



## NZIBI eNEWS - AUGUST 2015

Official Newsletter of the New Zealand Institute of Building Inspectors Inc.

### Annual Conference - 2015

This year's conference is behind us now. Attendance was good with between 50 and 60 people present resulting in some good robust discussions. The focus for this year's conference was risk identification and mitigation.

The opening presentation focused on targeted repairs. Mike Olds from Resene Construction Systems and Danny Wright from Sound Homes explained how targeted repairs should be carried out correctly, and highlighted things inspectors should be looking for that indicate repair work has been undertaken.



*Delegates at Conference 2015*

Graeme Blissett, the Institute's President, then offered delegates a number of suggested actions they could implement in their business to reduce their risk exposure. While these were just suggestions and it is up to the individual inspectors to decide how much risk they want to be exposed to, the information provided by Graeme will help raise awareness of potential risk factors that are out there.

Health and Safety in the Work Place is receiving considerable attention by the Government resulting from the Pike River tragedy. Proposed legislative changes, although delayed and likely to be watered down somewhat, have ramped up requirements and potential penalties. All Building Inspectors need to be aware of their obligations when onsite as ignorance is unlikely to be a successful defence if an accident happens.

Jason Papuni from Worksafe New Zealand gave an overview of the processes Inspectors should follow to demonstrate to Worksafe Inspectors that they have a Health & Safety plan in place for the onsite work that will minimise the risk of injury should an accident happens.

Jason was asked number of questions on just what Building Inspectors should be doing onsite to satisfy Worksafe New Zealand's requirements. However this is not the role of Worksafe and is up to the individual business owner to determine for themselves – everyone's approach may be different. Jason did provide documents that will help businesses with their Health and Safety processes in the future copies of which are attached. Copies of these documents will also be available on the NZIBI website and on the Worksafe website at... [www.business.govt.nz/worksafe](http://www.business.govt.nz/worksafe)

Geoff Hardy from Madison Hardy Lawyers, followed with a discussion on legal issues faced by Building Inspectors – conflicts of interest and how to manage these, intellectual property rights in reports produced, and the Building Inspector/vendor/agent relationship.

In the afternoon the focus was on presentation by product manufacturers and consultants to identify issues Building Inspectors should be aware of with brick veneer cladding systems, membrane s and James Hardie's products and systems.

Copies of all presentations will be uploaded to the Institute's website in the near future.

The Institute would like to thank the sponsors of this year's Conference – Resene Construction Systems and James Hardie Building Products –for their continued support of the Institute.



## *Industry Workmanship*

Yesterday an email was sent out discussing poor workmanship standards that are currently being seen in the construction industry. Below are a few more links to recent articles that highlight some of the poor practices happening at present in New Zealand.

Building Inspectors need to be aware of these issues as this could well be the new "leaky building crisis" for the construction industry in the years' ahead. You don't want to be held liable/responsible for other peoples' poor practices.

<http://www.stuff.co.nz/business/industries/69983190>

<http://www.stuff.co.nz/business/industries/63467193>

<http://www.stuff.co.nz/business/69725450>

[http://www.nzherald.co.nz/business/news/article.cfm?c\\_id=3&objectid=11459438](http://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=11459438)

<http://www.stuff.co.nz/business/money/70938892>

<http://www.independent.ie/irish-news/berkeley-tragedy/picture-shows-remaining-wooden-stumps-of-balcony-following-berkeley-tragedy-31310461.html>

The Institute will do what it can to bring these issues to light but this also needs feedback from you. If you notice building practices that you consider suspect let us know so we can inform others in the industry.

## **NZIBI Activities**

### **Membership**

- The Executive conducted three onsite membership assessments on Thursday July 16. The reviews of these assessments should be known soon.

Interest in the Institute appears to be strong and growing. At present we have approximately 21 applications at the review stage and a further 7 or 8 currently putting their applications together. The Institute is also receiving enquiries about membership on a daily basis although many of these do not go any further. More time will be spent advancing these applications through to full registered membership over the next few months.

- Invoices for renewal of membership for the current year were sent out at the end of July along with a request for further information about your business for inclusion on the website. Please get this information to us as soon as possible. The subscription rate is unchanged for the current year at \$250. It was agreed at the AGM that subscriptions should be increased to \$300 for the 2016/2017 year.

### **Building Inspection and Reporting Guidelines**

The Executive met at Conference and finalised details of the guidance documents for inspection and reporting processes. The intent of these guidelines is to provide Inspectors with an outline of what core items are expected to be covered by a pre-purchase inspection, and what should be included in a report.

How you actually carry out that inspection, and how you report the results, is still very much up to you. These guidelines will be emailed to all applicants shortly and will also be made available on the website.

### **Website**

Development of the new website is taking longer than is desirable primarily because of the need to produce content. The Executive is well on the way and it should be too long until the new site is launched. Hopefully we'll have the basis of the site up within the next month. As you can see from this newsletter the Institute will use this site as the primary communication tool with members, the wider industry and the public.