

Building Code Update

Consultation response, 2022



New Zealand Council Of
Christian Social Services

Contact Name:	Nikki Hurst Rachel Mackay
Organisation Name:	New Zealand Council of Christian Social Services (NZCCSS)
Organisation description:	<p>The New Zealand Council of Christian Social Services (NZCCSS) welcomes the opportunity to provide feedback on the Building Code Update 2022.</p> <p>NZCCSS has six foundation members; the Anglican Care Network, Baptist Churches of New Zealand, Catholic Social Services, Presbyterian Support and the Methodist and Salvation Army Churches.</p> <p>Through this membership, NZCCSS represents over 250 organisations providing a range of social support services across Aotearoa. We believe in working to achieve a just and compassionate society for all, through our commitment to our faith and Te Tiriti o Waitangi. Further details on NZCCSS can be found on our website www.nzccss.org.nz.</p>

Tirohanga Whānui | Overview

We broadly support the listed changes to the Building Code in this review. We however suggest that this would be an opportune time to bring the Building Code into line with Healthy Homes standards, and include requirements for heating, ventilation, and moisture ingress.

It makes little sense that brand new homes should be held to a lower standard than retrofitted rental properties. This is especially when there is a push to build new tenant-ready properties across the country, which would then need to have these elements added.

The Cabinet Paper which detailed the preferred options for the Healthy Homes standards specifically mentions this –

“ Exceeding the Building Code

117 Three recommended standards exceed Building Code requirements for existing houses:

117.1 Heating – heating requirements in the Building Code are only specified for childcare facilities and retirement homes

117.2 Ventilation – both openable windows or mechanical ventilation are acceptable solutions under the Building Code, but neither are currently requirements

117.3 Moisture ingress and drainage – the Building Code only requires a ground moisture barrier where a subfloor cannot meet subfloor ventilation requirements”

We would strongly encourage this update to the Building Code to include addressing these issues, to ensure consistency across Aotearoa New Zealand’s housing.