



ASHBURTON BUILDING NEWS

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The New Newsletter

Welcome to the first addition of Ashburton Building News. In an effort to keep our local designers and tradesmen up to date and current with changes and trends in the industry we will be publishing a periodical newsletter. We want to insure that Ashburton has some of the best informed professionals in New Zealand.

So welcome and we are sure that you will find some helpful and useful info included. If you have any specific issues you wish to have addressed just drop us a line.

Mark Fields
Building Services Manager

Builders Night

Our first Builders Information Night was a big success with about 150 people in attendance. Once again, thanks to Placemakers and John Cockburn for sponsoring the night. It was a good opportunity for the Council to get information out to the professionals doing building and design work in our district. It is planned that this is made into a recurring event of at least twice per year. There will be times when new information is available that there may be a need for additional meetings. We can schedule these as needed.



Did you know the complete New Zealand Building Code is Free to download?

Changes to GIB Bracing

GIB® has announced changes to the GIB® EzyBrace™ system. There are changes to the bracing design, fixings, size of panels, and the EzyBrace software. Working with GIB® we are organising a local seminar to provide guidance in understanding the GIB® bracing systems and compliance with the building code.

The seminar is to be held on May 14 at 3-5pm. The venue is dependent on the numbers of attendees. Please RSVP to the Council with the number of people you wish to attend by 5pm May 5th. info@adc.govt.nz

[For More Details See www.gib.co.nz/ezybrace](http://www.gib.co.nz/ezybrace)

Where Do I Find More Info?

This is the most common question asked of Building Officials at the Council. Both builders and designers at some point just can't find the information they need on a number of issues. Constant changes to the Legislation, Building Code and product specifications can be a nightmare to keep up with and no one knows this more than your Building Officials.

We are constantly receiving updates and publications from the government, manufactures and suppliers detailing changes. Many of these updates are available by signing up to mailing lists and email lists with the DBH or product manufacturer websites. This helps to ensure that as soon as changes are made you can get notification and keep up to date.

Below we have compiled a number of websites that are useful resources for finding info on the internet and most have a subscribe section to receive regular updates. If you are not internet savvy and have a hard time getting your info on to these sites just ask your kids or grandkids, they always seem to be on top of these things. (Links included on next page)

Newsletter Spotlight

[Development Contributions set to increase across the district.](#)

[Development contributions for all parts of the district except Hinds are proposed to increase.](#)

[See story on Pg. 2](#)

Building Resources Websites

The Building Act 2004	www.building.govt.nz
BRANZ	www.branz.co.nz
ConsumerBuild	www.consumerbuild.org.nz
Department of Building and Housing	www.dbh.govt.nz
Building Code	http://www.dbh.govt.nz/building-code-compliance-documents#free-download
New Zealand Fire Service	www.fire.org.nz
Standards New Zealand	www.standards.co.nz
Gib	www.gib.co.nz
James Hardie	www.jameshardie.co.nz
MiTek New Zealand	www.mitek.com/newzealand
Hyne Floors and Beams	www.hyne.com.au
WirePlus & Steel Plus	www.wireplus.co.nz
Pink Batts	www.pinkbatts.co.nz
Ecan Approved wood burners	www.ecan.govt.nz/Our+Environment/Air/HomeHeating/HeatingRules
Ministry for Environment	www.mfe.govt.nz/laws/standards/woodburners/authorised-woodburners.html

Did you know that Development Contribution values are set to increase from 01 July 2009?

Development Contributions are charged where new developments create additional demand on infrastructure for water waste water and community facilities. These charges are generally imposed at the time a Building Consent is issued and we feel that this is an important matter that you should be aware of.

Below is an excerpt from the Draft Community Plan Summary giving details of the current and proposed charges.

Development and Financial Contributions Policy

Council has reviewed its Development and Financial Contributions Policy. This policy details whether new developments in the district should contribute to the cost of infrastructure and facilities provided that have been built to allow for additional demand from growth, and if so, how much is paid and how that is levied.

Increase in Contributions Required: Development contributions for all parts of the district except Hinds are proposed to increase. Increases are driven by two things, additional capital expenditure planned that includes an allowance for growth, and an increase in the community infrastructure component of the contributions required due primarily to the increased scale and costs of the proposed Aquatic Centre and Indoor Sports Stadium.

Community Infrastructure Contributions: The proposed increase in the amount charged for community infrastructure development contribution is a result of increased costs associated with the three Council projects for which development contributions are levied.

	Water		Wastewater		Community Infrastructure		Total	
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
Ashburton	\$1,091	\$898	\$2,439	\$7,264	\$826	\$3,450	\$4,356	\$11,612
Methven	\$1,296	\$3,108	\$126	\$147	\$826	\$3,450	\$2,248	\$6,705
Rakaia	\$2,679	\$1,420	-	-	\$826	\$3,450	\$3,505	\$4,870
Hinds	\$6,490	\$2,420	-	-	\$826	\$3,450	\$7,316	\$5,870
Fairton	\$2,030	\$2,966	-	-	\$826	\$3,450	\$2,856	\$6,416
Chertsey	\$761	\$2,315	-	-	\$826	\$3,450	\$1,587	\$5,765

Complete details of Development Contributions are available on the Ashburton District Council website. The Draft Community Plan has been delivered to all households in the district for community review and submissions.

Training Opportunities

The Ashburton District Council has been working with the Building Officials Institute of New Zealand (BOINZ) to bring some of the BIONZ Training Academy courses to town. Currently two courses are being proposed for late July to be held at the Hotel Ashburton. The subjects will be NZS3604 and Assessing Alternative Solutions. These are one day courses and are the same training that Building Officials frequently receive to keep up with our training requirements. More information is available on the BOINZ website including dates, times and costs. These courses are open to anyone who wants to extend their building knowledge.

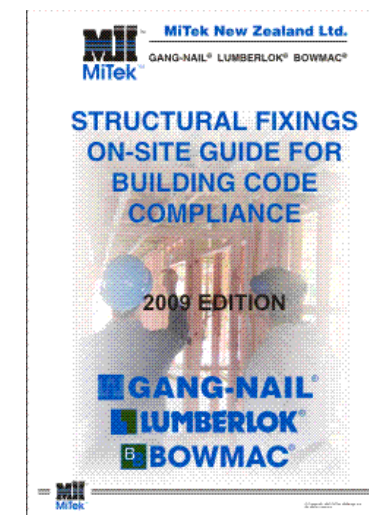
As Courses from BOINZ or BRANZ are announced we will try to keep everyone informed.

www.boinz.org.nz/training-academy/calendar

www.branz.co.nz (refer to the Education Page)

Mitek Site Guide

Mitek has published their new site guide for 2009. If you use the guide make sure you are using the up to date version. Copies of the site guide are available at the Council and the Building Officials should have copies with them when they visit your site. See the Mitek website for more information.



Insulation– Does Your Building Comply?

On October 31 2007 the rules for insulation changed requiring greater insulation construction values. This refers to the value of the building element (wall, roof, floor) as a whole and not the R value of the insulating material. For example a wall with studs at 600ctr. has a higher R value than a wall with studs at 400ctr. This is due to thermal bridging from the warm side of the wall to the cool side through the solid material. BRANZ has published a insulation guide which can help in figuring R values, and there are a number of NZ Standards concerning Thermal Resistance dependent on the building size.

The Building Code Clauses which relate to insulation are E3 Internal Moisture and H1 Energy Efficiency. Most of the time you will hear H1 referenced. This is because E3 refers generally to “wet” areas (bathroom, laundries, ect). H1 can be downloaded from the DBH website free of charge.

If you need additional help you can also use the H1 compliance tool at the Design Navigator website. Using this tool you input all your info and in the end print out a compliance report to submit with your building consent application. www.design-navigator.co.nz

Questions or comments? E-mail us at info@adc.govt.nz or Call (03) 307 7700