

## Copies of Building Code AVAILABLE >

Free copies of the Building Code can be downloaded from [www.dbh.govt.nz/building-code-compliance-documents](http://www.dbh.govt.nz/building-code-compliance-documents)

Compliance documents by clause and amendments are incorporated in the downloadable documents. A compliance document is one way of establishing compliance with a particular clause and a design that complies with such a document must be accepted as complying with the provisions of the Building Code.

However, complying with a compliance document is not the only means of complying with the Building Code. There may be alternative ways to comply with the Building Code.

The NZ Building Code describes the following levels of requirements (criteria):

- > OBJECTIVE
- > FUNCTIONAL REQUIREMENT
- > PERFORMANCE

The objective is a generic requirement to provide assurance of safety and reliability; the functional requirement is a set of specific requirements that describe what the product or method must provide/produce as an outcome; and the performance is a set of requirements in the form of outcome based criteria that describe what is needed to ensure the functional requirement can be met.

## Preventing INTERNAL MOISTURE

> Preventing internal moisture is the focus of the Building Code Clause E3, with the objective to safeguard people against illness, injury, or loss of amenity that could result from the accumulation of internal moisture and to protect household units and other property from damage caused by free water.

Clause E3 AS1 includes the prevention of fungi growth by controlling the internal temperature to minimise internal condensation. This is achieved by maintaining the correct balance between the interior temperature and ventilation.

Minimum requirements of insulation are referenced under H1 of the code, which also indicates other reference documents.

Ventilation should be provided naturally or mechanically to maintain a balanced environment.

Wall linings are mentioned with specific requirements to satisfy the performance section of the code. This includes ensuring surfaces can be easily cleaned in areas exposed to water splash. Details are provided for around baths and shower to the wall junctions. Figure 5 shows the requirements for impervious floor coverings with 1500mm diameter radius from a shower rose. If you have a flexi shower rose this could extend further.

The acceptable solutions are only one way to comply with the code requirements and there may be other ways you can comply.

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INTRODUCTION

Welcome to the WORKING2gether, Southland District Council's Environment and Community newsletter incorporating Building Control, Resource Management and Environmental Health. Our aim is to provide you with updates of issues arising during building and resource consent applications and new changes to legislation.



## Fixings to framing EXPLAINED

Requirements for fixing to framing have been specified in the standard NZS3604:1999 Timber Framed Buildings, Section 8 Walls.

Stud to top plate connections are specified on Table 8.18, and this takes into account the truss load dimension which is half the span and the centres the trusses are located at - generally 900mm. From here the load dimension is identified along with the wind zone and truss centres, which gives the fixing requirement. There are alternative proprietary options to these from MiTek and Pryda which are available with technical information from trade suppliers.

Lintel fixings are indicated on table 8.14 and refer to table 8.12 for placement requirements. Lintels supporting rafters or trusses of roofs shall be secured against uplift and be secured at each end to a trimming stud which in turn is fixed to the floor framing.



## IS CONSENT NECESSARY?

> The New Zealand Building Act 2004 lists exempt building work - generally things that will not affect the structural integrity or safety components of the building.

The list of exempt building work is contained in Schedule 1 of the Building Act and in October 2008, this list was expanded to include more exemptions.

The building owner is responsible for getting a building consent for building work. The owner is also responsible for determining whether the proposed building work is exempt from consent.

Each situation will depend upon circumstances. Therefore, it is important to get good advice before deciding that the building work is covered by the exemptions set out in Schedule 1.

It is important to note that even if the proposed work does not require a building consent it is still a requirement of the Building Act that the work complies with the Building Code.

Free copies of these documents can be ordered by calling (0800) 242 243. They are also available on the Department's website at: [www.dbh.govt.nz/publications-about-the-building-act-2004](http://www.dbh.govt.nz/publications-about-the-building-act-2004)

## Building Consent Applications

	Consents 2010	Consents 2009	\$ 2010	New Dwellings
August	117	255	4,934,893	9
September	127	203	10,808,111	22
October	116	140	9,120,421	16

## Being cool about FOOD SAFETY

As summer heats up, the New Zealand Food Safety Authority (NZFSA) is encouraging people to be cool about food safety.

This is in the wake of a new study that shows three out of four Kiwi fridges are not running at the recommended cool temperature range of 2-4°C to keep food safe.

NZFSA microbiology principal advisor Roger Cook says keeping your fridge suitably cool is important because not only does it maintain the expected quality of the food but it helps prevent harmful foodborne bacteria from growing as most of them cannot grow at low refrigeration levels.

The study – commissioned by NZFSA for this year's FoodSmart Week (November 22-28) – was carried out in 158 households. Participants recorded the temperature in the middle and near the door hinge of their fridge every morning and evening for a week.

At the start of the week only a quarter of fridges were in the recommended range of 2-4°C, while 72% were too warm (36% at 4-6°C and 36% were over 6°C). Participants were prompted to adjust the fridge control if the temperature was not in the recommended range. Of those surveyed who made an adjustment, 77% were successful in moving the temperature to the 2-4°C range.

Not surprisingly, older fridges were over-represented in the plus 6°C category. A third of the fridges in this category were more than 20 years old. Also, fridges with seals that were in poor condition were twice as likely to be over 6°C as fridges that had good seals.

Roger recommends checking the temperature by putting a thermometer into a glass of water



kept in the fridge. This is because a built-in thermometer will measure the air temperature, which is likely to change whenever the door is opened and when new food is put into the fridge.

“For best results the container needs to be sitting on the middle shelf of the unit for more than two hours, which will enable you to get an accurate reading,” he says.

“If the temperature in the middle is consistently above the recommended temperature range, you should adjust the thermostat to lower the temperature. Check other possible causes such as faulty door seals, ventilation or the location of your fridge. If that fails you may need to contact your local repair service.”

He adds that it's also important to know that even though bacteria and fungi don't like the cold, some will still grow slowly and many will survive on fridge surfaces and contaminate food where they can then grow. “So it's a good idea to have a general stocktake and clean your fridge every few weeks.”

Anything in your fridge with an expired 'use by' date should be thrown out as it could be unsafe to eat and leftovers should only be kept for a few days before being thrown away or reheated until piping hot before being eaten.

## NEXT ISSUE

- > Bracing elements incorrectly installed
- > Floor level to ground levels clearances
- > Truss fixings incorrectly fitted

# STOCK UNDERPASSES AND THE RMA

> Council has seen a marked increase in the number of building consents being sought to install stock underpasses.

In terms of the Resource Management Act 1991 and in accordance with Council's District Plan, the issues associated with stock underpasses are relatively limited, as they are generally located entirely within the boundaries of the road.

However, there are several key things to consider when lodging a building consent for the installation of a stock underpass, which are as follows:

If the underpass extends into the properties on either side of the road, if they are held in separate Certificates of Title, Council will need to register a certificate under Sections 75 and 77 of the Building Act 2004 (which relates to structures over Certificate of Title boundaries). This certificate prevents the affected properties being sold separately, and

incurs a charge of \$105 (which is the cost incurred by Council for lodging the certificate against the affected Certificates of Title).

Rules within Council's District Plan regarding the management of earthworks apply. In particular, these rules are Rules PRA.4 and PRA.6 – copies of which are available from Council's website ([www.southlanddc.govt.nz](http://www.southlanddc.govt.nz) – Plans & Reports, District Plan), from any of Council's offices, or call 0800 732 732 to request a copy to be sent to you. While a resource consent is generally not required for the earthworks associated with installing the stock underpasses, these rules outline good practice measures for ensuring that the environmental effects associated with the earthworks are reduced as much as possible.

If you have any questions regarding this topic, please feel free to contact any of Council's Resource Management staff.

## Registered Historic BUILDINGS, PLACES AND SITES

> If you are considering undertaking building work, whether it be redecoration, restoration, alterations or an addition to a Registered Historic Building, Place or Site, then you need to be aware of the requirements of the Operative Southland District Plan and the Historic Places Act 1993.

A key step in preserving our heritage is to first recognise those places that have heritage value. Helping protect sites against destruction or unsympathetic alteration is crucial to ensuring their heritage value is retained.

If you are unsure if your building, place or site is registered, the Operative Southland District Plan contains a schedule of Registered Historic Buildings, Places And Sites which have a classification under the Historic Places Act 1993. The NZ Historic Places Trust also maintains a register of heritage buildings, places and sites – this list will be more up-to-date than the schedule included in the District Plan.

It is important to note that registration itself does not stop a place or area being modified, damaged, demolished, neglected or sold.

Redecoration and restoration of any original features or details is permitted provided it is carried out in the same manner and design and with similar materials

to those originally used and does not detract from the character of the item that is being protected.

Any alteration or addition proposed will require resource consent. Works that modify, destroy or detract from the character of the registered place shall also require resource consent. There may well be a valid reason why a heritage building needs to be altered or demolished (eg for public safety) and consequently the resource consent procedure enables Council to consider each application on its merit. (It is important to be aware that building consent may also be required in addition to resource consent).

Consultation from the outset when planning your project is key – discuss your project with Council resource management staff and NZ Historic Places Trust staff, who will guide you on the particular process your project may follow and offer advice.

See [www.southlanddc.govt.nz](http://www.southlanddc.govt.nz) and [www.historic.org.nz](http://www.historic.org.nz) for more information. Contact details for the local NZ Historic Places Trust Otago/Southland Area Office are - 109 Princes Street, PO Box 5467, Dunedin Ph: 03 47 9871.

Remember we are only a phone call away, we are here to help with your development proposal and ensure the process is as smooth as possible.

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