

Air seals to Openings NEEDED

Council inspectors have noticed a couple of situations where the PF rods which form part of the air seal around window openings have been missed.

An air seal is a continuous seal fitted between a window or door reveal and the surrounding wall framing to prevent the flow of air into the interior of the building.

The primary function of air barriers and air seals is to moderate airflows at junctions and inside the wall cavity.

Airflows in certain weather conditions encourage significant amounts of water to move along their path, and it is therefore important to manage airflow in cavity walls with barriers and air seals.

In the absence of internal linings, an air barrier is required to support wind pressures at locations such as gable ends and unlined garage spaces. Air pressure drop is not always across the internal lining, indicating the wrap or sheathing acts as an air barrier as well.

Dressing the building wrap around the framing timber and providing a flexible air seal limits airflows around the window reveal. The flexible flashing tape keeps any water that does get past the cladding, or through the joinery, from direct contact with the timber.

All window details incorporate an air seal between the framing and the window reveal or frame. Air seals are formed by inserting compressible polyethylene foam (PF) backing rod and filling the gap with a low expansion foam or sealant to give an airtight seal.

No PF rod has been included in this example



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INTRODUCTION Welcome to the fifth issue of 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. We need you to subscribe to this newsletter and you can do so by either emailing lyndon.paul@southlanddc.govt.nz, going online to www.southlanddc.govt.nz and subscribing to Working2gether, which is found under Building Control in What Council Does, or by phoning 0800 732 732 and asking to subscribe.



SHORT-TERM RENTAL ACCOMMODATION AN ISSUE

Southland District Council has become aware of a large number of homes which are being offered as short-term rental accommodation for tourists and holiday-makers in the District.

These are often offered to potential customers through websites such as Trademe or BookaBach, or alternatively through advertising in local newspapers.

Group manager of environment and community Bruce Halligan said Council is not opposed in principle to this activity; but anyone already renting or thinking about renting a house as short-term tourist accommodation should be aware of their legal responsibilities.

The two key legislative requirements that all persons offering houses as short-term rentals should ensure that they are complying with are:

- Under the Building Act 2004, any dwelling which is offered for rental accommodation for more than 5 persons will require a Building Consent for a change of use. As part of this process, Council will assess matters such as the adequacy of sanitary fixtures, access arrangements, and fire safety arrangements

- Under the Resource Management Act 1991 and the provisions of the Southland District Plan (Rules PRA.2(b)(ii) and URB.6) any dwelling which is offered for short term residential accommodation requires a resource consent. As part of this process, Council assesses matters such as the adequacy of off-street parking, signage, adequacy of effluent disposal arrangements, and the potential effects of noise. Most resource consent applications are granted, but usually have conditions attached around these issues.

Anyone who is offering a dwelling for short term residential accommodation who does not already hold the necessary resource consent should contact Council's resource management team .

People should also contact their insurance company to confirm that it is aware of this and that there is appropriate cover, as many companies will treat a dwelling offered as short term accommodation differently from a normal residence occupied solely by the owners. The Inland Revenue Department also needs to be contacted as there are tax implications when offering short-term residential accommodation.

Mr Halligan said Council is not concerned about an SDC property owner allowing their holiday home to be used on a one-off basis by friends or family over the Christmas or Easter period, for example, if they are not using it themselves.

"However, we are now noting that a number of dwellings are being advertised by the building owners as regular short-term accommodation, for up to as many as 12 persons per night, but which do not hold the necessary resource consent and building consent for such activity. We will be following up with these owners directly," he said.

"Other operators within the District who have followed the correct building consent and resource consent processes are also asking Council to ensure that there is a level playing field, and understandably so."

"In the next 12 months, Council will also be looking at the adequacy of the provisions in the District Plan as part of the District Plan review as well as looking at the rating associated with these properties to ensure that there is an even playing field between commercial accommodation providers as our attention has been drawn to the fact that some providers are running up to 14 homes advertised for short term accommodation."

Anyone with any queries on the use of their dwelling for short-term accommodation is welcome to contact Council's building control or resource management departments on 0800 732 732.

COMPLIANCE

New ranger to patrol freedom camping

> The Freedom Camping Bill has now been passed by Parliament, which means that Southland District Council now has the power to issue infringements for those breaching the camping bylaw.

The new act also applies to conservation land not designated for camping. It was fast forwarded through Parliament to be in force for the Rugby World Cup.

Council is working closely with the Department of Conservation on a pilot project which will see a joint camping ranger patrol both conservation and local authority areas around Te Anau and Manapouri during seven months of the year.

This collaborative initiative is to complement the camping wardens who already patrol the areas within the towns during the height of the summer season. The ranger is now being recruited and is expected to start work in mid-October. The project will also take into account education and advocacy provided to visitors about responsible camping to ensure that they know where they can camp.

The initiative has come about, not to discourage camping but instead to encourage responsible camping and reduce the negative impacts on the environment. The infringements will be used as a last resort by the ranger who will initially be providing information and asking people to move on.

If the project is a success there may be potential to roll out a similar scheme for the rest of the Southland District. The Camping Bylaw will be redeveloped to bring it into line with other bylaws and the new act during 2012. There will be a chance for Southlanders to be involved in this process.

Information on designated freedom camping areas is available on the Southland District Council website www.southlanddc.govt.nz, www.camping.org.nz which outlines all the rules and places to find further information on freedom camping and www.rankers.co.nz/ respect which lists specific camping areas and their details on an interactive map for all New Zealand.



Building Consent Applications

	Consents 2011	Consents 2010	\$ 2011	New Dwellings
July	151	165	6,507,356	14
August	109	117	7,355,012	21
September	96	127	7169,800	14

NEW HEATER FLUE SYSTEM CLEARANCES

Uneven clearances to flue liners have been identified on site inspections recently.

Installation of solid fuel heaters is regulated by the New Zealand Building Code compliance document C/AS1 Part 9: Outbreak of fire. This calls for compliance with AS/NZS 2918:2001.

The two main principles controlling the installation of solid fuel heaters are clearances and ventilation.

All solid fuel heaters should include manufacturers' installation instructions that give minimum distances from walls and other heat sensitive materials. These instructions should be strictly followed to ensure the materials are not overheated, causing them to ignite.

Complying with clearances for free-standing heaters is straightforward.

Flue clearances are also important, but unless a manufacturer offers a tested flue system, flue clearances must comply with those specified in AS/NZS 2918.

Fire design documentation available

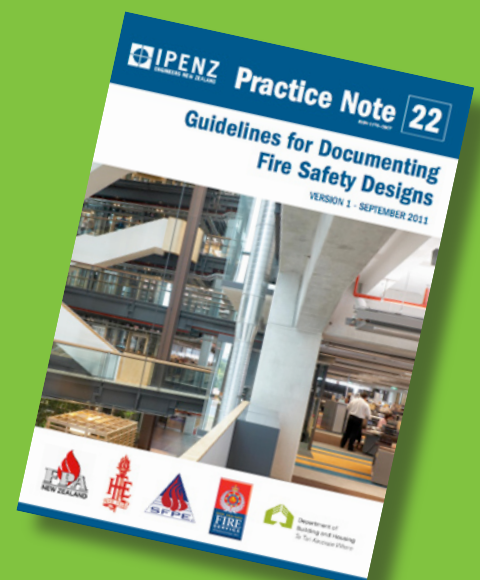
The department of Building and Housing has recently published some very good guidance for fire safety design consideration in buildings facing alterations or for new buildings.

The guide is available at the following link:

www.dbh.govt.nz/guidance-information

Design documentation submitted for consent must describe the building's intended use and provide the details from which the building work can be completed. It must also justify, if necessary, the fire design's adequacy and advise proposals, if any, for checking on site construction.

If specified systems are involved the design documentation must nominate the necessary ongoing maintenance and inspection requirements to keep those systems functional, after the building has been completed. There is a lot of useful information for designers and architects to refer to.



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