central Otago's famous wines.

Children have been specifically catered for with the Mico Kids Club that promises to be great fun.

Winstone Wallboards will take partners on a leisurely cruise on Lake Wakitipu to Walter Peak for a fabulous barbeque lunch. The ITM Southern Welcome Party and the Carters Gala Dinner will give attendees time to mix



Picturesque scenes like this make Queenstown a popular destination for conferences in New Zealand.

and mingle while enjoying sumptuous food and top entertainment.

Registration forms are out now. If you haven't received a form they can be downloaded from the members' section of the RMBF's web site (www.masterbuilder.org.nz) or call the RMBF on 0800 269 119.

org.nz) or call the RMBF on 0800 269 119.

The Otago, Southland and Gore Registered Master Builders Associations are looking forward to hosting the rest of New Zealand at what promises to be an exciting conference.

Related links: www.buildingtoday.co.nz/february06/rmbf4

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Quality homes for those less fortunate

The team at Bushnell Builders Ltd enjoys bringing their imagination and workmanship to the homes they build for Housing New Zealand Corporation.

"There is a quiet sense of satisfaction that comes from building quality homes for those who are in real need," according to director Matthew Bushnell.

The Christchurch building company was recognised at the Canterbury Registered Master Builders PlaceMakers 2005 House of the Year Awards with a Silver in the Housing New Zealand Community Development Award.

Housing New Zealand was impressed with the cutting edge design and finish of the four properties Bushnell Builders created at Aranui in Christchurch. The homes were completed in five months, and feature double-glazed windows, concrete floors and an attached garage.

"Being able to add a touch of glamour to the lives of the tenants who are lucky enough to live in these homes makes the whole process extremely gratifying," Matthew says.

"We also enjoy building in areas traditionally ignored in terms of style."



The award-winning Bushnell Builders home in Christchurch

Matthew credits the architects with helping the company win the award. "Wilson and Hill did a magnificent job bringing a timeless and luxurious look and feel into low cost, low maintenance homes that met the specifications the Housing New Zealand Corporation required."

Future entrants in the House of the Year competition should ensure they focus on attention to detail and quality finishing, but the most important element is

how people are treated throughout a building project.

"A good relationship with fellow builders, subcontractors and clients is the real key to success, and ensures you will not only become award winning but will also have the respect of your peers, something that is not so tangible to achieve," Matthew says.

It is clear that with an award-winning track record, Bushnell Builders' success is a testament to this wisdom.

Related links: www.buildingtoday.co.nz/february06/rmbf5

Marlborough building company enjoys benefits of competition

Tomlinson Construction Ltd enters the Registered Master Builders PlaceMakers House of the Year every year. In 2005, one of the Marlborough building company's properties became the national winner of the PlaceMakers Renovation over \$250,000 Award.

The national judging panel were unequivocal in their praise: "The builder has achieved a well integrated addition which blends seamlessly and retains the home's original character."

Built in 1939, the winning property is nestled in among mature trees on a large section. Tomlinson Construction manager Ron Braddick says the owners wanted to retain the plain lines of the 1930s while combining them with the modern features of the open living environment. During the renovation living, dining and family rooms were added to the house.

"The result is a home that has been brought in line with today's expectations and creates carefree living for the modern family without stepping outside the home's original era," Ron says.

Tomlinson Construction always supports the Registered Master Builders PlaceMakers House of the Year

Awards. "It is an opportunity to test the quality of your work and to promote your business and the product you produce," Ron says.

"The House of the Year has a positive effect on business, and entering brings great exposure and referrals. The national award, in particular, has compounded this effect and tied in well with the company's print advertising programme," he says.

The team at Tomlinson takes a proactive approach to securing entries for the competition each year. All clients are advised about the competition before they even begin building, and are updated on how entries are doing. Staff also take the time to explain the award

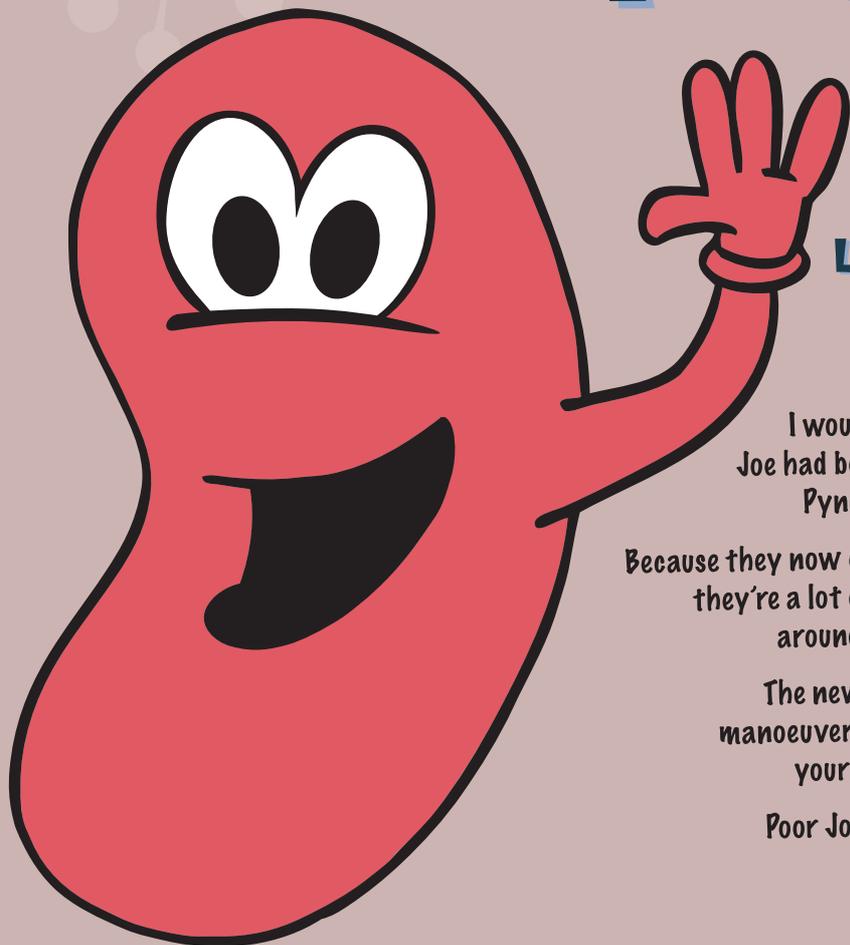


structure to clients.

Tomlinson Construction has already lined up seven entries for 2006. Just recently, Ron was contacted by a prospective client who stated quite simply: "I want Tomlinson Construction to build my property and to stand there with you at the nationals." Somehow you get the feeling that Ron will make sure this happens.

Related links: www.buildingtoday.co.nz/february06/rmbf6

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Call for nominations for HoY national judging panels

Would you like to have the opportunity to judge the very best in residential construction by New Zealand's top builders?

With major changes this year to the way the House of the Year will be judged, applications are now open for up to five residential judging panels for the Registered Master Builders 2006 House of the Year, in association with PlaceMakers.

This competition is now in its 16th year and continues to go from strength to strength. Designed to raise awareness and interest in new housing and renovations while celebrating and recognising building excellence, this competition is the key marketing programme for Registered Master Builders.

This year up to five judging panels will judge all local residential entries, with each panel judging three to four categories of the competition throughout the country, determining local results in each area.

This change in approach will ensure greater consistency in judging in each category, with a Gold Award in Invercargill assessed by the same panel as a Gold Award winner in Auckland.

There will be two judges in each panel, one building specialist and one designer/architect. Individuals with extensive building and design backgrounds are being sought for appointment to the judging panels.

Each judge will visit up to 100 houses around New Zealand during May, June and July, assessing them against the judging criteria to determine Gold, Silver and Bronze Awards and a local winner in each category.

The top 100 local Gold award entries will proceed to Gold Reserve status and be judged afresh by the one national judging panel in the national competition phase of the event.

Judging of the House of the Year competition is a unique opportunity to meet the best builders in New Zealand and view their work, developing and rewarding excellence in building and construction.

For more information on the application process, or to receive an application form for the residential judging panels, contact Sharon van Gulik at svangulik@nbpr.co.nz.

Changes to HoY will strengthen competition

The Registered Master Builders Federation has introduced changes to the 2006 House of the Year competition to ensure greater judging transparency and providing feedback to all entrants.

The changes, in response to surveys of members and associations, aim to enhance the value of the competition and ensure it remains the industry benchmark for quality construction, whether new homes, renovations or commercial properties.

"Each year we review the programme looking for ways to encourage more members to enter, while providing additional marketing and business benefits commensurate with our member's investment in this annual marketing programme," according to RMBF chief executive Pieter Burghout.

Key changes in the 2006 competition include the replacement of local residential judging panels with four to five national panels who will each judge three to four categories throughout the country.

Panel membership has also changed, and will now comprise only two judges — one builder specialist and one architect. Judging criteria reflects the importance of workmanship — at 65% of the total marks available, and design, functionality and style comprising 35%.

All entrants will also receive in graph form formal feedback on their properties and their scores against industry criteria and industry averages.

These changes to judging and feedback to entries

ensure greater consistency, and provide entrants with some tangible feedback on which to review their work practice.

These changes have been well received by members and sponsors alike. Principal sponsor PlaceMakers chief executive David Worley supports the changes, saying it reflects the Federation's commitment to own and grow the judging and quality benchmarking undertaken through the Gold, Silver and Bronze awards programme.

"An entrant will know that a category winner in Queenstown will have been judged by the same panel that awarded the category in Auckland," Mr Worley says.

The changes have also been warmly welcomed by last year's Supreme Award winner, Bruce Barton from Barton Builders.

"The competition already offers builders a great way to gauge where they're at compared to builders around the country. Now with the changes the results will be more consistent and builders will get an even better understanding of the standard of their work."

Entries opened for the 2006 competition on February 7. Entry forms are available from local Registered Master Builders Associations or can be downloaded on-line at www.masterbuilder.org.nz.

The Registered Master Builders 2006 House of the Year and RMB Commercial Project Awards are supported by principal sponsor PlaceMakers, and supporting sponsors James Hardie, GIB Living Solutions, Pink Batts Ultra, Mico Bathrooms, Housing New Zealand Corporation, Nulook and Future-Proof Building.

Be rewarded for entering on-line

Be in to win a \$3000 prize pack if you enter on-line in the Registered Master Builders 2006 House of the Year and RMB Commercial Project Awards, in association with PlaceMakers.

The prize pack includes product from supporting sponsors James Hardie, GIB Living Solutions, Pink Batts Ultra and Nulook, as well as a one-year Future-Proof Building Education Programme membership from new sponsor Future-Proof Building.

To enter on-line go to www.houseoftheyear.co.nz or www.rmbcommercial.co.nz, or click through from www.masterbuilder.org.nz and follow the step-by-step

instructions.

Entrants will need their RMBF member ID and password. To check this information entrants can log on to the Federation's member internet service or phone 0800 269 119.

The competition web site contains a wealth of information, including detailed judging score sheets, quotes from past national winners, mock entry forms and award category information — all available to download.

If any assistance is required using the web site or with the on-line entry contact Amy Stapleton on 04 917 0383.

Related links: www.buildingtoday.co.nz/february06/rmbf7

Building Standards review under way

Standards NZ is carrying out a major review of all Standards that are older than 10 years.

The project aims to ensure Standards actually meet the needs of the people who rely on them, and are relevant to the New Zealand environment.

As circumstances change and technology advances, the content within Standards can become out of date and in need of revision from a technology, safety, quality or economic perspective.

In particular, within the building sector a large proportion of Standards have become out of date, which the project will address. Advantageously, the catalogue review will coincide with the review of the Building Code.

With an increasing focus on globalisation, it is also a priority to continue to develop and adopt more

overseas Standards, or to develop joint (Australian/New Zealand) Standards.

If, during the process, a Standard is identified as being out of date and needs to be replaced, a suitable international replacement will be sought, as this is likely to be the best solution for users.

If an international Standard or other national Standard is not available or suitable, Standards NZ will look to secure resources to update the New Zealand Standard.

To carry out the project successfully, Standards NZ needs the help, support and participation of its partners. It will be seeking feedback from stakeholders and industry experts to determine the relevance and use of specific Standards.

The feedback will help to identify Standards that need to be either revised, reconfirmed (which will indicate to users that the Standard is still accurate and relevant), replaced or withdrawn.

Some Standards may need a minor amendment while others may need a full revision.

Standards NZ will be advertising the Standards that it wishes to withdraw or reconfirm through the *Standards Update* publication and various other publications. Feedback will be crucial to help make the project a success.

If you have any questions contact project leader Erin Alderton on 04 498 3982 or e-mail erin.alderton@standards.co.nz.

Related links: www.buildingtoday.co.nz/february06/innews1



Flush Glaze - No Problems!

The 100mm and 150mm Flush Glaze System has been designed for low and high rise commercial applications. It currently offers a range of different frame, mullion and transom options, designed for modular construction. Combine this with a mix of glazing options, it can be a fully wedged design or structurally glazed either vertically or horizontally. With other options such as flat or expressed beads and you have a system that not only offers ease of handling, but also exceptional versatility.

Modular Construction

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Report card favourable on efforts to lift standards

Base set for better performance

A stock take of progress made by the construction industry over the past year to lift standards following the leaky homes crisis suggests a base has been set for better performance.

This is the view of Construction Industry Council chairman John Pfahlert, who publicly declared a programme of action for the industry when the scale of problem homes was disclosed in late 2003.

"A solid achievement tick can be inserted in a report card on actions that we promised in 2003 to restore public confidence in building standards," Mr Pfahlert says.

"Architects, engineers, builders, materials suppliers, researchers and training organisations have all contributed to a concerted campaign aimed at lifting professional and trade performance.

"Among a range of projects accomplished has been establishment of best practice guidelines that cover construction and building projects, procurement procedures and design. These are available to all members of the industry.

"A strategy for better safety and health procedures on building and construction sites has been agreed. We're working with the Department of Building and Housing to raise standards imposed in the building code.

"Industry training and ongoing professional improvement programmes have stepped up and been expanded. Progress has been made in conjunction with the Government on the implementation of builder registration and accreditation.

Mr Pfahlert says the council, which consists of chief executives of more than 28 professional and trade groups representing most sectors of the construction industry, is now working with Standards New Zealand on a review of building and design standards.

It is also engaged in discussions with the department on a wider review of the status of standards and other compliance documents.



Construction Industry Council chairman John Pfahlert.

"A further step we will work on this year is the development of a research strategy for the industry to ensure that what we do and the products we use are up to the highest levels by world standards.

"However, probably the most important exercise involves work with the department on the establishment of the new building code. This probably won't be close to finalisation for two years, but industry sectors are putting forward seasoned practitioners in various fields to engage in working and consultative activities with departmental officials.

"The industry-wide desire is to lift performance and restore the loss of confidence that followed the leaky homes disclosures.

"None of these steps are compensatory for those who encountered, and may in future have to deal with, leaky buildings. But they do offer assurance that the industry is not sitting on its hands and ignoring the

problems that became evident when reasons for the crisis were studied.

"There is a need to lift the performance of local government in the area of inspections, and to accelerate consent processing. Our intention is to work with local authorities and the New Zealand Building Officials Institute on the issues that have been identified.

"There is not an instant fix available. Improved training procedures and financial recognition of the importance of their role will do much to improve the situation.

"Ongoing government support for industry training of newcomers into the building industry remains vital. We are concerned that labour shortages continue to bedevil the construction industry.

"However, demand for training is high, and it is a case of ensuring that funding streams from government match this demand in coming months," Mr Pfahlert says.

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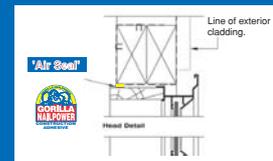
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Catastrophic fire losses avoidable says Fire Protection Association

Chief executive: Lessons for owners and insurers to look at risk protection

The Fire Protection Association of New Zealand has expressed concern that the major losses incurred in two factory fires recently could have been prevented had the buildings been fitted with sprinkler systems.

Association chief executive Bob Taylor says the areas of the Juken NZ triboard mill affected by fire in Kaitiaki and the Pacific Plastic Recyclers factory in Otaki did not have sprinklers, which could have significantly reduced the damage done by these major fires.

"We are talking not only about material damage, but also the economic damage to the small towns where they are both major employers, as well as the atmospheric pollution," Mr Taylor says.

"And then there are the many hours spent by mainly volunteer fire brigade staff in attending to these fires."

Mr Taylor pointed to the example of the New Zealand Yachts plant in Whangarei, where a recent fire in a building that has sprinklers and an overlapping heat detection system was extinguished by just one sprinkler head activating above the seat of the fire in a dust hopper.

"It could have been very nasty without such a system, because adjacent to the fire area was a lot of fuel such as timber, paint and thinners," Mr Taylor says.

"Instead, damage was minimal — and I'm sure the

company owners and their insurers are very happy, compared with the outcome of the other two fires.

"Fires like these, and the damage which occurred, are avoidable and unnecessary.

"If regulations existed which universally required buildings of such economic significance to have sprinklers, the social and economic impacts would be minimised," he says.

"We know of many other unprotected mills and factories around the country, and these two fires are surely lessons for owners and insurers to again look closely at their risk protection."

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Changes to **funding** structure for qualifications

All industry training organisations, including the Building and Construction Industry Organisation (BCITO), are required by the New Zealand Government to seek a financial contribution from apprentices signed up for training in their industry.

This "industry contribution" covers approximately one third of the running costs of individual courses. On January 1, 2006, the BCITO's fee structure was modified, resulting in changes to the BCITO's annual industry contribution fee.

The BCITO is charged \$1 for each individual credit registered on the New Zealand Qualifications Authority (NZQA) framework as part of an apprentice's Record of Learning — evidence of the number of unit standards individual apprentices have completed towards their final qualification.

In the past, the BCITO has charged apprentices for this cost at the completion of their qualification, but this fails to recognise the progressive achievement of credits over the term of an apprenticeship.

From January 2006, all credits registered on the NZQA framework will not be charged separately but as part of the annual industry contribution fee.

This means the industry contribution is now \$540 per year, which includes \$450 industry contribution plus \$90 NZQA costs. Overall, the costs are not any higher for the average apprentice. Using the carpentry qualification as the benchmark, the increased amount is based on the fact that apprentices register an average of 90 credits per year, resulting in a cost of \$90.

While the number of credits required for other qualifications is less (and therefore the registration of credits costs less), this is reflected in the shorter time frame needed to complete those qualifications.

The industry contribution fee helps support a vast range of activity undertaken by the BCITO on behalf of industry and clients. These activities include:

- maintaining existing qualifications and associated resources, ensuring the BCITO has the most up-to-date

qualifications and material possible, thereby improving training outcomes for clients,

- developing new qualifications and resources so the BCITO has a broad range of qualifications to meet industry requirements,
- promoting the building and construction industry and associated qualifications/training through schools and career expos to encourage people to work in the sector,
- quality assuring the BCITO's work and training so there is a consistent level of training around the country,
- contributing to government policy — for example, industry licensing, to ensure it's fair and appropriate, and
- regular communication between training advisors, trainees and their employers to ensure training is on track and the right steps are being taken towards attaining the relevant qualification.

If you have any questions contact your local BCITO office on 0800 4 BCITO (0800 422 486).

Related links: www.buildingtoday.co.nz/february06/bcito



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BF better than BA —no BS!

By Building Today Motoring Correspondent

If you thought the BA Falcon was the best Ford to come out of Australia — as I did — check out its replacement. The BF is a “Brilliant Falcon” and that’s no BS!

The launch of the BF Falcon range dovetailed neatly with the new SY Territory and a stunning line up of Ford’s performance vehicles, which made the launch at the end of last year that much more memorable and exciting.

Ford called it the Copperhead launch — some computer thought it was a cool name and it stuck.

Personally, I liked the “Copperhead” name. It said to me that this was the business end of the Ford bullet, designed to make a significant impact. And one of the new colours certainly made an impact . . .

The colour is called Toxic — a yellow/green that goes beyond Citrus — flavour of the month at Ford, obviously.

Anyway, the appropriately named Toxic is only available on limited BF product, as is Fantasy, the first factory application of chameleon paint that changes from blue to purple in certain lights. It’s still to come, but keep an eye out for it.

In the meantime, what is here is the inclusion of Dynamic Stability Control on selected BF Falcons and on the rear wheel drive version of the Territory and the TX AWD and TS AWD models.

As well, all petrol sedans and wagons — there are E-gas versions that won’t have this — pick up traction control systems. Limited XR Utes gain this too.

But the big news has to be the six-speed automatic transmission. From master transmission company ZF, the six-speed gearbox with sequential sports shift features on the Fairmont Ghia, the XR6, XR6 turbo, XR8, Fairlane Ghia, Fairlane G8, Fairlane LTD, XR6 turbo Ute and XR8 Ute. My pick of the bunch would be the XR8.

When this car arrived in BA guise, it was best described as a raw powerhouse, which seemed to put power over refinement as its major selling point. It had appeal in that regard of course, but not everyone was that fussed on the brutish-ness.

Now, with the six-speed auto, the XR8 is king of the hill when it comes to power, but it is so much more manageable and refined.



The BF XR6 turbo Ute.

The six-speed auto has also found its way to the Territory — a runaway success for Ford on both sides of the Tassie — in all but the TX rear wheel drive model.

This does get a sequential sports shift auto as well as a reworked 4-litre I6 engine now dropping 190kW and 383Nm of torque, but the 6-speed goes into the TX AWD model, the TS AWD with reverse sensing system

and optional rear camera and the Ghia, with its standard reverse camera and Dynamic Stability Control.

Pricing has been kept very close to the BA MkII — starting at \$44,790 for the XT Falcon up to \$64,290 for the XR8; then \$50,690 for the Fairmont to \$87,990 for the LTD and from \$50,690 to \$64,990 for the Territory range.

Obituary

Building Today motoring writer Ray Willmot died on January 7 after a short battle with cancer.

Born in England, Ray became something of a household name, especially to Auckland community newspaper readers, and a proponent of “good news” in the articles he wrote.

He will be best remembered for his turns at the wheel, his rambles through the ranchsliders of many homes and his “welcome to your world” approach to new businesses profiled in many local newspapers.

He was a writer, radio and television presenter, an entertainer and an entrepreneur on behalf of successful businesses everywhere.

Ray is survived by his wife, two sons and five grandchildren.

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Global markets opening for innovative NZ timber drying company

World-leading New Zealand timber drying technology is poised to open new global markets for its Wellington developers after independent endorsement of recently completed trials in Italy.

The high speed kilns, designed and manufactured by Windsor Engineering, dry about 80% of all timber dried in New Zealand and Australia.

The company had identified significant potential for uptake in Europe for drying plantation softwoods, such as Sitka spruce.

The biggest limitation facing European companies is that their combination of unpressurised hot water boilers and low specification kilns cannot produce the correct controllable environment for faster, high quality drying like Windsor's can.

Recognising that potential customers need to see evidence of results, Windsor undertook drying trials in the research laboratory of Italian company, Nardi, which specialises in drying hardwoods.

The two businesses have a marketing partnership which sees them provide contacts, introductions and support for their complementary technologies.

Half of the Sitka spruce trial timber was sent to Italy for drying with Windsor's revolutionary methods, with the other half dried using conventional technology in Scotland.

Britain's Building Research Establishment (with functions comparable to those of BRANZ, Forest Research and the Department of Building and Housing) independently assessed the trial outcomes.

Windsor Engineering sales manager Stephen Carr says the results were impressive, showing that Windsor's system can reduce current drying times in Britain by between 70% and 80% while maintaining quality levels.

"The trials show that our technology can significantly cut drying times without the risk of stresses that can warp the timber. This represents a dramatic time saving, and opens many possibilities for new product development," he says.

Windsor is now negotiating the sale of its kilns and its computer-based control technology in Britain, with anticipated revenue from the contracts of NZ\$4 million.

"There is a race on between British companies to be the first to install our kilns and our technology," Mr Carr says.

Search for the Holy Grail

"Finding a way of drying British timber faster, without compromising quality, has been something like the search for the Holy Grail. It has been a market hungry for a solution which we have been able to provide."

New Zealand Trade and Enterprise (NZTE) supported the drying trials with a grant through its Growth Services Fund.

NZTE specialised manufacturing sector manager Ken Gardiner says Windsor Engineering's success is a great example of how New Zealand companies can think innovatively to break into lucrative overseas markets.

"Windsor recognised that it had to prove the viability of its technology in the British market using a British testing authority, and went about that in a planned and strategic way, which is really paying off for the company," Mr Gardiner says.

Mr Carr says the company intends to use Britain as a springboard for developing markets in the European Union, which produces around 87 million cu m of sawn softwood each year.

In contrast, New Zealand production is around 4.5 million cu m annually.

Sophisticated computer control technology

"There are a lot of kiln manufacturers in Europe, but none have high performance kilns coupled to sophisticated computer control technology like ours that allow you to monitor the different variables and strictly control what is happening to the wood during the drying process," Mr Carr says.

"Like other sectors in New Zealand, the timber industry is constantly innovating and looking for new ways of doing things. This gives us a unique advantage and means we do lead the world in some areas."

Windsor Engineering was founded in 1975, originally making a range of fans and dust collectors for the wood working industry, but later specialising in the design and production of timber drying kilns.

Related links: www.buildingtoday.co.nz/february06/timber1

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Good industry support for timber workshop

Group recognises importance of international timber standardisation

Standards New Zealand recently held a Timber Standards workshop in Auckland to confirm industry interest and involvement in international timber standardisation, establish industry and government priorities within the international Standards arena and outline a specific Standards work programme that adequately addresses the needs of the timber industry and relevant government agencies.

Industry and government representatives attended the workshop. Speakers included Timber Producers' Association acting chief executive Tony Johnston, Standards New Zealand chief executive Rob Steele and Construction Industry Council chairman John Pfahlert.

International Standards play an increasingly important part in removing technical barriers and facilitating international trade.

The New Zealand government recognises the importance of international standardisation in

improving New Zealand's ability to gain access for its timber products to global markets.

To support trade access for New Zealand timber exporters the Government has made up to \$100,000 available annually for the next five years to support New Zealand involvement in international standardisation for timber.

This funding is conditional upon a matching 25% industry contribution.

Workshop attendees were keen to link international standards development into the overall timber standards New Zealand framework.

To facilitate this, industry representatives and Standards New Zealand agreed to hold regular timber industry meetings to review issues and provide input into standards development. The first meeting to establish this forum was held late last year.

This group will also discuss allocation of the available funds to support international timber standards as part of its overall review of the New Zealand Standards framework.

"Timber and timber products are a key export earner for New Zealand," according to Mr Steele.

"With an expanding harvest over coming years, the need to not only maintain our existing export markets, but also to access new markets, is critical.

"If we are involved in the development of international Standards we can ensure that our timber species are included, thus facilitating access to export markets.

"If we don't participate there is a very real danger that the international Standards developed will not recognise New Zealand timber species adequately and, therefore, we will be unable to export to countries that require compliance with international Standards."

Related links: www.buildingtoday.co.nz/february06/timber2



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Comment on amendment closing next month

Wide ranging issues to be reviewed in important timber Standard

NZS3603 is the standard for the design of timber structures, and is used for the design of large timber structures, as well as being the basis for residential timber-framed buildings (NZS3604).

It contains design stresses and methods for specific design.

An amendment (No 4) to NZS3603 has been released. This amendment incorporates changes to timber

grades and their respective design stresses. It reflects changes to the timber resource in New Zealand, as well as the methods used to grade that timber.

The issues which have been addressed in the amendment include:

- Traditional visual grading rules could not ensure that NZS3603 design properties were met.
- The existing set of standards did not fit together under the new New Zealand Building Code and

Approved Solutions framework.

- The timber resource in New Zealand has changed since the original code was released in 1993, and the grades and species offered to the market since then have changed markedly.
- The relationship between stiffness (MoE) and strength values (such as bending, tension and compression) in the existing code were based on hardwood and Australian softwood species, and were inappropriate for New Zealand's softwood species.
- Specifiers and users of timber in structures had no certainty that the timber met the suite of design values in the codes.

The changes to NZS3603

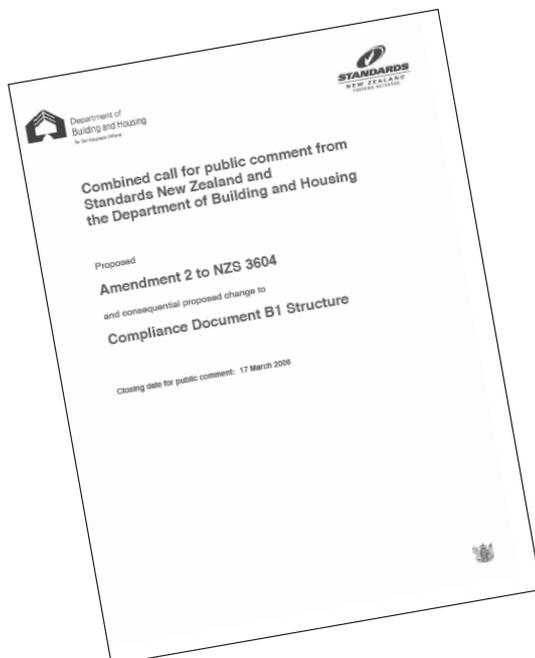
The main elements in the amendment to the standard are:

- "F" grades (including "Engineering") have been deleted.
- Machine stress graded (MSG) timber grades have been added, those being MSG 15, 12, 10, 8 and 6.
- Visually stress graded (VSG) grades have been added, VSG10 and 8, as well as No 1 Framing.
- A "lower-bound" MoE has been defined, to be used for isolated beams.
- Strength values have been generally reduced.
- A new code, NZS3622, has been referenced.

A new standard has been published in conjunction with the NZS3603 amendment. Called NZS3622: Verification of Timber Properties, it applies to machine stress graded (MSG) and visually stress graded (VSG) timber.

Timber producers are required to continuously carry out in-mill monitoring of bending strength and stiffness characteristics to enable them to sell material with the grade label.

NZS3622 also contains requirements for a third party audit process to verify that the production meets stiffness and strength criteria.



its to NZS3603:1993

The effect on NZS3604

The tables in NZS3604 are being reviewed to incorporate the changes to NZS3603. As the average stiffness value (MoE) is unchanged between the existing code and the amended one, there are unlikely to be any significant changes.

These changes will most probably be limited to lintels, bearers and floor and roof beams. The most common type of failure is excessive deflection of lintels, beams or floors, resulting in call-backs for builders from the occupants of buildings.

Where strength is an issue, there is generally significant load-sharing between adjacent building elements to minimise the risk of any one particular member failing.

The effect on specific designs

The effect on these structures will include:

Trusses

These elements have members such as top and bottom chords with a significant strength element. Designers will need to consider higher-strength grades such as MSG 10 or 12.

As the availability of this material is likely to be limited to sizes 150mm deep or smaller, LVL recipes such as Hychord or Hyspan will need to be used.

External structures

The timber used for these structures is generally rough-sawn and of larger dimension. As machine stress graders are limited to framing thicknesses of 35 and 45mm the properties of such members are likely to be assigned a No 1 framing grade, reducing their strength and stiffness.

Designers should check to see that the material they require is available in a VSG 8 grade.

The effect on LVL, plywood, glulam and poles

The changes to NZS3603 (and the introduction of



NZS3622) do not apply to LVL, plywood, glue-laminated timber or round timber.

These timber products are graded to different processes. There is no need to apply a lower bound MoE value in the design of LVL members.

The amendment to the standard has been released by Standards New Zealand, and is currently going through an approval process with the Department of Building and Housing.

The closing date for submitting comments on the proposed changes is March 17, 2006.

They should be sent to Standards New Zealand, addressed as follows.

Public Comments

Amendment 2 to NZS 3604:1999

Standards New Zealand

Private Bag 2439

Wellington,

or e-mailed to katie.leith@standards.co.nz (please put "Comment on Amendment 2 to NZS 3604:1999" in the subject line).

Comments can also be faxed to 04 498 5994.

Related links: www.buildingtoday.co.nz/february06/timber3

Fishing News . . .

By Gone Fishin host
Graeme Sinclair

I recently took my son James away on our first big father/son adventure. We were to travel around Stewart Island diving and fishing, and maybe even get a feed of venison. That was the loose plan but we also had a day to spare and that allowed us to unearth a real little "Southern Gem".

I had been in touch with a chap based in the western Southland town of Tuatapere, Vaughan Reynolds, who runs a business called South Coast jets.

During our conversations he spoke of heading down a river to the open sea, fishing for blue cod and groper and then blasting up another river and chasing deer.

Vaughan certainly had my attention and our spare day before heading to Stewart Island was an opportunity to put these bold claims to the test.

Darren Shields had his son Jackson along on the trip. Jackson is 13, significantly older than James, but Jackson took a protective interest in James and the boys quickly established a great relationship.

We met Vaughan in Tuatapere. The forecast was for nor-west rain with a possible clearance later in the day. "Not looking the best!" mumbled Vaughan, "River's bloody low. May not be able to get down. We might have to reschedule."

"Shall we head off and check it out anyway?" I asked.

"Yeah, got nothing else planned."

The boys were itching for adventure. Our departure point was magnificent Lake Hauroko, the deepest lake in New Zealand. Even if the big adventure didn't eventuate, at least the boys were going to see a breathtaking part of the country and get their first introduction to sand flies.

A determined breeze whipped across the lake. The water had a leaden sultry look and the native forest sat in a brooding fringe around the edge of the lake.

We loaded ourselves, a ton of gear and a large dog into the jet boat and blasted across Lake Hauroko. The rain blew in. We left the cameras in the cases and resigned ourselves to a bit of fresh air and the view of the spectacular country.

We signed a trip book at the mouth of the river and began our reconnaissance. Vaughan unloaded the boys, Darren and the dog while he and I checked out the river.



A new series of Gone Fishin starts March 11, TV3, 5.30pm.
www.gonefishin.co.nz



Above, from left: Vaughan Reynolds, Graeme Sinclair, James Sinclair and Jackson Shields.

Below: James looks on as Jackson holds the impressive hapuka.

We took off in that twisting, fast paced, action-packed way associated with jet boats. The river swirled and twisted, trees hung right over our path and we roared our way downstream.

"Seems OK," Vaughan said, after a suitable test.

We gathered up our passengers as the rain stopped and the cloud cover rolled away. Things were looking up. It took 40 minutes to reach the open sea on New Zealand's southern coast.

The ocean was flat calm. We spilled out the mouth and charged up the coast. I don't want to tell you too much about what followed.

The boys still chatter excitedly when that day is mentioned.

Continued page 25



Key reference manual a must for specifiers

From page 24

But you can see that journey in the new series of *Gone Fishin* starting on March 11.

Let me just say that the region is pristine, clean, unblemished. As a result, the fishing is mind-blowing.

We took enough for a generous feed and then raced up another river and on to a lake that I did not know existed. I have spent months of my life in Fiordland and yet here is this place, this magnificent slice of country, this adventure playground.

I have deliberately been vague about names of places. You will share this wonderful day on the "show".

I think many of you will want to experience what we enjoyed so very, very much. I also think that your introduction should be through someone who knows the area intimately.

If you want more information on a totally unique experience, get in touch with Vaughan Reynolds, South Coast Jets, Tuatapere. You and your children will have something to talk about for a very long time.

Related links: www.buildingtoday.co.nz/february06/advertorial

Colours available to match any design



New Zealand Steel manufactures the Colorsteel prepainted steel range of products.

Designed for New Zealand's diverse range of environments with enhanced performance and a range of colours that complement every locality, it is the perfect product for all roofing and cladding.

Colorsteel prepainted steel gives architects the ability to offer colours that either complement or highlight their designs, and match the diversity of our natural environments.

The Steel Solutions manual has all the information on the Colorsteel prepainted steel range of products.

When the building requires steel roofing or cladding, then product selection is important. This manual has

all the information required for specifications and more.

Steel Solutions is a key reference manual that every architect and building designer should have in their library. To get your copy contact:

New Zealand Steel Roofing and Cladding Sector
Private Bag 92121
Auckland

Phone 0800 100 523 Fax 09 375 8213

Web site: www.colorsteel.co.nz.

- New Zealand Steel does not manufacture roofing products, just the flat steel. The company's customers make the roofing products.
- Colorsteel is a registered trademark of New Zealand Steel.

Related links: www.buildingtoday.co.nz/february06/steel1

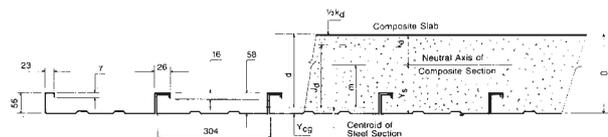


Tray-dec NZ Ltd

The Tray-dec 300 Composite Flooring System

- One of the least expensive options for placing concrete above ground level upwards
- The Tray-dec profile's greater cover means 15% to 20% less fire steel is required
- Does not require end caps or crimping tools to lay
- Flat soffit and uniform thickness allows the thinnest possible slab for a given load carrying capacity
- Fast and easy for builders and contractors to lay
- We also supply and manufacture slab edge formwork to suit the Traydec flooring system

Fig 1 TRAY-DEC 300 — NOTATION FOR COMPOSITE SLABS



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Natural lighting innovation reduces cooling and lighting costs

Two new natural lighting products from Dimond are specifically designed to reduce transmitted heat inside a building while increasing visible light.

Durolite HeatGuard 4 and Durolite HeatGuard 8 are two new natural lighting products which reduce the amount of heat transmitted into a building while still providing the highest level of visible light transmission.

An easy way to remember which product to select is the larger the number, the less heat transmitted.

Both products have infra-red ray reflecting additives in the gel coat which reduce heat without losing light transmission, and both also block 99% of the harmful ultra-violet UVA and UVB rays for extra protection.

When this energy efficient product is used as roofing and cladding, costs for cooling and lighting in commercial and residential buildings are reduced.

How does it work?

The human eye sees visible light as the colours of the rainbow, with each colour having a different wavelength. The infra-red rays are within the thermal wavelength, and people experience this every day as heat.

The heat felt from sunlight is solar energy from the sun being transmitted by infra-red rays. HeatGuard reflects most of the infra-red rays so they do not pass through the Durolite sheet, thereby reducing the amount of heat entering the building without sacrificing the amount of visible light.

The ability of sheeting to differentiate between light

and heat can be measured by dividing the total visible light transmission by the total solar transmission. This is called the Selectivity Index.

The chart below shows the difference in the Selectivity Index for the two grades of HeatGuard when compared to standard clear and opal sheet.

As seen in the chart, the Selectivity Index of HeatGuard is comparatively high. HeatGuard 4 selects and distinguishes infra-red rays, and is 28% more efficient

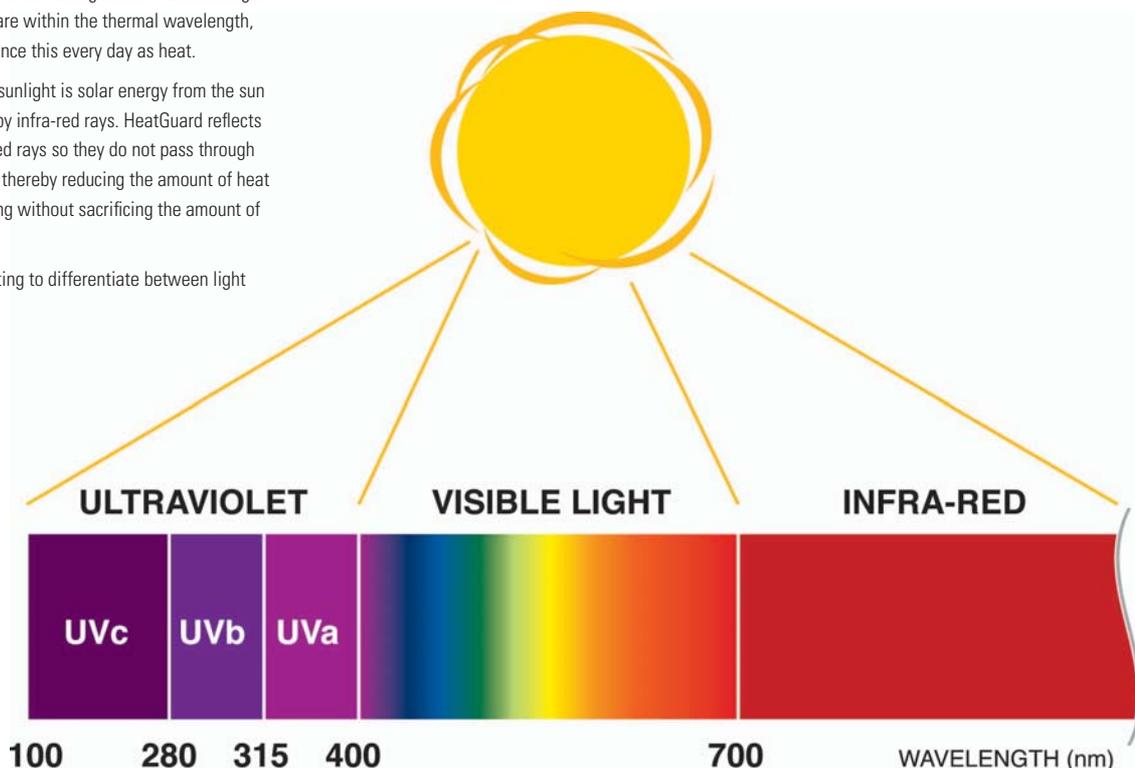
in reducing heat while letting natural light in like a clear sheet, whereas HeatGuard 8 is 36% more efficient than any opal sheet.

HeatGuard 4 and HeatGuard 8 are part of the Durolite natural lighting range of roofing and cladding applications that can be used with Dimond's metal roofing and cladding products.

Both come in a wide range of profiles and sheet lengths, and are also available in foot trafficable sheets.

Related links: www.buildingtoday.co.nz/february06/steel2

Product	Visible Light Transmission	Total Solar Transmission	Selectivity Transmission Index
Heatguard 4	64%	50%	1.28
Standard clear	63%	63%	1.00
Heatguard 8	49%	36%	1.36
Standard opal	36%	40%	0.90



Coming Soon

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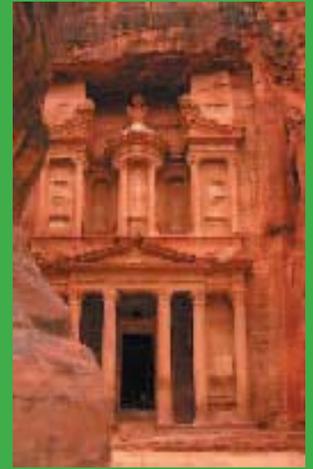
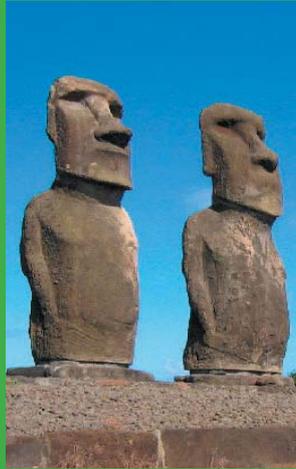
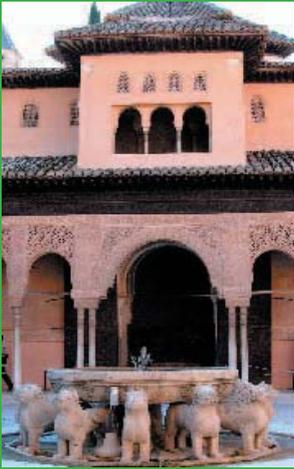
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SEVEN WONDERS FOR OUR PLANET

*Dr Kerry Rodgers ruminates upon the international effort to anoint a
New Seven Wonders of the World*

Wonders of the Ancients

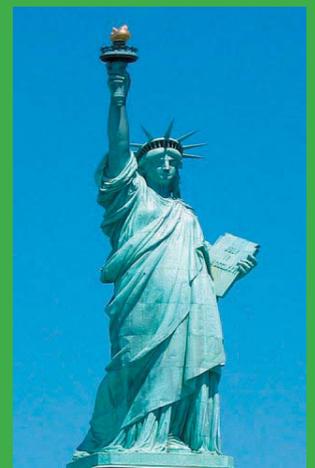
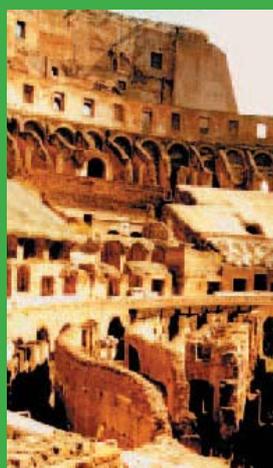
Back in the bad old days, Antipater of Sidon, Philon of Byzantium and other ancients with too much time on their hands compiled lists of the Seven Wonders of the World. Inevitably, their compilations were culturally biased. They were concerned with those man-made structures accessible to Greek tourists of the day.

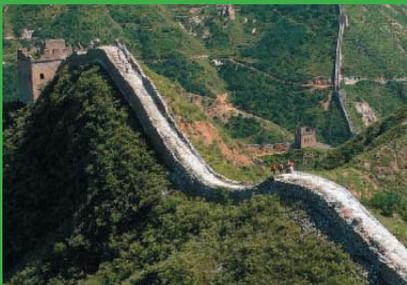
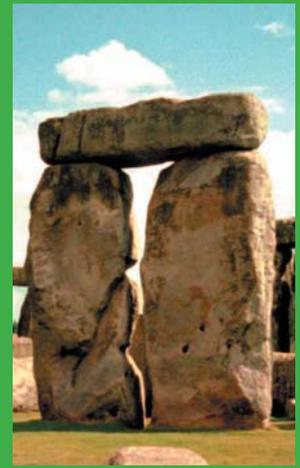
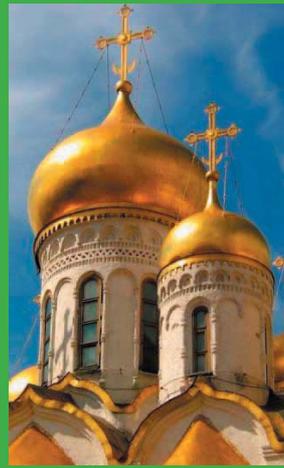
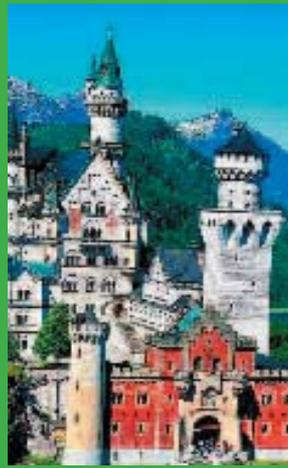
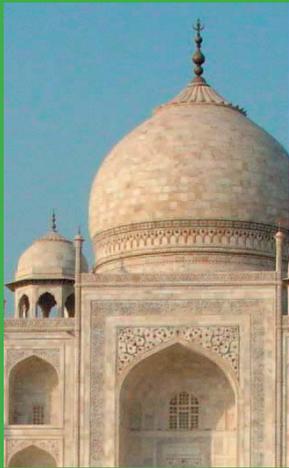
A commonly accepted list of seven ancient wonders would include:

- *the Great Pyramid of Giza*
- *the Hanging Gardens of Babylon*
- *the Statue of Zeus at Olympia*
- *the Temple of Artemis at Ephesus*
- *the Mausoleum of Maussollos at Halicarnassus*
- *the Colossus of Rhodes*
- *the Lighthouse of Alexandria*



Bernard Weber





Wonders of Today

Creating lists of new wonders has long been a popular pastime. One produced towards the end of the last century by *The American Society of Civil Engineers* included the Panama Canal, Channel Tunnel and the Netherlands' tidal defences.

In 2000 the *New 7 Wonders Foundation*, the brainchild of Swiss adventurer and filmmaker Bernard Weber, set out to find an international magnificent seven. Nominations were solicited via the web, with some 19 million people taking part.

From a list of 77 man-made structures, a panel of architectural experts chaired by former UNESCO head, Prof Dr Federico Mayor, selected 21 finalists. Each continent had to be represented and there could be no more than one candidate per country.

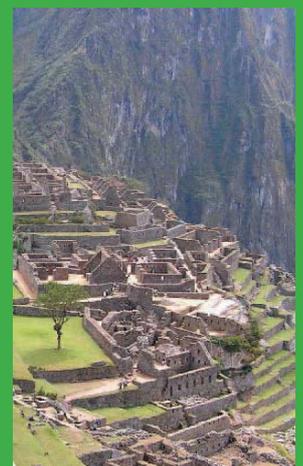
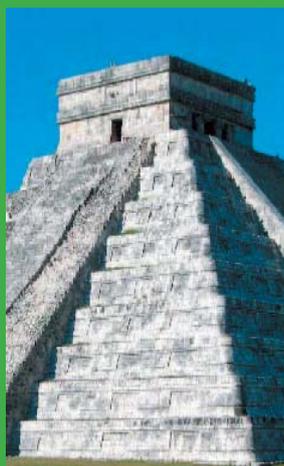
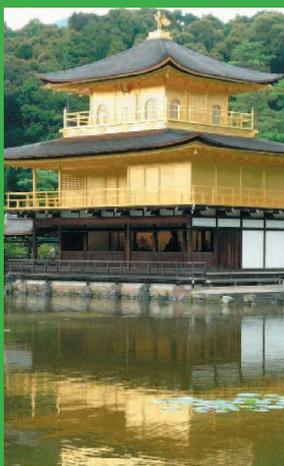
The shortlist is now published on the *New 7 Wonders* web site: <http://www.n7w.com/>. Anyone and everyone on the planet is invited to participate in the vote to choose a 7 *New Wonders*. Results will be announced on January 1, 2007.

“And the candidates are:”

- Acropolis, Athens, Greece
- Alhambra, Grenada, Spain
- Angkor, Cambodia
- Chichen Itza, Mexico
- Christ Redeemer, Brazil
- Coliseum, Italy
- Easter Island Statues, Chile
- Eiffel Tower, France
- Great Wall, China
- Hagia Sophia, Turkey
- Kiyomizu Temple, Japan
- Kremlin/St.Basil, Russia
- Machu Picchu, Peru
- Neuschwanstein Castle, Germany
- Petra, Jordan
- Pyramids of Giza, Egypt
- Statue of Liberty, USA
- Stonehenge, Great Britain
- Sydney Opera House, Australia
- Taj Mahal, India
- Timbuktu, Mali



Images courtesy New 7 Wonders Foundation



Can a claim be brought against the BIA?

Tim Bates of Auckland law firm Legal Vision finds that the High Court says yes ... but the Court of Appeal says no.



One party that many commentators have said ought to bear some responsibility for the leaky building problem is the former Building Industry Authority (BIA).

Although this body no longer exists — it was absorbed into the new Department of Building and Housing — issues as to its liability to owners of leaky buildings are still being considered in the courts.

There has been a recent High Court decision involving perhaps the largest leaky building case so far — the Sacramento apartments at Botany Downs in Auckland. The court was asked to decide whether it was possible for the owners to bring a claim against the BIA.

The BIA had made application to the High Court to have the claim against it struck out.

The test that the court had to apply in determining the strike out application was whether, in fact, the causes of action brought against the BIA would definitely fail, no matter what evidence was tendered.

The claims that had been brought against the BIA were under three heads of negligence:

- the way in which it dealt with face-fixed monolithic

cladding systems over untreated timber,

- its review of building certifiers in general, and ABC in particular, and
- its failure to ensure ABC had adequate insurance cover for its negligence.

A number of cross-claims were brought by some of the other defendants against the BIA on a very similar basis.

The court's decision regarding the three allegations made as to negligence were as follows:

1 In February 1998 the BIA issued Acceptable Solution B2/AS1 which stated that the requirements of E2 of the Building Code could be met by "kiln-dried untreated radiata pine framing" provided that it "was not exposed to ground atmosphere or in any position where the timber moisture content will exceed 18%".

It was claimed that the BIA was repeatedly advised by a firm of building consultants of leaking and excessive moisture under the cladding systems, and the serious implications of using these systems over untreated timber. Nevertheless, the BIA did not alter nor amend the acceptable solution.

It was held by the court that if acceptable solutions were negligently approved or not amended, it would have been foreseeable to the BIA that persons would rely upon them and so might suffer if the BIA negligently approved them or failed to amend them where it was necessary.

Accordingly, the claim against the BIA for this particular head of negligence ought to remain.

2 It is also claimed that the BIA was negligent in its review of the operating systems of ABC, including inspecting a number of homes in which cladding systems had been used over untreated timber but in respect of which CCCs had been issued by ABC.

It was held by the High Court that it was reasonably foreseeable to the BIA that the failure to prevent ABC from continuing to issue CCC and Building Certificates for buildings using these cladding systems over untreated timber could result in loss for the owners of these units. So this cause of action remained.

3 Finally, it was alleged by the unit owners that the BIA had been negligent in ensuring that the building certifier ABC had in place adequate insurance to cover

future claims.

It was claimed that the BIA had failed to exercise care when approving the scheme of insurance applying to building certifiers.

In relation to the insurance allegation, it was held that this claim ought to remain against the BIA, because it simply was not capable, on the evidence filed thus far, of making a ruling that such a cause of action could not succeed.

Accordingly, this decision provided some support to parties wanting to bring in the BIA as a potential defendant to leaky building claims. However, since this judgment came out, it has been appealed to the Court of Appeal.

Postscript

Since writing this article, the Court of Appeal decision has been released. It found, in a unanimous decision, that a duty of care was not owed by the BIA to the unit owners.

In each of the three claims set out above, it was held that a duty was not owed to the unit owners by the BIA, and thus these causes of action in negligence could not be sustained against the BIA.

Crucial in the Court of Appeal's findings was its analysis of the policy rationale behind the Building Act 1991. The Act was supposed to introduce a performance-orientated scheme where light-handed regulation and the mechanisms of the market were believed to be likely to produce better outcomes than the existing scheme.

Also crucial in its findings was its analysis of the BIA, and its finding that it occupied a quasi-judicial role.

The Court of Appeal concluded that this worked against the courts being able to impose a duty of care in these circumstances.

It is unclear whether this decision will be further appealed to the Supreme Court.

BUILDING TODAY FEBRUARY 2006

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Related links: www.buildingtoday.co.nz/february06/legal

Tip 23. Fixing plasterboard to steel studs

Fixing of plasterboard to steel studs is generally a very different sequence and method to fixing to timber, and some basic rules should be followed to achieve the best results.

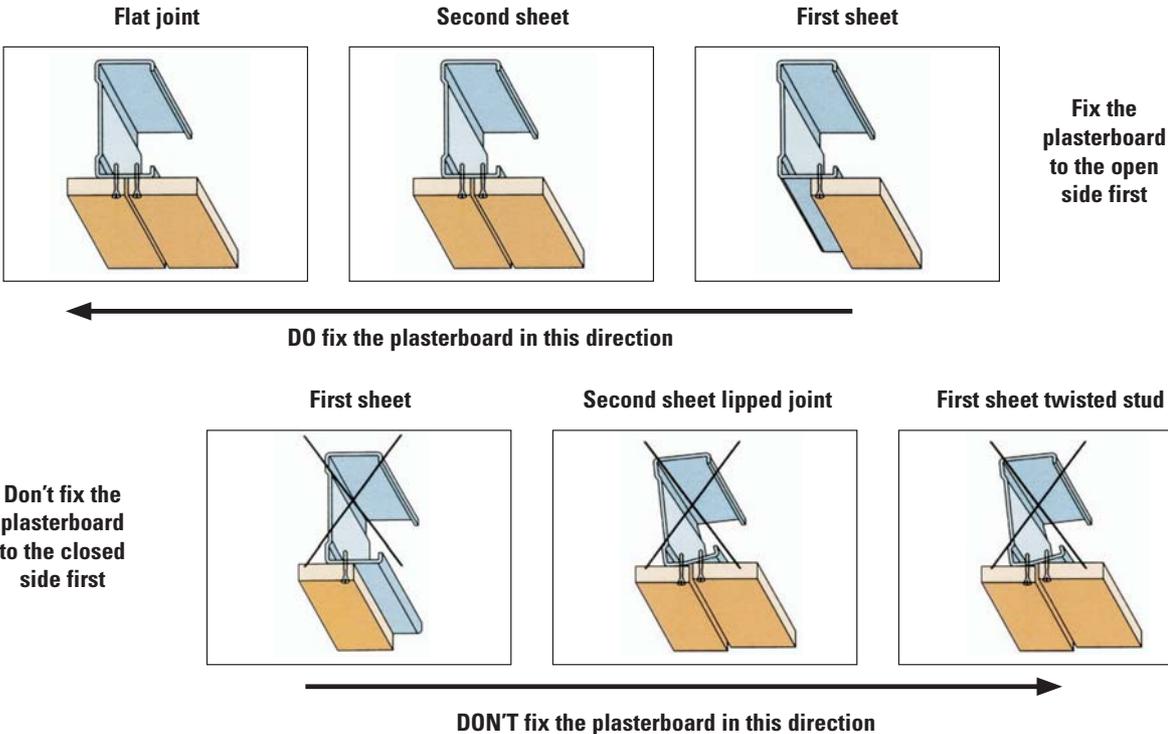
Tips

- *The minimum recommended lining thickness for steel studs is 13mm plasterboard.*
- *Friction fit the studs to the tracks. It is easier to slide the stud to the sheet edges so that the joints are centred on the stud face.*
- *Always use self tapping, scavenger head screws. They are designed for steel and will have superior holding than high thread wood screws.*
- *Use GIB Grabber SP screws in high density board such as GIB Noiseline and GIB Toughline. They will be less likely to strip the thread and will seat better.*

Correct method of fixing

As the face of the stud can deflect initially, the correct sequence of attaching the plasterboard is important. The first board is attached to the open side of the stud which will cause minor deflection but will pull back tight against the board when the screw is fully tightened.

When the second sheet is fixed there will be minimal deflection as the open side is now supported.



Related web site links: www.buildingtoday.co.nz/february06/tips

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By building homes with health and safety in mind, you're giving the new homeowner peace of mind - something they can't put too high a price on.



There are 8 principles of future-proofing that can benefit your business. For more information talk to your Carters Branch Manager, or Sales Rep, or call 0508 FUTURE.

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