

The New Zealand LIFT FAX

The New Zealand Lift Fax is produced bi-monthly for the NZ lift industry. Just send your email address to LEC to subscribe.

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05/2008

WHAT'S GOING UP or DOWN THIS MONTH:

ECONOMIC & EARTHQUAKE MOVEMENTS:

New Zealand had a net loss of 3,400 migrants in the March 2012 year. Annual net migration has been negative since the October 2011 year, and peaked at 4,100 in the February 2012 year. In the March 2012 year, there was a net loss of 39,500 people to Australia, the highest ever recorded. There were 53,200 departures to Australia (also a record), offset by 13,800 arrivals from Australia. In both directions, most migrants were New Zealand citizens. In the March 2012 year, there were net gains of migrants from most other countries, led by the United Kingdom (5,500), India (5,200), and China (5,000).

Source: Cathryn Ashley-Jones, Acting Government Statistician.

IS THIS YOU?

Have you got sound lift industry experience with respect for people, but are looking to have more control over your own destiny and work ethics in this bottom-line age, then maybe consider being mentored by LEC over a few years as you establish yourself in this market, and control your own destiny.

The opportunities are what you make them, but with demand for expertise in the selection and certifying of lifts and escalators in Christchurch increasing over the coming 10 years, demand should begin to go exponential in 2013, and Bob Johnston is moving toward a house rebuild and retirement, and if the right person is interested, may work to retain LEC services in this market through an assisted handover to the right person.

EDITORIAL:

DOMESTIC LIFT ONTO A COMPLIANCE SCHEDULE:

The DBH in its foresight in the 2004 Building Act update, accepted the anomaly that a cable car (inclined lift), required it to be on a Building Compliance Schedule if it was attached to or servicing a single domestic dwelling, but that's not the story here!

This analogy seems to have been adopted into the 2012 BA Amendment to address another grey area relating to single domestic dwellings, where they form part of a commercial building on the same title. In this instance a 3 level apartment and office with fire and security separation but with individual accessibility, all forming part of the same building. A lift was installed under a D2 domestic Alternative Solution Consent, but when the Building Compliance Schedule was issued, the building was not classed as a single dwelling, and so the lift was required to be included on the Schedule, and therefore required an annual D2 WOF inspection and 12a statement to be issued annually. As an annual D2 WOF checklist was not produced during the initial Consent process on the acceptance that the apartment was a separate domestic installation, the Building Compliance Schedule side of the Council now required the owner to complete a WOF inspection and issue a 12a to enable the apartment to be entered onto the Building Compliance Schedule.

Also of interest was that this was only within a few months of the Building Code of Compliance being issued.

And so as a D2 lift inspector my initial response was that a domestic lift doesn't need to go onto a Compliance Schedule, but as with all evolving code interpretations, unforeseen hurdles sometimes need to be bridged, and so after due consideration and discussion with Council, an understanding was reached, and a domestic lift WOF check list and 12a was produced for Council, and a D2 domestic lift went onto the mixed building Compliance Schedule requiring 12 monthly maintenance and annual IQP inspection. Ed.

LBP SYSTEM SPREADING:

To date, the **Licensed Building Practitioner**

system implemented in March 2012 only relates to domestic building work

and its associated trades; of course with the usual 'Professionals' gratis recognition, but I understand in Christchurch that CERA project managers such as Fletchers Construction are requiring LBP registration for any of their sub-contractors, including design draughtsman, and I presume for any diploma only certified skill.

I'm all for excellence and peer skills training, but this type of certification I feel is more about sustaining privilege in our society and being politically correct, having little to do with improving process and performance.

**Get
Licensed**



**Restricted
Building Work**



Understandably this LBP foray and associated overhead cost will quickly morph across the whole building trade like the fluoro safety vest and other fads, where through press releases and mirrors it looks like Government has its finger on the pulse, but in reality is only reorganizing the deckchairs once again as it steams toward the Atlantic iceberg. Instead of propagating a building environment based on exclusion and penalty like the CERA CBD, why not try inclusion and encouragement for all to be proud to participate in the solution.

EARTHQUAKE UPDATE:

It is now 20 months since the first quake rocked Christchurch and 16 months since the devastating 6.3 shake demolished the CBD, and a lot has been done since the rescue parties moved on and the demolition crews moved in.

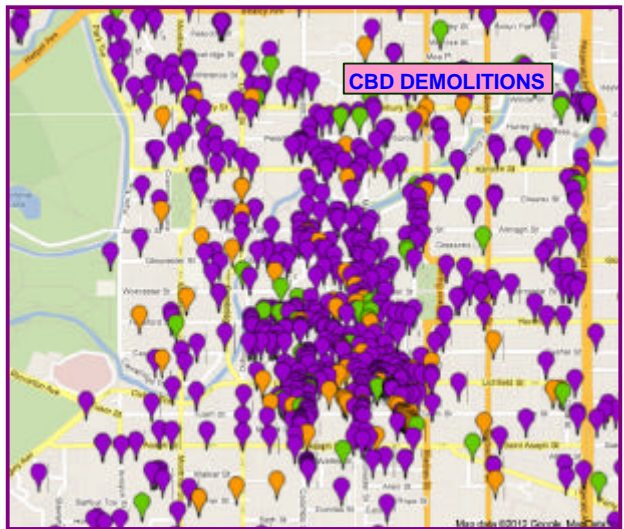
As you can seen a significant number of buildings have been removed including most tower blocks, but still there is about 20% to still be demolished and I suspect rebuilding of the CBD won't begin in earnest until 2013, and may take up until the next decade passes before a semblance of normality returns.

There is hope! Hope that the opportunity to rebuild will be a considered one and a better city will emerge from the rubble. Hope that the people of the city's needs are not



There are **1035** public buildings to be either demolished or made safe in Christchurch. Of these, **770** have already been demolished to date with another **180** still to go.

50 of these buildings have been deemed significant structures, or more than 5 storeys high.



The



overlooked to the bureaucracy, greed and vested interests, and Christchurch can one again be a good place in which the communities can once again grow, and in which we can be proud.

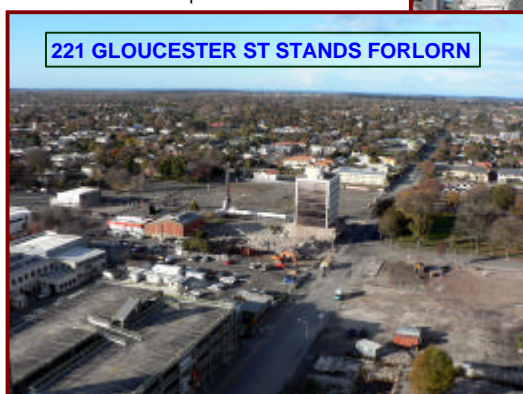


Park Royal Hotel; once the proud crown jewel of Christchurch's hotels, and more lately known as the **Crowne Plaza Hotel**, now resides as just a pile of concrete rubble to be ingloriously disposed of.

There are still many 15-20 storey or more buildings to come down (see next article). Until these do I suspect the cordon



With so much damage to drainage, water supplies, roads and sewage let alone buildings, time has been lost to the imensity of the problems and progress seems slow, but gradually the rubble is being removed and the foundations on which to build are being re-established, but with each individual being effected differently, it is difficult to gauge how people are fairing in their everyday lives. There are amultitude of stories of hardship, along with the lucky escapes that still dominate every get together or conversation, but many people are standing alone against an unknown, a non-responsive insurance industry, which at present has hold of their life.



around the Red Zone will remain. Once these landmarks are gone, the city will only have a couple of buildings over 15 storey's with acres and acres of undeveloped blocks on which to make a restart. This is not expected to

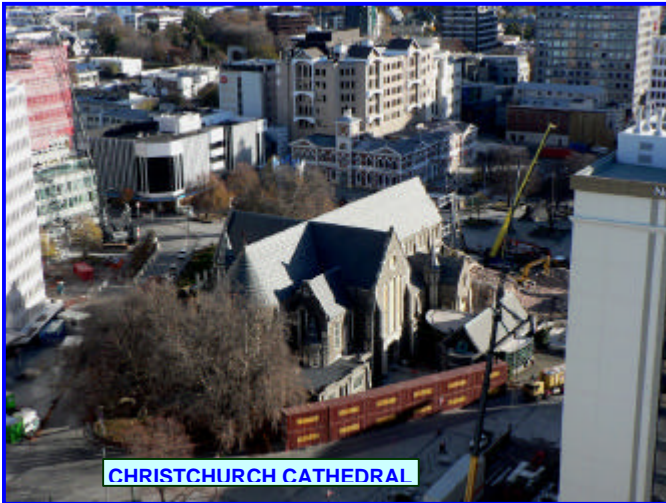
happen until the end of the year. No one knows how long it will take to recreate this city, all I know is I'll most likely be retired in the 18 months before my home is rebuilt to achieve some normality, and then another decade or more to gain a semblance of what was! At right the symbol of the earthquake, the Grand Chancellor Hotel bites the dust!



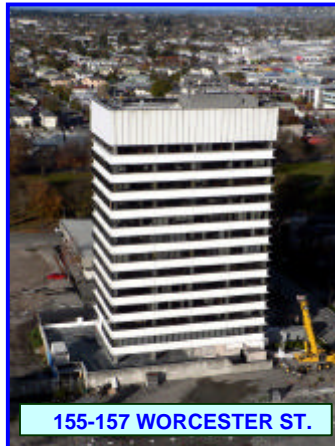
HIGHRISE BUILDINGS STILL TO BE DEMOLISHED:

I had a job in the Christchurch CBD last week that gave me the opportunity to get a panoramic view of all that is left in the way of tall buildings to remove before we can begin the central Christchurch rebuild.

So with a camera in hand here is the result of those I recognized as still standing but due to come down this YEAR.



CHRISTCHURCH CATHEDRAL



155-157 WORCESTER ST.



FORSYTH BARR BUILDING



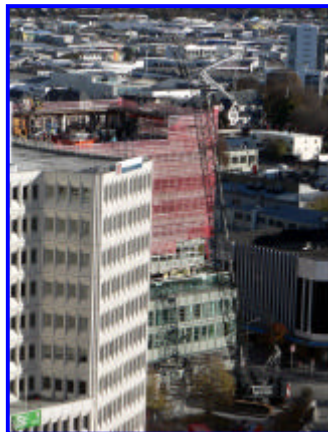
COPTHORNE HOTEL



ALL SEASONS HOTEL



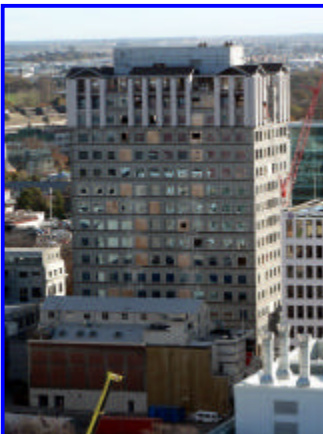
WESTPAC BANK BUILDING



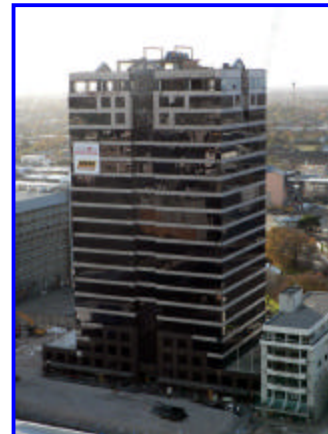
BNZ BANK BUILDING



NEW IRD BUILDING



CLARENDON TOWERS



PRICE WATERHOUSE



POSSIBLY AMI STADIUM

THE 4th BILL BECOMES AN ACT:

The 4th book of amendments; known as the Building Amendment Act 2012 that passed into law on 12th March 2012, attempts to once again address the short-comings of the 2004 Building Act update, but rather than amend for the better, it once again makes wholesale political changes to cover its past oversights that not only further confuse those just getting a handle of the 2004 update, but adds more bureaucratic process, changes terminology and again focuses on punishment to compel compliance that only alienates those who have to try and work within its ever changing parameters. At this rate this wave of unmitigated changes may surpass all the many years of producing disjointed prescriptive anomalies created to control the Building industry in NZ prior to 1991.

DOWNLOAD THE AMMENDMENT ACT:

<http://www.dbh.govt.nz/building-amendment-act-2012>

DOWNLOAD THE FULL UPDATED 1012 BUILDING ACT:

<http://www.legislation.govt.nz/act/public/2012/0023/latest/DLM3387709.html>

Since introduction of the Building Act 1991 we have seen a continual dumbing down of the enlightened, simple performance aspiration of the Act with its respect and intention to capture building industry expertise to confirm the best solutions, and employ the building authorities to do what they are good at, and ensure a consistent process and a suitable auditable record is produced for all building work, rather than to be the prescribers of every solutions.

Performance enables considered change to evolve without unwarranted restriction, whereas prescription based codes should only be seen as recommended guidelines based on past knowledge, as they can reflect vested interest and can quickly stagnate without constant review and become a restriction to progress, as we experienced pre 1991.

The political bureaucracies of Government and Councils like many institutions reflect little faith in the building industry and its peoples, suggesting their failures are due to a lack of ability and poor intent, and so espouse the high overhead cost of bureaucratic categorization and certification of persons, along with implementation of severe penalty for misdemeanors to retain a semblance of governance.

<http://lbp.dbh.govt.nz/publicregister/search.aspx>



But in the end, this lack of trust only reflects the political disposition of those who propagate it, and stifles the desire to participate in those who strive for excellence in what they achieve. Instead we are led by those who gain position through influence and seek privilege and power over others to satisfy their gratifications in life,

The end result once again sees large changes to processes, terminology and structure with the focus on more direct bureaucratic powers over those carrying out building work at the workplace, and increased penalty and suspensions to be able to politically apportion blame for any perceived oversights and indiscretions. eg.

<http://www.dbh.govt.nz/lbp-complaints>

Resultant Powers of the LBP Licensing Board:

- o cancel an LBP's licence
- o suspend an LBP's licence for up to 12 months
- o restrict the type of work that an LBP can do or supervise
- o order that an LBP be formally reprimanded
- o order an LBP to do training
- o fine an LBP up to \$10,000.

Where blame and shame has become the mantra of Governance in NZ, and hit the pocket the means of making it economically viable, how can we ever expect to evolve into a fair and just society with the only means of encouraging improvement in participating, is conformance through fear, job-loss or penalty.

WHAT'S MISSING!

For 20 years of trying to work under the Building Act in the lift Industry, we have only ever asked for an efficient national process of certification of lifts to attain a consistency in process.

And yet in all this time, no one has listened. And more likely than not, until there is another political incident like leaky buildings only for poorly certified lifts that goes to the heart of Governance of this country, when all the usual players duck for cover, the bureaucratic systems will continue to bury any informed squeak.

Look at the demise of independent Building Certifiers, the over exuberance for smoke alarms - cable cars - swimming pool fences - automatic back-flow preventers - the misuse of the IQP - the 8 years in determining the role of a LBP, and so on, but not one finger lifted to get the lift industry involved in producing a consistent **Verification Method for Passenger carrying Lifts in NZ.**

In fact the user pays philosophy has meant Government and Councils have spent the last two decades trying to see how far up their backsides they can look to find an inefficient cost, all in the case of lifts at the expense of ensuring an efficient workable certification process being implemented. If it doesn't generate money, it cannot be worth considering is the mantra.

And so user pays has been complimented by fines and penalties as good Governance in NZ.

But who cares, as long as our Politicians and Bureaucrats can earn their \$100k+ and their manager take home \$400k while the average income struggles to keep above the poverty line, or where working requires two incomes to meet the mortgage, we can always blame Europe for implementing more austerity measures, creating more criminals and increasing rates and fines while we contemplate the next Building Act revision. Ed.

NEW D2/AS2 MAY BE ISSUED IN JUNE 2012:

A little bird suggested that the new **Platform Lifts and Low Speed Lifts** Standard **NZS4334** is about to be released in June and should eventually replace the existing Acceptable Solution D2/AS2 - Colloquially known as the **Under 1HP code.**

It should be an interesting read and hopefully may even bring some consistency to this small area of the market.