



Newsletter time again. Hope everyone is enjoying the warmer weather out there!

It has been a rather interesting few months since the last newsletter was sent. As you are no doubt aware, the current government is looking closely at building legislation, and making many changes to the way the industry works.

So far there aren't too many concrete answers, but certainly a lot of speculation. It will be interesting to see what changes come about in the next 12 months.

In the meantime however, it's business as usual. And business certainly seems to have picked up. Our consent numbers have been on a steady increase. Whilst the total numbers are not where they were 3 years ago, there's certainly enough to suggest things are improving out there.

**Insulation:**

Please take care with your H1 calculations and design. Due to the enormous amount of time we are currently spending processing and reprocessing incorrect H1 calculations, we are now charging for any time above and beyond what is reasonable. Most of our customers are doing it properly and it is unfair to hold up their consents while scratching our heads at the 'creative' mathematics used by others.

Don't forget, that if your design complies with the schedule method, you *don't* need to do the calculations. You *do* need to show glazing percentages, R values, and construction values.

Double glazing should be reflected in drawings too, might be time to update those flashing details.

If you wish to use single glazing, you need to complete the total calculation method, not just parts of it. This means r-values *and* construction values, reference building heat loss calculations, glazing percentages, the works. The data should be broken into each elevation, and include the window area. Please also ensure your reference building measurements match your actual building measurements.

While we are on the subject, insulation needs to be installed in external corners and wall junctions, don't want anyone missing it.

One last thing. When specifying windows, you need to make sure you use the window R value, not the glass r-value. For example, double glazed glass alone can give a high r value such as R0.37, but as a window in an aluminium frame, the actual r-value is only 0.26

**Fees:**

No doubt most of you have experienced our new fee structure. One good way to save money on microfilming fees, is to ensure your specifications are in fact *specific*. We are often given an entire Masterspec document, half of which is irrelevant to the particular

project. Considering it is \$4 a page to microfilm A4 pages, removing the pages which aren't relevant could save you a significant amount of money. We don't need 15 pages of cladding specifications to approve a consent for an accessible shower.

**Producer statements:**

The producer statement register is now in full effect. Producer statements will not be accepted unless the author is on the register, or has had their work peer reviewed by a reputable source that is on the register.

If you wish to be on the register, please visit [www.buildhamilton.co.nz](http://www.buildhamilton.co.nz) for more info.

**Bracing:**

Gib has a new system out, and as per the last newsletter, this should be the standard on any new plans using the Gib system. Please be aware that on this new system, the minimum Kn connection required on a brace sheet (BLP, BL1 BLG) into concrete has changed. It is now a Gib 'Handibrac' and a concrete anchor with a minimum of 15kn at each end of the bracing element. Alternatively a metal wrap around strap and a concrete anchor with a minimum 15kn characteristic.

**Timeframes:**

With busy builders, come busy inspectors, and building reviewers. However you will be pleased to know we have begun trialling a few new processes to enhance the timeframes for our customers. Already one process change has allowed us to issue 20% of our building consents in less than 1 working day last month.

Now obviously these were simpler consents rather than new houses, but it is a good indicator that with a bit of tweaking we can hopefully provide faster processing times. Of course, the better the plans and details you provide, the easier our job is. So if you can ensure you are providing quality accurate plans, our job is easier and therefore faster.

Keep an eye out for further news in this area.

**Waikato Building Consent Group:**

The Waikato Building Consent group has decided to move to a common quality assurance system for the five Building Consent Authorities. What this means for you, the Waikato Area customers is that all 5 councils you deal with will eventually have common documentation and forms.

The change over will be rolled out over the next 8 months. This should go a long way to enabling consistency in our region. Your feedback in any cluster surveys we conduct would be appreciated so that we can create a system that meets the needs of the industry while remaining compliant to legislative requirements.

**Show some support:**

Window support bars are a hot topic at the moment. There seem to be a few support bars absent on site, or support bars being cut in half to save costs etc. Please ensure all windows requiring support do have a full support bar or system in place.

Designers, we will be asking for window support to be shown. Large double glazed units are especially vital due to their weight. Ideally the plans will show which windows need the support to save headaches on site.

On site, if it takes two or three of you to lift the joinery unit, and there's no support bar, it might be a good sign that something needs to be checked!

**Slab Thickenings:**

We've found something else for you to add to your plans! Ok, to be fair most of you do this already and we appreciate it. Please show slab thickenings on the foundation plan. Often contractors putting the foundations down don't get a copy of the truss plan or the whole consent. When you've only got the foundation plan on site and there's no thickening details it is very difficult to know where to put things. This information will help both yourselves and our inspectors.

**The end:**

Well, that's it for this month. We've got plenty of work to do already, but bring on the Christmas rush! Have fun out there, and hopefully it stops raining soon.