

# BUILDING BUSINESS

Teaching builders  
to build great  
businesses

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Power up your  
mental fitness  
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**Milwaukee**

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# Exploring options for self-certification of building work

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CODewORDS

**The Minister for Building and Construction, Hon Chris Penk, has announced a proposal for further reform of the building and construction sector. The Government will look at developing a new opt-in self-certification scheme for trusted building professionals and accredited businesses carrying out low-risk building work.**

**Self-certification for builders is just a proposal at this stage. Until new legislation is implemented, only electricians and gasfitters can self-certify.**

People in the industry have wanted self-certification for many years, and they will soon be able to have their say. Under the proposal, building professionals, such as builders, plumbers and drainlayers, will be able to self-certify their own work for low-risk builds without needing inspection. You will need to think about what this will mean for you as an LBP.

If people view the risks associated with self-certification as being too high, or the costs of establishing the scheme are prohibitive, the Government could use the changes set out in the 'granny flats' proposal as a way of "testing" self-certification on a smaller scale with less risk involved.

As with any changes to the Building Regulatory System, there is a process including policy work and consultation prior to any updates or new legislation being implemented.

*The following is reproduced from the Building Performance website [www.building.govt.nz](http://www.building.govt.nz)*

The Government has agreed to progress work on developing a new opt-in self-certification scheme for low-risk residential building work done by qualified building professionals and accredited building companies.

Options for a new opt-in self-certification scheme are part of the Government's wider programme to streamline our building system to make it faster and easier to build in Aotearoa New Zealand.

The new scheme will remove or reduce the third-party review role of Building Consent Authorities (BCAs) for qualified building professionals and accredited building companies carrying out low-risk residential building work. This would be done by:

- ▶ enabling a broad range of groups to be eligible to apply for participation in self-certification including individual practitioners and accredited companies such as volume builders .
- ▶ requiring that participants in the scheme demonstrate an appropriate, specified level of competency and experience and be trustworthy.
- ▶ limiting the type of work that can be self-certified to lower risk activities, for example, work on a simple residential dwelling.

CONTINUE >>



The new self-certification scheme has the potential to reduce the load on BCAs, shift accountability to those who are doing the work, improve the efficiency of the building consent system, and reduce costs.

MBIE will now proceed with detailed policy work and engagement with the sector to explore options for the design of a new self-certification scheme, including:

- ▶ oversight and monitoring of the scheme.
- ▶ the extent to which BCAs would be removed from the assurance process and the role of insurance.
- ▶ developing a more detailed criteria for the regime and an assessment of costs and benefits.

All changes to the Building Regulatory System undergo a thorough process, including consultation, before any updates or new legislation is implemented. This allows feedback to be provided in shaping any changes to building regulations and ensures all perspectives are considered before making any decisions to progress with proposed changes.

### Further reading - Cabinet paper

Read the Minister's Cabinet paper and his public announcement of the proposal to see what is behind the proposal and what needs to be done.

Exploring options for self-certification of building work

[www.mbie.govt.nz/document-library](http://www.mbie.govt.nz/document-library)  
(enter '29808' in the keywords search field)

Trusted building professionals able to self-certify

[www.beehive.govt.nz](http://www.beehive.govt.nz)  
(enter 'self-certify' in the search field)



Exploring options for self-certification of building work



Trusted building professionals able to self-certify

This article is relevant to these classes:



## Codewords Quiz

### 1. Under current legislation, who can self-certify?

- a) Builders
- b) Electricians
- c) Gasfitters
- d) Plumbers and drainlayers
- e) a) and d) only
- f) b) and c) only

### 2. What are some of the options that need to be explored for the design of the self-certification scheme?

- a) The oversight and monitoring of the scheme
- b) The extent to which BCAs would be removed from the assurance process and the role of insurance
- c) Developing a more detailed criteria for the regime and an assessment of costs and benefits
- d) All the above

### 3. Is an LBP able to self-certify their work now under this proposal?

- a) No, the proposals have not been finalised or approved by government
- b) Yes, electricians and gasfitters can self-certify, so I should be allowed to as well
- c) Both the above



LICENSED  
BUILDING  
PRACTITIONERS

### ADD TO YOUR LBP ACTIVITY LOG

This article is from Codewords Issue 122.

Log in to the LBP portal  
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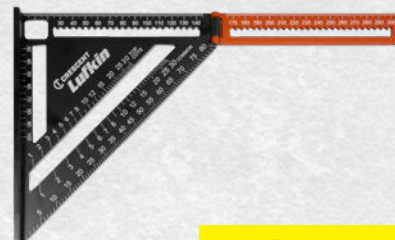


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# Celebrating success in building capability across the building and construction sector

In the first full year of implementing its strategy, the Building and Construction Training Fund (BCTF) has awarded over 55 scholarships to tradespeople completing advanced trade-related study and provided governance training for over 100 directors from its member constituency.

## What is the BCTF?

BCTF is an umbrella association representing 18 building and construction trade association members. It is focused on building capability across the industry by playing a lead role in advocacy around trade training and supporting access to ongoing development opportunities.

BCTF Chief Executive Grant Florence says that as an organisation focused on capability-building beyond initial trade training, BCTF helps bridge an existing gap in the sector, especially given the uncertainties of further vocational education reform.

“Supporting tradies and other professionals in the construction sector to do advanced study not only helps lift standards across the sector but is also one of the ways that we can retain valuable experience in the industry by helping them develop and potentially progress into new roles.

“Similarly, the governance training that we’ve been providing helps to build leadership skills in-house, ensuring that boards have the ability to think strategically about the future of the industry,” says Mr Florence.

## Investing in the future

In 2024, BCTF invested over \$300,000 in its members’ governance training and scholarships for individuals undertaking NZQA Level 4 or above qualifications in specialist construction in a range of areas, such as Building Information Modelling, Civil Engineering, Architecture, Kitchen Design and Construction Law.

In addition, BCTF has also supported initiatives to share best practice, such as developing best practice guidelines, and commenced a longer-term project to identify and map construction career pathways as an input to developing solutions to retain skilled tradespeople in the industry.

## Education and training reforms

“We’re doing what we can as an industry, but it’s also critical that the Government gets the latest round of vocational education and training reform right. We provided our feedback on the Government’s proposal for reform earlier in the year, sharing our view that the reform proposed does not go far enough to ensure that vocational education is truly industry-led to drive improved outcomes.

“This latest round of reform presents an opportunity to get things right, so BCTF is committed to ongoing engagement with Government to ensure the voice of industry, and ultimately learners in our sector, is heard,” says Mr Florence.

## BUILDING + CONSTRUCTION TRAINING FUND

In 2024, BCTF:

- ▶ Awarded over 55 scholarships to individual learners to undertake study related to their trade through \$160,000+ in scholarships.
- ▶ Provided Not-for-Profit governance training to over 100 of the board members from BCTF’s members to support capability building in the wider construction and building sector.
- ▶ Supported the development of best practice guidelines for the ceilings and cladding sector, and the tiling sector in New Zealand.
- ▶ Supported education and training activities at association members’ annual conferences and symposiums.
- ▶ Provided an industry-wide response to the proposal for Vocational Education and Training reform.

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# Teaching builders to build great businesses: A wrap-up from the ITM workshop

By Shane Ririnui, Head Of Compliance & Product, The Professional Builder

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BUSINESS ADVICE

**The Professional Builder (TPB) were excited to present at the ITM 2024 LBP Training Day events in Christchurch, Hamilton, and Auckland. It was an excellent opportunity to connect with residential builders and share practical strategies for running a more profitable business. Over 30 minutes, we aimed to deliver real value and give builders the tools to tackle some of the most common business headaches.**

Marti Amos, CEO and Founder of TPB, joined forces with Owen Chambers (General Manager), Brynn Wilson (Growth Advisor), and myself to lead the Profitable Projects Workshop. Although we could only dive into one area of our usual three pillars—Sales and Marketing, Teams and Systems, and Numbers and Pricing—we made sure it packed a punch. Here's a taste of what we covered:

## **1. Stages of growth**

We kicked things off by introducing TPB's Systems Roadmap, a framework designed to match your business systems to your current growth stage. It's like having the right tools in your toolbox for the job at hand. Whether you're just starting to scale up or ready to step back from the tools, this roadmap helps keep your business moving forward.

It was eye-opening to hear how many builders had to jump back on the tools over the past year without a clear plan to get themselves off them again. The current market is tough, but with the right systems, there's a clear path forward.

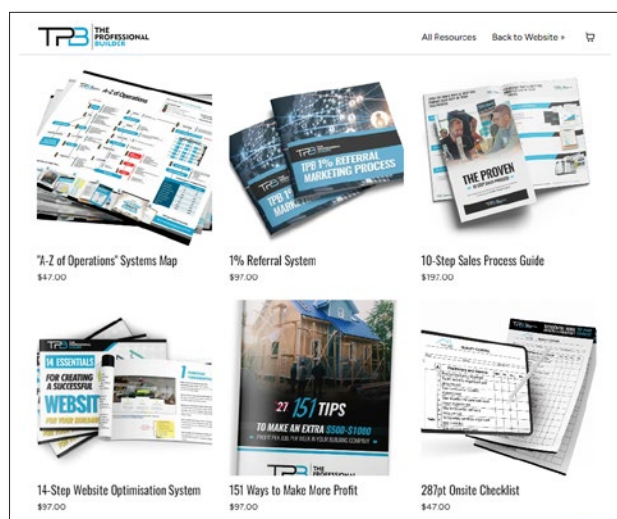
## **2. Tackling builders' biggest challenges**

Let's face it—many builders are feeling the squeeze with declining building consents. The culprit? A lack of solid lead generation and weak sales conversion. We shared simple, actionable solutions to turn things around, including tips on:

- ▶ Optimising your website and social media profiles to work as your 24/7 sales team.
- ▶ Implementing tools like the 1% Referral System to keep clients coming back.



Interestingly, when we asked the audience if they had a website, most said they didn't. Unsurprisingly, our Website Optimisation Guide flew off the shelves! (You can find it under the Resources section on our website.)



### 3. Marketing for builders: your 2025 game plan

One of the workshop's highlights was the introduction of TPB's 151-Point Profit Checklist. Builders loved how it could add an extra \$500 to \$1,000 net profit to their weekly earnings. We also covered:

- ▶ The "Charge for Quotes" script. A proven way to weed out tyre kickers and work only with serious clients.
- ▶ Our 10-Step Sales Process and 40-Point Website Audit. This will boost lead generation and conversions.

### 4. The "Wow Pack" – A pre-selling powerhouse

Ever heard of the Wow Pack? It's a personalised client gift that helps lock in an 80% conversion rate before you even step foot on site. Builders at the workshop were buzzing about how this simple tool builds trust and shows clients you mean business.

### 5. Real-world wins

Nothing beats hearing success stories from fellow builders who've walked the same path. We shared examples of TPB members who:

- ▶ Boosted their average contract size from \$150K to \$600K using TPB's marketing pillars.
- ▶ Won contracts \$140K above the competition with the "Quote as an Action Plan" process.

### Walking away with a game plan

The Profitable Projects Workshop wasn't just about taking notes - it was about taking action. Builders left with a clear vision of their dream business and concrete steps to get there. Whether it was charging for quotes, overhauling their website, or using the Wow Pack to impress clients, everyone walked away with strategies they could put into play immediately.

A big thanks goes to ITM for hosting these fantastic events. Together, we're raising the bar for how residential building businesses operate across New Zealand.

At TPB, we believe a great building business isn't just about nailing the craftsmanship - it's about creating a system that supports your goals, team, and life.



The TPB ITM roadshow team. From left - Andy Ross, Owen Chambers, Shane Ririnui, Marti Amos, Lucy Holder, Brynn Wilson, Karla Farrar

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# Best practices for plywood and engineered timber products

IBuilt CoreClad Plywood Cladding

10

PRODUCT KNOWLEDGE

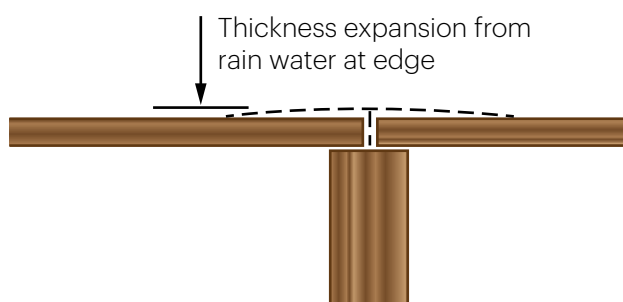
The importance of using high-quality materials and following best practices cannot be overstated. At the recent LBP Training Days hosted by ITM, IBuilt's Technical Manager, Bevan Snookes sheds light on the critical aspects of installing structural plywood, plywood cladding, and engineered timber products.

## Structural plywood

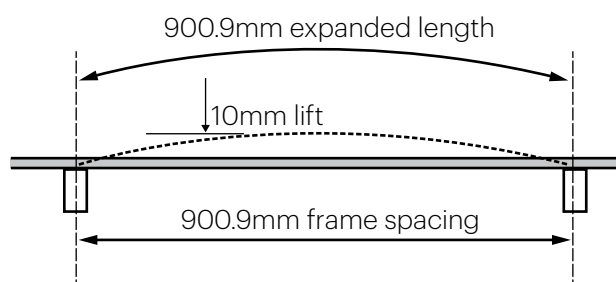
Structural plywood is a versatile material, but it requires care to get the best performance from it.

One of the key issues is the potential for plywood to buckle after installation from expansion due to increased moisture content.

To mitigate buckling, before installation, it is crucial to keep plywood dry and protected on-site by storing it covered on bearers on dry ground and, when installing, allowing 2-3mm of expansion gap at sheet ends. If however, the sheet is constrained by being installed butted against adjacent sheets, expansion can result in the sheet buckling or lifting up at the edges.



Edge expansion from water ingress



Buckling effect of expanded plywood



## Installation best practices

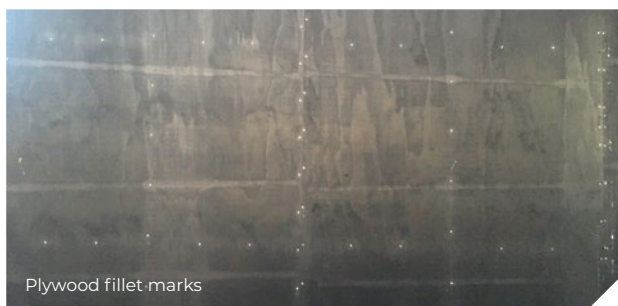
Proper installation practices are essential to ensuring the plywood's longevity and performance. This includes following the correct fixing pattern, using both glue and screws (particularly for flooring applications), and checking sheets for faults or defects before installation. When used as roofing substrate, joints can be taped over to prevent moisture uptake.

## Plywood claddings: What to avoid

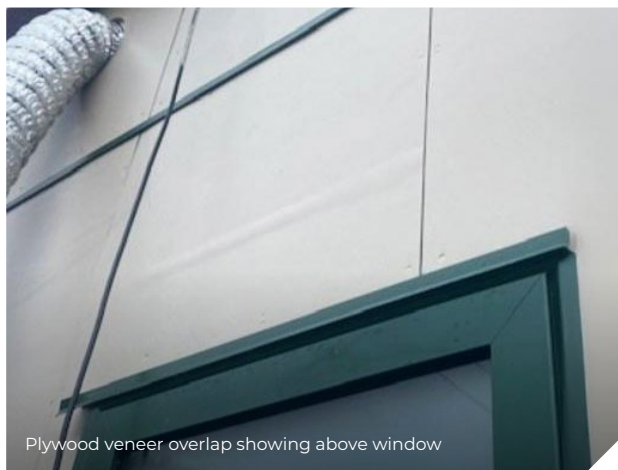
Using regular CD or DD H3.2 construction plywood as cladding is not recommended due to potential long-term performance issues, especially if aesthetics is important.

Construction ply can contain unwanted characteristics such as fillet marks, veneer overlap, and core gaps that can compromise its effectiveness as a cladding panel.

The smooth face on CD ply does not tolerate the cycling of weather conditions and can lead to face checking.



Plywood fillet-marks



Plywood veneer overlap showing above window



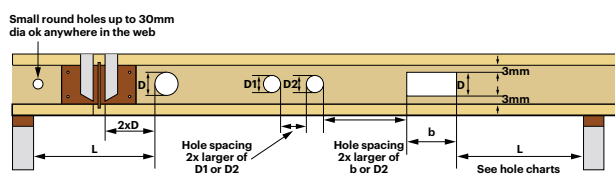
Weather checking from non-cladding plywood

It's recommended to use a product specifically designed and manufactured for cladding applications, such as CoreClad™. Its textured face and veneer treatment improve its durability. For plywood cladding optimal performance:

- ▶ ensure sheets are fully dry (15% or less MC) before priming or painting if exposed to moisture,
- ▶ do not over-drive nails,
- ▶ fully prime all factory and cut edges, including 150mm up the rear of the sheet, before painting.

## Engineered Timber I-Joists: Common pitfalls

Engineered timber I-joists are another critical component in modern construction. However, it is essential to avoid cutting the top and bottom flanges and be mindful of hole locations and size limitations. Adding notches to the top flange can happen, but they must be checked by the supplier so a remedial detail can be issued.



I-Joist Hole Placement

## Conclusion

By using high-quality materials, following best practices, and referring to installation guides, builders can ensure the structural integrity and longevity of their projects, ultimately leading to better outcomes for clients and customers.

To learn more on how to install IBuild's plywood & engineered wood products, visit [nzwoodproducts.co.nz](http://nzwoodproducts.co.nz)

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# Power up your mental fitness

  
Live Well, Build Well  
Waihangā Ora

**Just like you can become physically fitter, you can also build your mental strength and fitness. That's the thinking behind Live Well Build Well, a nationwide well-being programme helping builders and tradies manage the ups and downs of residential construction.**

The programme, which is in its second year, is rapidly building a community around mental fitness and encouraging builders and tradies to share what they do to keep well and stay on top of their game.

## **Making small, everyday changes**

Programme leader Rafael Caso says, "We use the term 'mental fitness' because for many people 'mental health' has become associated with illness rather than wellness. However, the research shows that small, everyday changes in how we think and what we do to keep well add up to huge gains in our mental health. We can still thrive no matter what life throws at us."

"Everyone has those days on-site when nothing seems to go right," says Rafael. "The good news is that you can train your brain to have more constructive thoughts. We're encouraging builders and tradies to learn these skills rather than waiting for the pressures of work to take their toll."

Raf has been giving toolbox talks to pass on mental fitness skills and strategies at workplaces and

businesses around the country. The main idea is that people invest in their well-being every day so they have plenty to draw on when the going gets tough.

## **The 5 S's**

Here's a quick summary of Raf's recommended approach to each working day called the 5 Ss.

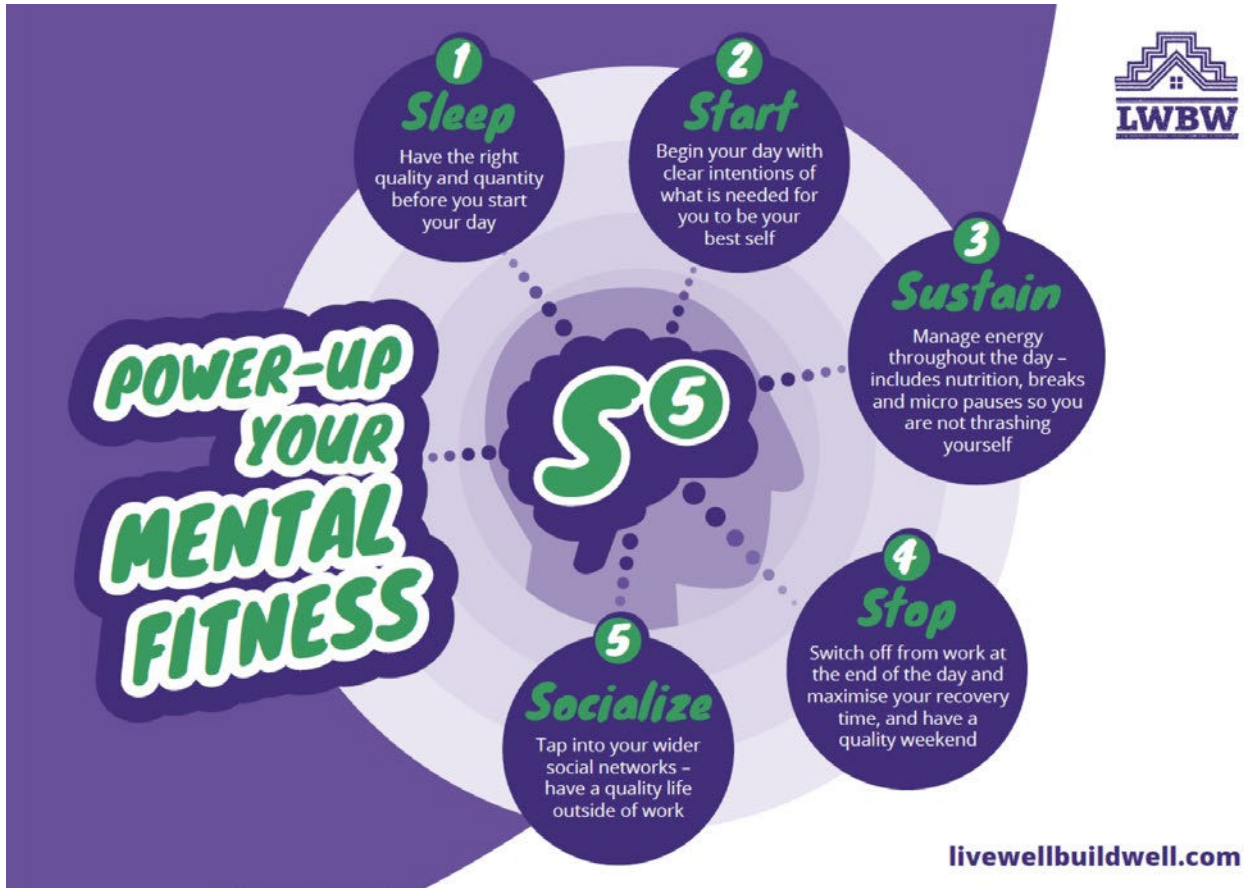
### **Sleep**

Make sure you have the right quality and quantity of sleep before you start work. Most of us need 7 to 9 hours of sleep each night to allow our bodies to repair and re-energise for the next day. You won't function at your best without the right amount of sleep.

### **Start**

Our brains love certainty, so plan out each day with clear intentions of what lies ahead and what's needed to be your best self. Prioritise the things you can control. List what needs to be done, plan what to attack first, and break down the work into achievable amounts so you're not overwhelmed.





### Sustain

Manage your energy levels carefully throughout the day. Make sure you eat properly and hydrate to keep the body 'fuelled up'.

Schedule breaks and micropauses during the day to recharge physically and mentally and maintain a good headspace. Taking time to slow down like this re-focuses your thinking and makes you more productive. Think in ways that keep things in perspective and help boost your mood.

### Stop

Switch off from work at the end of the day and maximise your recovery time. Set aside some quality time each weekend to do other things you enjoy, such as sports, hobbies or catching up with friends. You'll come back to work feeling fresher and more motivated.

### Socialise

Tap into your wider social networks and have a quality life outside of work. Ensure you have a good support crew to help you unpack your day. If you keep every work challenge inside your own head, life soon becomes overwhelming, so don't bottle things up. Getting things off your chest with family and friends relieves stress.

You can also help others doing it tough simply by being a good listener. You don't need to provide answers; just providing a friendly ear is a huge help for someone feeling 'under the pump.'

### Mental fitness makes a difference

A recent survey of 1,122 builders and tradies showed Live Well Build Well's impact on the industry:

- ▶ The average level of well-being among workers (as measured by the WHO-5's 25-point well-being index) has increased almost a whole point from 15.5 in 2023 to 16.4 in 2024. A score below 13 indicates poor well-being.
- ▶ The proportion of workers reporting poor emotional well-being decreased from 25% to 18% in the last year.

Raf says: "It's really encouraging that residential construction workers are taking more action to improve their well-being. The most important part of staying mentally fit is to make your well-being a priority, no matter how busy the week gets. Make time for activities that help you de-stress and recharge your batteries."

"Different things work for different people, so check out the Live Well Build Well website and social media feeds to see what other builders are doing and what could work for you. Even small changes can make a huge difference to how you feel at the end of each day or week."

To learn more, visit [livewellbuildwell.com](https://livewellbuildwell.com) and follow Live Well Build Well on social media [@livewellbuildwell](https://twitter.com/livewellbuildwell)



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# What are the risks that worry builders the most?

By Ben Rickard, Director, Builtin Insurance Brokers

16

INSURANCE

**Accidents on site have been identified as the most serious risk to the survival of a building business, according to participants at this year's ITM LBP Training Days.**

The results were compiled during Builtin's risk management workshops over the four days covering Auckland, Christchurch, Hamilton and Palmerston North. Almost 1,000 builders, ranging from individual LBPs to owners of large construction businesses, were asked to identify the top five risks that would impact the survivability of their business.

## **Health and Safety**

Aside from the physical and emotional trauma of a serious incident, the financial impact of a site being shut down while an accident is investigated and the potential time and money involved in any resulting WorkSafe prosecution weigh heavily on businesses and their owners.

From a risk management perspective, the health and safety obligations on builders and the support systems available are extensive. As the greatest risk identified by builders, this should, and in most cases rightly does, attract the most focus from construction businesses.

## **Bad debts**

Second on the list was customers not paying or cancelling. Participants felt that while this was relatively rare, it could have a significant adverse impact on their financial position if and when it occurred.

Builders also have a good amount of legislative support to mitigate bad debt risk through the Construction Contracts Act and the payment claim/payment schedule system. There is also a wide availability of professionally drafted standard form contracts, escrow services and other mechanisms to ensure prompt payment and minimise disputes. However, unlike health and safety, these are often not well used by builders, leaving them exposed to a significant area of risk without good risk mitigation practices in place. Insurance is typically unavailable to cover this risk, except for larger businesses where trade credit insurance becomes an option.

## **Natural disasters**

Third was the impact of heavy weather and natural disasters. While the destruction caused by Cyclone Gabrielle and the flooding in large parts of Auckland in early 2023 is still relatively recent, participants in Christchurch ranked natural disasters as the greater risk. Accidental property damage by staff (Auckland), the availability and reliability of staff (Hamilton) and theft of tools (both Palmerston North & Auckland) were seen as greater risks.

Damage and losses caused by weather and natural disasters are areas where insurance can traditionally help to reduce the financial impact on a business. The same applies to accidental damage caused by workers and theft of tools.



## Human resources

Staffing is another area that is heavily legislated but not necessarily in the employer's favour. It's also not an area where insurance can typically help reduce the financial cost of issues caused by workers (except in the case of employment disputes or liability for illness/injury).

At a total level, the top five risks represented over half of all responses. This tells us unsurprisingly that builders nationwide have very similar risks. However, there is some local variation.

## Risk mitigation

The responses, compiled via a series of focus groups, also asked participants to identify solutions to mitigate the risks they identified. None of these solutions will surprise anyone. Unfortunately, it's the putting into practice of effective risk mitigation strategies where builders typically fall down. From our experience this usually comes down to the time involved, the fact that the work required is often outside a builder's skill set and comfort zone, or they have a poor appreciation of the cost-benefit return from investing in risk mitigation measures.

## Creating a risk register

Builtin's Construction Risk Management Programme aims to change this. By making it affordable and easy for builders to create and maintain their own risk register, Builtin's goal is that builders will be able to take a more structured approach to managing their risks.

The programme involves an initial risk assessment workshop with business owners and key staff. Key risks are identified and quantified, and mitigation measures are developed (if they don't already exist).

This also helps business owners to identify and close gaps in their existing risk management practices. An easy-to-use, affordable online portal allows the business to assign owners to each risk, with regular review dates scheduled so that nothing falls through the cracks.



## The top 20 risks identified by participants at ITM's LBP Training Days in 2024

1. Accident on Site
2. Customer Not Paying/Cancelling Job
3. Natural Disaster/Weather
4. Theft of Tools
5. Staff Reliability/Availability
6. Property Damage (eg. Fire)
7. Defective Work by Staff
8. Financial Strain/Cashflow/No Pipeline of Work
9. Key Person Illness
10. Recession
11. Supply Chain Issues
12. Product Failure
13. Litigation/Contractual Disputes
14. Pandemic/Global Crisis
15. Subcontractor Insolvency or Defective Work
16. Pricing Errors
17. Regulation/Legislation/Council
18. Relationship Breakdown/Family Issues
19. Defective Design/Engineering
20. Cyber Security

## More Info

Find out more and register your interest here:  
[www.builtin.co.nz/risk](http://www.builtin.co.nz/risk)

Use Builtin's risk checklist to audit your next project:  
[www.builtin.co.nz/key-risks-checklist](http://www.builtin.co.nz/key-risks-checklist)



Builtin is New Zealand's Construction Risk Management Expert. For more information, visit [builtininsurance.co.nz](http://builtininsurance.co.nz), email Ben Rickard at [ben@builtin.co.nz](mailto:ben@builtin.co.nz), or call the team on 0800 BUILTIN.

# Survive 'til Thrive in '25

The construction industry is no stranger to fluctuating market conditions. With the economic upheavals of recent years, many construction firms have defaulted to defensive strategies, aiming to preserve resources and weather uncertain conditions.

Being conservative is understandable. However, as 2025 unfolds, the landscape is ripe for companies to adopt a more offensive business strategy that prioritises growth, innovation, and seizing market opportunities without crossing into recklessness. Here are four reasons why this approach is feasible and advantageous.

## 1. The changing market dynamics in 2025

Market analysts predict a steady recovery in the residential construction sector in 2025, spurred by pent-up demand and reducing interest rates. Millennials and Gen Z are entering their home-buying years. As long as they don't all move to Australia en masse, we should see a growing demand for new housing. Defensive strategies focusing on risk aversion may result in missed opportunities to capitalise on this surge.

## 2. Offensive strategies encourage innovation

The offensive approach aligns with the technological transformation sweeping the industry. From modular construction to AI tools and advanced project management software, technological advancements are available to reshape how residential construction projects are executed. Firms investing in these innovations can be on the front foot and differentiate themselves from competitors who are slower to adapt.

## 3. Defensive strategies risk stagnation

While defensive strategies prioritise resource conservation and risk mitigation, they can inadvertently stifle growth and innovation. Looking back at the GFC period around 2010, those companies that were defensive-focused took much longer to recover their market positions than those that took a more balanced or aggressive approach. Many never regained the lost ground. Firms that remain overly cautious may be outpaced by competitors aggressively pursuing new opportunities.

## 4. Mitigating recklessness with calculated risks

An offensive strategy does not equate to recklessness. The key lies in balancing ambition with pragmatism.

You can adopt calculated risks by:

- ▶ Scaling incrementally. Instead of overextending, you can expand your operations or service lines in phases.
- ▶ Building financial buffers. Maintaining a financial cushion of working capital ensures you can weather unforeseen challenges.
- ▶ Diversifying revenue streams. Offering related services, such as property maintenance or renovation, provides additional income channels.

## What can you do differently in 2025?

As you go forward into 2025, you should examine how you strategically managed your business over the past couple of years and decide if now is the time for a slightly new approach.

Adopting a more offensive business strategy in 2025 offers a pathway to growth, innovation, and market leadership. It will also help make your business more attractive to skilled staff, who will see you as more dynamic and forward-thinking.

While defensive strategies may provide short-term security, they risk leaving you unprepared for the opportunities a recovering market presents. By pursuing calculated risks, embracing technological advancements, and investing in talent, you can navigate the changing nature of the industry with increased confidence. This balanced-offensive approach maximises growth opportunities without sacrificing stability, making it the superior choice for forward-thinking businesses in the year ahead. It's time to Thrive in '25!

Sometimes, it's hard to step back from the pit face, look dispassionately at what you have been doing and make changes. If you need help conducting this review and putting a new plan in place, email me at [andy@tradescoach.co.nz](mailto:andy@tradescoach.co.nz), and we can schedule a time to talk.



Andy specialises in working with the owners of construction related businesses to build systems and profitability into their operations.





A better choice for  
you and the planet.

Weathergroove Ruff-Sawn

Weathertex is a proudly 100% Australian-owned and manufactured company, dedicated to producing high-quality wall cladding products that reflect our commitment to sustainability and environmental responsibility. Our extensive product range includes both Natural and Primed weatherboards and panel options, each designed to suit a variety of architectural styles and construction needs.

- ✓ Better than zero carbon footprint.
- ✓ 100% natural: 97% natural timber and 3% natural wax.
- ✓ Australian made and owned.
- ✓ No added silica, glues, resins or formaldehydes.
- ✓ BRANZ Appraised & Global GreenTag™ certified.
- ✓ Up to 25 year warranty not to rot, split or crack.



Primelok Federation Smooth & Weathergroove 300 Smooth



INSTALLATION MANUAL & VIDEOS  
Scan the QR code to learn about  
how to install Weathertex products.

BIM/CAD FILES

Scan the QR code to download our  
BIM/CAD files for New Zealand.



# Complaints not upheld

20

CODEWORDS

## We examine a recent 'not upheld' decision by the Board and discuss how the case was decided.

The Building Practitioners Board considers complaints against LBPs. To assist the Board, the Registrar of LBPs delegates the task to the Investigations Team within Occupational Regulation, MBIE. The Registrar will provide a report to the Board for consideration. If the Board decides to hold a hearing and an LBP has breached grounds for discipline, the complaint is upheld, and the Board will then decide on an appropriate penalty.

If sufficient evidence is not obtained, the complaint may be 'not upheld' by the Board,

Recent 'not upheld' decisions show that professionalism, good record keeping, and open communication with the client are not simply good business sense, they can also provide evidence in response to potential complaints.

In one of those 'not upheld' decisions, the respondent was contracted to build an extension on a 1950s holiday home. The build was delayed at the framing stage by weather events and insurance claims related to cyclone Gabrielle.

The Board decided to investigate whether the respondent had, contrary to section 317 of the Act:

- a. carried out or supervised building work in a negligent or incompetent manner
- b. carried out or supervised work that does not comply with a building consent
- c. failed to provide a record of work (RoW)
- d. breached the Code of Ethics, and
- e. conducted himself in a manner that brings, or is likely to bring, the regime into disrepute.

Regarding the Code of Ethics allegations, the specific points were:

- 10. You must comply with the law
- 21. You must price work fairly and reasonably and
- 25. You must conduct your business in a methodical and responsible manner

The specific Code of Ethics matters under investigation related to the absence of a building contract (Provision 10) and his contract administration processes (Provisions 21 and 25).

### The Board's findings:

#### **Negligence or incompetence**

The complainant commissioned a report from a building consultant after a commercial dispute following the weather event. The report was to work out what stage the job was at.

The consultant's report raised compliance issues, including, among others, that there had been no inspection of the piles and foundations and that the flooring was installed without following the manufacturer's instructions. The respondent provided evidence that the building consent authority had issued a waiver for that inspection because there was engineer oversight. The respondent explained that the flooring was installed in that way so the machinery could get to the retaining wall that was being built. This would also allow the framing work to continue.

The Board noted that, while not everything was up to acceptable standards, the respondent did not act in a negligent or incompetent manner.

#### **Contrary to a building consent**

Building consents provide detailed plans and specifications for building work. They are issued on the understanding that the building work will meet the provisions of the Building Code.

The early designs submitted for a building consent included the engineering design of the retaining wall, however, during the RFI process, the designer omitted the retaining wall design in favour of battering the slope. A subsequent change to on-site conditions meant that battering would not be sufficient, so the respondent asked for input from the designer and the engineers, and construction of the retaining wall carried on.

The Board decided that there was no building work that was different from the building consent.



## Failure to provide a Record of Work

An LBP must provide a Record of Work (RoW) when they complete their restricted building work.

The building work stopped because of contractual issues. The respondent provided evidence that they were attempting to return and continue the work, and there was no formal contractual termination. The respondent said the first they heard they would not be continuing was when they received the complaint, and because of this, the Board found that work was complete when the complaint was made.

As the complaint was made before the work was complete, the respondent had not committed the disciplinary offence of failing to provide a RoW.

## Code of Ethics and disrepute

The high threshold test applied to negligent or incompetent conduct also applies to Code of Ethics breaches and disreputable conduct, in that the conduct must be sufficiently serious enough for the Board to make a disciplinary finding.

The respondent provided copies of a contract and disclosure information for the project during submissions before the hearing. The complainant accepted they had been provided with those documents, so the Board will not investigate the allegation further.

Regarding the respondent's contract administration processes, the issue under investigation was whether the respondent correctly dealt with cost fluctuations and variations. Again, the respondent provided the Board with copies of correspondence with the complainant, which showed that they were following a process and communicating with the complainant regarding those items. The Board decided that further investigation was not necessary.

## The outcome

The Board decided not to uphold the complaint as the respondent did not commit a disciplinary offence.



LICENSED  
BUILDING  
PRACTITIONERS

This article is relevant  
to these classes:



# Codewords Quiz

- What did the respondent do when a change in site conditions meant battering the bank would not be sufficient?**
  - They did it anyway because it was on the plans
  - They asked for input from the designer and engineers
  - They just decided to build the retaining wall
- How did the respondent defend himself against the complaint that he failed to provide a record of work?**
  - By providing evidence that he was attempting to return and continue the work.
  - There was no formal contractual termination, so he believed he was still contracted to complete the work.
  - Both the above
- What did the respondent provide as evidence against the Code of Ethics allegations?**
  - That a contract and disclosure information for the project was sent to the client.
  - They provided copies of correspondence with the client, which showed he was following a process.
  - They were communicating with the client.
  - All of the above

**ADD TO YOUR LBP ACTIVITY LOG**  
This article is from Codewords Issue 122.

Log in to the LBP portal  
lbp.govt.nz (or scan the QR  
code) and update your Skills  
Maintenance activities.



Armorsteel®, a division of Riverlea Group Ltd, is dedicated to providing the highest-quality steel cladding systems that are specifically engineered for the challenging New Zealand environment.

Our products have been developed with a focus on durability, ensuring that they can withstand the harshest of natural elements that New Zealand has to offer.

Our commitment goes beyond quality products; we strive to provide outstanding service and support to our customers throughout New Zealand.

[armorsteel.co.nz](http://armorsteel.co.nz)

## INTRODUCING PERSONNEL ACCESS DOORS

### CRAFTSMAN



Convenient and safe door panel with a lock system you can rely on. Plus, they come in a variety of colours to match your style.

- Polycore 35mm door panel clad with UltraZen® 0.55mm G300 pre-coated steel skins
- 3x Pre fitted stainless steel hinges for ease of hanging onsite
- Designed to be hung left or right
- 15 Popular colour options or Zinc

### MAESTRO



Whether your project demands a secure commercial entrance or a reliable access point for your shed, the Maestro seamlessly blends functionality, strength, and aesthetic appeal.

- Solid polycore 35mm door panel clad with UltraZen® 0.55mm G300 pre-coated steel skins
- Heavy Duty Powder Coated framing
- Designed to be hung left or right
- External opening for fire egress
- Available as full frame or as a level entry
- Aluminium anti-theft plate for added security
- 15 Popular colour options

## OUR STEEL PROFILES

### CORRUGATE



Explore this classic New Zealand cladding and roofing option, valued for its wide sheet coverage, easy installation, and enduring popularity as a cost-effective solution.

### BIG 5™



Ideal for residential and commercial use, this 5-Rib™ trapezoidal profile offers robust design, aesthetic appeal, and efficiency, especially for large projects.

### STYLE CLAD™



Style Clad™ 6 Rib Profile offers modern, clean lines and cost-effective wide sheets, making it a popular, aesthetically pleasing choice for wall cladding.

### LINEAR 800™



Armorsteel® Linear 800™ cladding offers an economical, low-maintenance "vertical board" look with an 800mm cover and 15mm rib, ideal for external walls.



# UNI PLUS Flexible Air Barrier

23

PRODUCT KNOWLEDGE

CONTINUE >>

## A practical wall underlay solution for New Zealand builders.

Masons UNI PLUS Flexible Air Barrier is a durable, pliable wall underlay designed to provide up to 90 days of UV and weather protection during construction when used with Masons UNI Fasteners, Flashing Tapes, and Penetration Seals.

The weather protection allows builders to continue internal work such as lining, insulation, GIB® stopping, and undercoating before cladding is installed.

Known as the 'blue wrap', UNI PLUS offers many of the benefits of rigid air barriers with easier installation and lower labour costs.

### Product features

- ▶ **Durability:** Thicker and stronger than standard building wraps or papers.
- ▶ **Fire Retardant:** Meets fire safety requirements.
- ▶ **Certified:** Codemark Certified for compliance with the New Zealand Building Code.
- ▶ **Convenient Sizes:** Available in 2.74m and 1.5m tall rolls for different needs.
- ▶ **Weather Protection:** Provides temporary UV and weather protection for up to 90 days, allowing internal work to progress without cladding in place.
- ▶ **Moisture Defence:** Acts as a secondary barrier against moisture throughout the building's lifespan.
- ▶ **Breathability:** Allows vapour to pass from inside the building to the outside.
- ▶ **Cost-Effective:** Delivers similar benefits to rigid air barriers at a fraction of the cost.





## Installation requirements

Proper installation of UNI PLUS must be carried out by a Licensed Building Practitioner following Masons' installation instructions. Comprehensive guides are available in video and print formats, and on-site training can be arranged through Masons Representatives. Key installation points include:

- ▶ Fix with the printed side outward, running the wrap horizontally and pulling it taut over the framing.
- ▶ Use Masons UNI Fasteners (nails/washers or screws) for fixing; staples are not permitted.
  - **Timber frames:** Use UNI Cap Nails.
  - **Steel frames:** Use UNI fasteners with self-drilling screws.
- ▶ Ensure all laps are 150mm, horizontally and over studs vertically, with upper sheets overlapping lower ones to direct water outward.
- ▶ Extend 50mm below the bottom plate or bearer.



CN100  
UNI CAP NAILER GUN



UNI<sup>®</sup> FASTENERS



PENETRATION SEALS



40 BELOW PLATINUM  
40 BELOW FLEX



**MASONS**  
Designed Smart, Built Tough.

### Additional Resources

Detailed technical documents, installation guides, and training videos are available on the Masons website. Alternatively, contact your Masons Representative via the 'About Us' page at [mpb.co.nz](http://mpb.co.nz).







# Every step you take can reduce your carbon footprint

25

SUSTAINABILITY

**Climate change really hit home in New Zealand over the last couple of years and many kiwis are still struggling to recover from devastating weather events that destroyed homes and livelihoods. What can builders do about all this?**

The United Nations' sustainable development goal for climate action is unquestionably the most urgent of all, and designers and builders are in a position to make the biggest contribution to fixing some of the problems.

The construction industry is incredibly carbon intensive and significantly contributes to climate change. And to compound things, the industry is also enormously wasteful. Over 50% of all waste dumped at council refuse facilities in New Zealand is construction waste.

## **Build a positive energy house**

One of the most effective ways of building a climate-positive home is to collaborate as closely as possible with your customer and designer on key things such as passive solar design, material selection, and ongoing energy use.

Zero-energy homes have an energy-efficient thermal shell and low-energy appliances. When combined with renewable energy systems such as solar power and heating, their total energy production minus their total energy use over a year equals zero.

The key to designing a carbon-positive home is first to minimise energy demand and then use renewable energy sources to meet the remaining demand. Choose a site that allows for passive solar design and renewable energy generation. Choose materials that have low embodied energy and emissions.

## **Build for climate change**

BRANZ has carried out considerable research on the effects of construction on climate change and the need to build homes that are both energy-efficient and resilient to more severe weather events.

Some of their conclusions will likely be incorporated into the Building Code in the future. These include:

- ▶ Incorporating carbon performance into the Building Code.
- ▶ Updating Building Code requirements to ensure buildings are designed and constructed to withstand more extreme climate hazards.
- ▶ Identifying and adding climate hazards not currently in the code.

## **Targeting waste**

The other part of the equation is waste. Besides the adverse affect on carbon emissions, construction waste is a waste of money. As much as 4 tonnes of waste materials, worth around \$30,000 per house, goes to landfill.

A well-designed positive energy house should use materials in the most effective way possible, using standard-sized materials, panels and other components to minimise offcuts and waste.

Most importantly, builders should develop closer cooperation with the designer, quantity surveyor, and materials supplier to ensure you only order the materials you need to minimise waste.

This article is the sixth in a series of articles exploring the United Nations Sustainable Development Goals and how they affect building and construction in New Zealand.

**13** CLIMATE ACTION



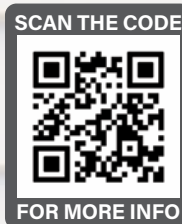
### **Goal 13: Climate action**

For further information, visit [sdgs.un.org/goals](https://sdgs.un.org/goals)

**SUSTAINABLE DEVELOPMENT GOALS**

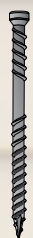


# T-REX17® JOLTSCREW



## MARINE GRADE

### OutDoor XGuard



#### Jolt Head

For weatherboard, door frames & windows

- 8g x 65, 75 & 90mm
- Double locking thread
- T-REX Teeth
- Type 17 point
- T15 TX drive

#### T15 TX Drive Jolt Head



#### Double Locking Thread

Prevent pull out up to 50%

#### T-REX Teeth

Quicker & Easier to install

#### Type 17 Self-piercing predrilling

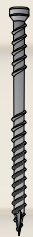


Endorsed by



Hume Pine  
Niagara  
OTC Timber

### 316 S/Steel



#### Jolt Head

For weatherboard, door frames & windows

- 8g x 65, 75 & 90mm
- Double locking thread
- T-REX Teeth
- Type 17 point
- T15 TX drive

#### T15 TX Drive Jolt Head



#### Double Locking Thread

Prevent pull out up to 50%

#### T-REX Teeth

Quicker & Easier to install

#### Type 17 Self-piercing predrilling



Endorsed by



Hume Pine  
Niagara  
OTC Timber

### 316 S/Steel Bronze



#### Jolt Head

For weatherboard, door frames & windows

- 8g x 75mm
- Double locking thread
- T-REX Teeth
- Type 17 point
- T15 TX drive

#### T15 TX Drive Jolt Head



#### Double Locking Thread

Prevent pull out up to 50%

#### T-REX Teeth

Quicker & Easier to install

#### Type 17 Self-piercing predrilling



### 316 S/Steel Black



#### Jolt Head

For weatherboard, door frames & windows

- 8g x 75mm
- Double locking thread
- T-REX Teeth
- Type 17 point
- T15 TX drive

BLACK COATED

#### T15 TX Drive Jolt Head



#### Double Locking Thread

Prevent pull out up to 50%

#### T-REX Teeth

Quicker & Easier to install

#### Type 17 Self-piercing predrilling



## Holding Power

FIXING TYPE	Withdrawal in pine - 31mm penetration (LPL - kN)	Head pull through in weatherboard 19mm thick (LPL - kN)
JoltScrew SS316 8g x 75mm	3.89	1.48
JoltScrew SS316 8g x 90mm	5.29	1.48
Jolt Head Nail 75 x 3.15mm	0.66	0.56
Jolt Head Nail 60 x 2.80mm	0.54	0.32





# T-REX17® DECKING SCREWS

SCAN THE CODE



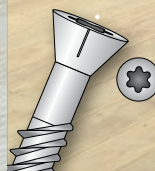
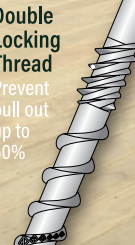
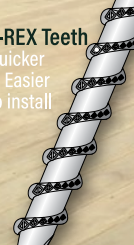
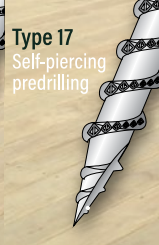
FOR MORE INFO

SOFT WOOD

**Countersunk Head**

For pine decking, wood projects

- 304 stainless steel
- 10g x 60, 65 & 75mm
- Double locking thread
- T-REX Teeth
- Type 17 point
- T25 TX drive

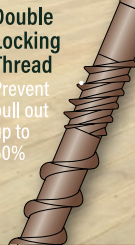
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SOFT WOOD

**Countersunk Head**

For pine decking, wood projects

- 304 stainless steel bronze
- 10g x 65mm
- Double locking thread
- T-REX Teeth
- Type 17 point
- T25 TX drive

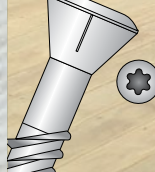
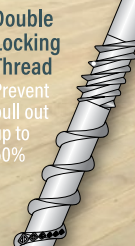
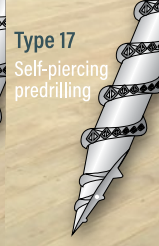
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predrilling

SOFT WOOD

**Oval Head**

For pine decking, wood projects

- 304 stainless steel
- 10g x 60, 65 & 75mm
- Double locking thread
- T-REX Teeth
- Type 17 point
- T25 TX drive

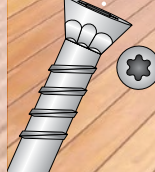
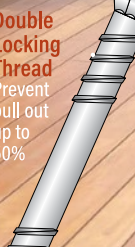
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Self-piercing  
predrilling

HARD WOOD

**Trim Head**

For Kwila, Garapa, Vitex decking

- 316 stainless steel
- 10g x 60, 65 & 75mm (T20 TX drive)
- 12g x 65, 75 & 90mm (T25 TX drive)
- Double locking thread
- T-REX Teeth
- Reverse tip

TX Drive  
Trim HeadDouble  
Locking  
ThreadPrevent  
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Endorsed by

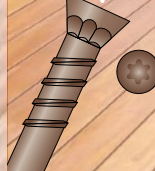
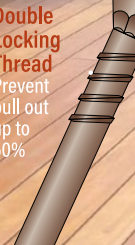
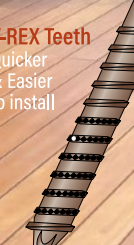


HARD WOOD

**Trim Head**

For Kwila, Garapa, Vitex decking

- 316 stainless steel bronze
- 10g x 65mm
- Double locking thread
- T-REX Teeth
- Reverse tip
- T20 TX drive

T20 TX Drive  
Trim HeadDouble  
Locking  
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& Easier  
to installReverse Tip  
Minimizes  
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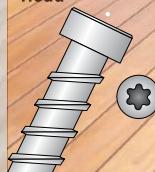
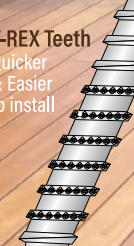


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# The game fishing checklist

By Matt Watson, Fisherman

28

FISHING

**Before you head out to battle the magnificent marlin, tuna and sharks that arrive on our coast at this time of year, I've compiled a list of things to check off your list to help make that trip safer and more successful.**

## **1. The boat**

When venturing offshore for game fishing, it is imperative that the engine is in good working order. Also check the pumps on the live bait tank and tuna tubes; check that outrigger clips are working and that all the electronics are working (transducers often get growth on them over the winter for boats that are moored or in a marina).

## **2. Tackle**

How old is that mono?! Two seasons is the maximum limit (for me) on even the least used and best-looked-after line. If you don't change it, at least remove the top 30 metres or so and re-tie all the knots. Don't worry about losing a wee bit of line from the top of the spool.

Check all leaders on lures for wear and pay particular attention to where the leader goes through the lure head. It pays to re-crimp everything. Crimps corrode, so re-crimp all lures. Crimps are cheap, and it only takes a minute. If nothing else, it'll make you feel more confident having new line and new rigs when you've hooked the big one. Once you get the rod rollers lubed, reels serviced, and your hooks sharpened, your tackle maintenance is about done.

## **3. Bits and pieces**

Rubber bands deteriorate over time, so get a couple of boxes. There are 101 uses for the good ole #32 rubber band on a game fishing boat.



A file! It bewilders me when I step aboard game fishing boats that they don't have a file for the hooks, and when they do, they are often an old rusty thing that you couldn't file your nails with.

And if all the fish in a pack attack, you will need a gimbal and harness for every rod in the water. More lures do not equal more fish – they equal more tangles. Four lures is more than enough!

#### 4. Safety Gear

Aside from the obvious life jackets for everyone, a means of communication (VHF radio, cellphone or SSB) and EPIRB, there are other safety considerations when game fishing.

Bolt cutters are handy for cutting a big hook that may have hooked someone. The alternative, which doesn't bear thinking about, is a long, uncomfortable trip to the hospital wearing a 12/0 game fishing hook.

Sunscreen and hats are a must out on the briny over the summer. Polarised sunnies are effective for spotting fish and will also protect the eyes. Always have a first aid kit on board. A torch with batteries is also handy even if your boat already has adequate lighting, just in case you need to fight a big one into the night.

But the most important part of safety isn't life jackets or emergency calls – it's not getting into strife in the first place. Prevention of an incident is better than parking an ambulance at the bottom of a cliff. Sadly, already this summer, people have drowned while wearing life jackets because they've made bad decisions. So check the weather and know the limits of your boat and the limits of your experience.



Builder Chris Sinclair on his first day out game fishing with an 800lb Blue Marlin off the Northland coast.



#### Need more tips and tricks?

If you need more game fishing tips, from rigging to live baiting to filleting, check out the **Game Fishing Tips** playlist on the Ultimate Fishing TV app or the Ultimate Fishing YouTube channel.





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