



Manukau Building
CONSULTANTS

Manukau Building Consultants Limited October Newsletter

Our aim is to provide interesting and helpful information on Consent Processing and Building Compliance as well as other topical and relevant building industry news.

We want to assist you in achieving positive outcomes on all your current and upcoming projects

To this end we have a number of initiatives in place that will help professionals operating within the sector save time and costs throughout the complex process. Please contact our office to organise a time to discuss your next projects and how we can be involved to assist.

Key topics this month

[Organisation Chart \(click here to download the PDF document\)](#)

[Consent Lodgements direct](#)

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[Common reasons for delays in granting Building Consents](#)

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Chief Executive



Since we last were in touch with you Manukau Building Consultants Limited (MBCL) has appointed a new Chief Executive, Hamish Aitken, who started with our company early in March this year. Hamish brings with him extensive industry knowledge particularly on the supply chain to the construction industry. This engagement will certainly facilitate MBCL achieving its goals with a clear aim to meet and surpass your expectations throughout the Consenting process.

Office Manager

We have also appointed a new Office Manager, Donna Dyster, who keeps the business linking into all aspects of the business as support services often do. This is a critical area of our business and is covered in a little further detail a bit later in this newsletter.



Team Profile

Manukau Building Consultants has a team of 26 Technical staff covering all aspects of construction scope, from the small deck addition to the next extension to Auckland Airport, we cover the full range. This depth to project type also extends to expertise in specific areas of construction including Structural Engineering, Fire Design review, Exterior Building 'envelope expertise' and Plumbing and Drainage Specialists to note a few. This provides you with a 'one-stop-shop' for all your Consenting needs.

The second key part of the business is the Team that you have most of your contact with, our Support Services unit. This team currently undertakes your Inspection Booking process, Consent follow-up, tracking of queries and a significant amount of our general administration. Got a question? This team can help you through your Consent process and guide you in the right direction, first time.

Consents Lodgements Direct

Many of you will know that we moved in to new premises located at 277 Ti Irirangi Drive in December last year. This new location is providing our customers with a simpler way to lodge building consent applications. No more waiting to book lodgement meetings at Council then struggling to find a car park when you attend your meetings. We can help you circumnavigate this process by you coming direct to our office reception. Same day lodgement meetings



can be arranged and are advised to assist determine that you have all the necessary documentation in order for us to process your application. As we are experiencing an increase in the number of vetting appointments so please phone in first to arrange a time with one of our technical officers to ensure some one is available when you pop in. Note this service only currently extends to Manukau City consent applications.

H1 Energy Efficiency Changes

From 30 Sept 2008, Clause H1 of the New Zealand Building Code was changed to require improved thermal performance in all new houses in Zone 1: Districts north of Franklin and Thames-Coromandel Districts inclusive.

The Building Code Clauses A2 and H1 3.2 have been changed to refine the definition of the building performance index (BPI), and to improve the thermal performance of houses. This effectively requires houses to use about 30% less heating energy than before and, in practice, means that most new houses will need better insulation. For further information refer to BRANZ website at www.branz.co.nz

Safety from Falling Barriers

NZBC Clause F4 - Safety from Falling (3rd ed.) has come into effect from 24th Sept 2007. The new edition of this clause has revised design requirements for minimum barrier heights and also includes more acceptable solutions of barrier types. The obvious change has been made to barrier heights

from 1000mm to 1100mm in most instances. Refer to Department of Building and Housing website for latest update of the NZ Building Code and for further information at www.dbh.govt.nz.

Common reasons for delays in granting Building Consents

Some of the most common items identified that cause delay in granting of Building Consents are:

1. Poor documentation – such as alternative solutions not supported with documentation showing compliance with NZ Building Code.
 2. Product literature for specified products not included in the consent documentation.
 3. Access and Facilities for people with disability not addressed in the design when required by Section 118 and Schedule 2 of the Building Act.
 4. Architectural drawings not coinciding with the fire report, in particular where the fire report has been amended/revised.
 5. Designer not addressing all relevant clauses of the NZ Building Code.
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Ways of reducing Compliance Costs and Time

MBCL are focused on reducing the time it takes to obtain a CCC. Gone are the days of "same day" or "on-demand" CCC's. The Building Act 2004 introduced a raft of measures for Accredited Authorities intended to provide increased consumer confidence in the integrity of the CCC. This has inevitably resulted in a lengthening of time that lapses between a Pass on the Final Inspection and the issue of the CCC.

A CCC application is required to be audited prior to a recommendation to Council to issue. Currently 22-28% applications FAIL the first audit and unfortunately 'Poor Quality Documentation' (eg documentation error, missing documents, incomplete information or illegible handwriting) provided in support of the application accounts for 60 – 65 % of those failed! Reducing the FAIL rate attributed to 'Poor Quality Documentation' will considerably improve the efficiency of the CCC process.

Contact our office to discuss ways in which we can help you overcome one of the key obstacles in achieving a timely result for your customers. Any one of our experienced Compliance Inspectors will be happy to assist and will even visit your "place" for a personal consultation should you wish.

Next Month

Watch for next month where we will be providing you with assistance and guidance around the use of "producer Statements" and verification documents to support both design and onsite compliance. We have also been analysing requests for further information from our customers and will be providing information on our findings and offering suggestions as to what you can do to help.

We also want to know what you are interested in hearing about so please send your suggestions for future newsletter content to valerie.sutton@mbcl.co.nz

Regards

Hamish Aitken
CEO



Phone: 09 272 7890 **Fax:** 272 7891
Level 1, Botany Junction, 277 Te Irirangi Drive, Flat Bush
Po Box 76 516, Manukau City 2241, New Zealand
Email: info@mbcl.co.nz www.mbcl.co.nz

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