

BCTRAG Risk Submission

Risk Title:	Review of the Building Code
What is the risk :	0
Impacted Building Code Clauses:	All code clauses
Potential impact or harm arising from this risk:	<ul style="list-style-type: none">• HIGH Financial risk due to the time spent trying to determine compliance from poor consent application (eg, RFI process)• HIGH Risk to innovation as most applicant resort to acceptable solutions as they see this as easier to comply with.• LOW Risk to loss of life as buildings generally meet minimum requirements.• HIGH Risk to building damage as designs are not meeting their durability requirements.• MED - HIGH Risk to Environment relating to the above items.• HIGH Risk to loss of productivity due to the time taken to determine compliance from poor consent applications.• HIGH Risk to the reputation of the regulator due to the lack of understanding by the industry of how the regulation works.
How prevalent is this risk now, and in the future:	This risk has existed since the introduction of the 1991 Building Act and Code and will continue to become a greater issue/risk, if we do not address training and education across the industry.

Factors influencing magnitude of this risk:	<ul style="list-style-type: none"> • A more constant and consistent review of the building code, in particular the acceptable solutions, NZ standards and how to better apply 3rd party verification. • The risk of not undergoing regular reviews and staying relevant to the industry is a major risk. • The other risk with reviews and or updates is that they are not communicated well within the industry, providing further confusion on how compliance is to be achieved. • Ensuring that appropriately qualified people any industry are involved in the reviewing process to ensure that we get the best outcome for all. • The building industry perceives that all BCA's are inconsistent when making decisions. However should there be a much greater emphasis and understanding (by designers in particular) on how the building code works and how compliance is achieved, greater efficiencies, quicker and more compliant decisions across all BCA's will be the result. • This is a major issue that has an impact on all parties relating to the consenting process from application to CCC.
What caused the risk to come to your attention:	Working within the regulatory environment for the last 11 years
Cost Benefit Analysis:	0
Supporting files:	Not at this stage
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Submitted on behalf of:	Building Officials Institute of NZ