

**BUILDING  
PERFORMANCE**

# MBIE Building Performance Update

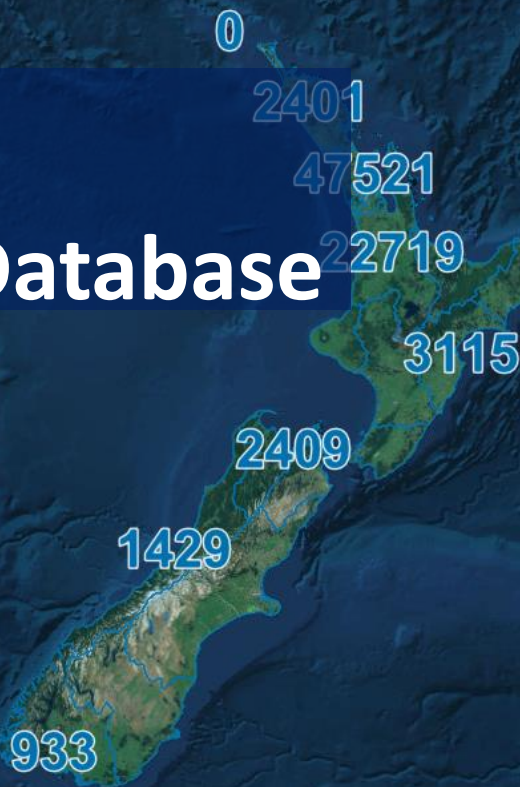
**Tim Farrant – Engineering Manager**  
**Kiran Saligame – Senior Geotechnical Engineer**



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# New Zealand Geotechnical Database



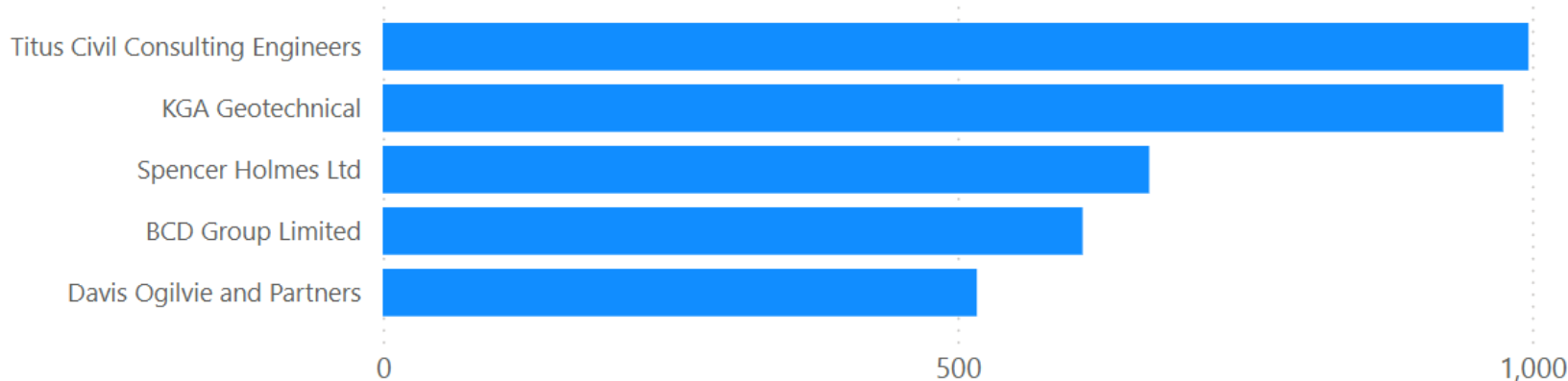
- A platform built on collaboration:
  - **750 organisations**
  - **3,500 unique users**
  - **200,000+ geotechnical records**
- Hosted by **Tonkin & Taylor** for 10+ years
- NZGD 2.0 launched in **November 2024**
- Now hosted on **BEYON by Beca**
- **MBIE is committed** to growing NZGD to boost sector productivity.
- Have your say! Join presentation **Session 3C at 2:09 PM**





Congratulations to our top contributors over the last 12-months!

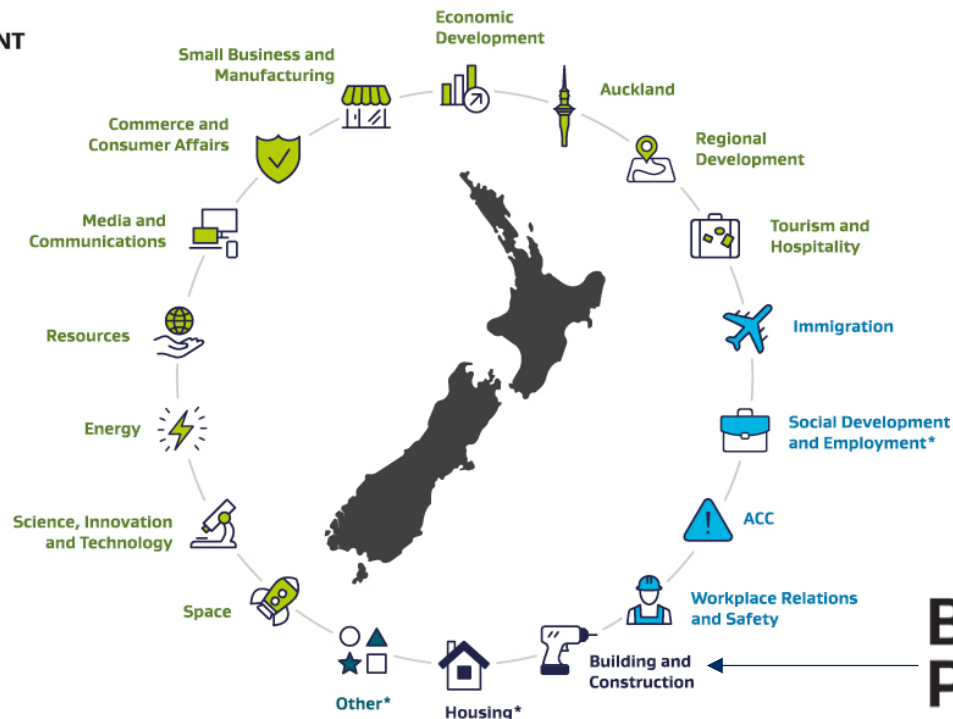
Published Investigations by Organisation



Thank you to everyone who is uploading – please continue to upload data to contribute to the community and meet the terms of use!



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# BUILDING PERFORMANCE

\*MBIE leads on Employment within the Social Development and Employment portfolio and has key Tenancy responsibilities as part of the Housing portfolio. Other portfolios we support include Māori Development, Emergency Management and Recovery, Sports and Recreation and Public Service.

#### VOTES:

- = Business, Science and Innovation
- = Labour Market
- = Building and Construction

# **BUILDING PERFORMANCE**



## Building System Delivery and Assurance

Determinations

Weathertight services

Building emergency management

BCA and TA compliance and monitoring

Products

Investigations

MultiProof

CodeMark oversight

Occupation Regulation

## Building System Performance

Building policy (3 teams)

Policy advice

Legislative changes

System Design and Implementation

Guidance and information

## Building Performance and Engineering

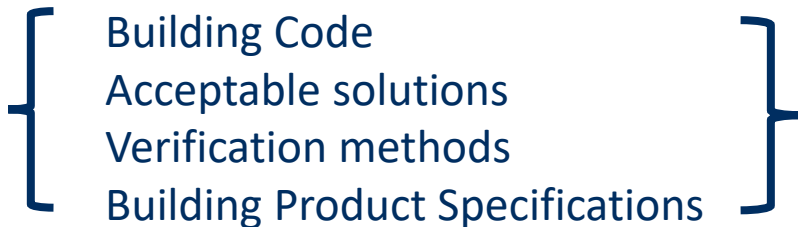
Building Code

Acceptable solutions

Verification methods

Building Product Specifications

**BPE TEAM  
CORE WORK**



# What have we been working on?

Building  
Emergency  
Management

Inspections

BCA Reform

Earthquake  
Prone Buildings  
& Seismic

Dam Safety

Occupational  
Licensing

Granny Flats

Self-  
certification

NZ  
Geotechnical  
Database

State of the  
Building Sector

Sustainable  
Buildings

Overseas  
Building  
Products

Liability &  
Reporting  
Structures

Building  
Performance  
issues

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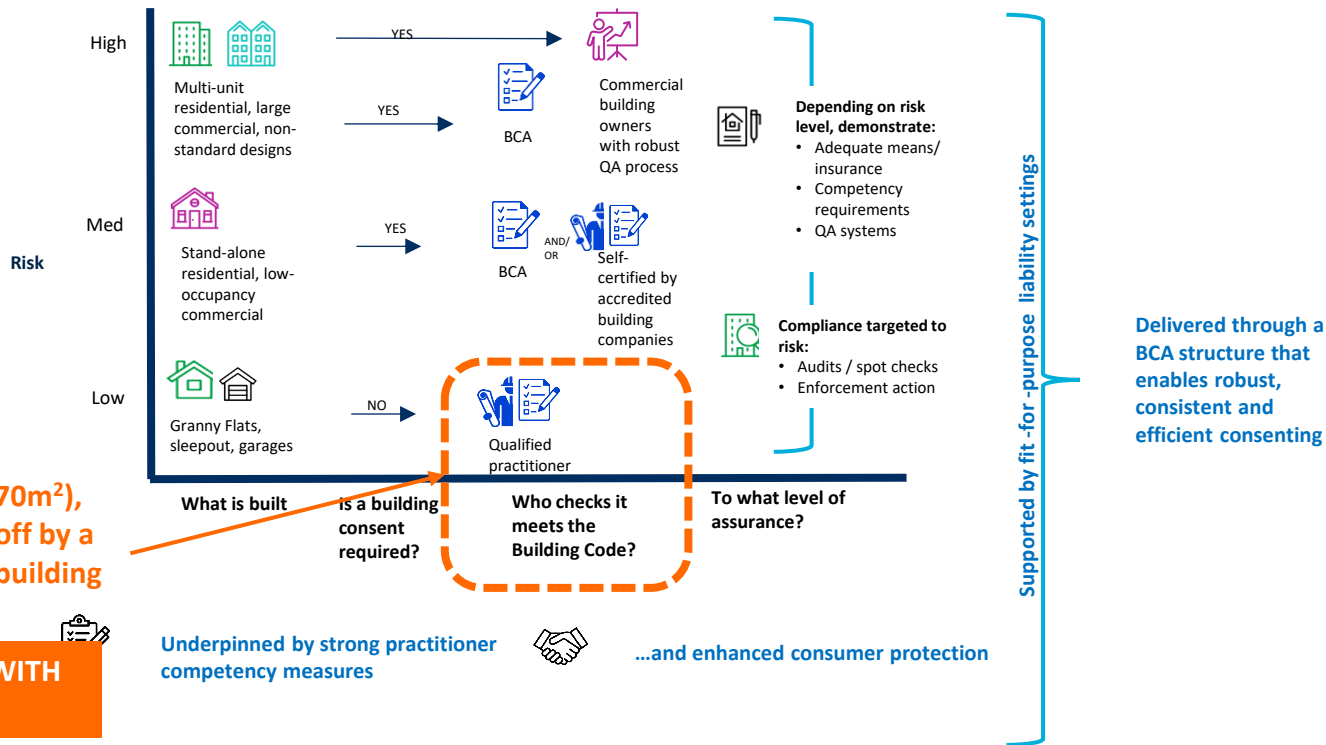
# Consent System Reform, Granny flats & Self-certification



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## A risk-based approach to consenting ...



e.g. Granny flat (up to 70m<sup>2</sup>), can be built with sign off by a LBP without requiring building or resource consents.

**STILL MUST COMPLY WITH THE BUILDING CODE!**



# Dam Safety



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## Current statistics:

- 1050 classifiable dams (~750 have submitted Form 1 Certs.)
- Split of low/medium/high PIC as expected
- 3 'dangerous dams' notified to date (all flood capacity issues)

## Visit the Building Performance website:

- Checklist to help dam owners collate info.
- Model forms to send to the council.
- Webinar recording.
- Guide to complying with the Dam Safety Regulations.
- Website itself.

<https://www.building.govt.nz/managing-buildings/dam-safety/resources/>



# Earthquake Prone Building Review



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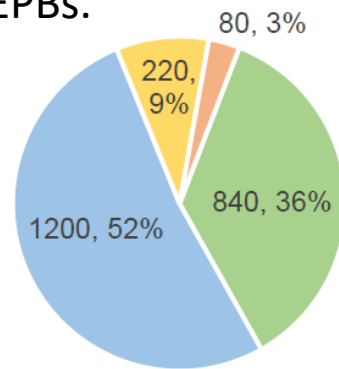
# Proposed changes to the EPB system

The proposed changes will not come into force until a new law is in place. Until then, the current requirements apply.

- **Only two types of buildings** (unreinforced masonry and 3+ storey concrete) in **medium and high seismic zones** can be EPBs.
- Cheaper and simpler mitigation requirements for remaining EPBs.

**Mitigation requirements by building type and height, and location:**

		BUILDING TYPE	
		3+ storey high risk heavy construction (eg concrete) buildings	Unreinforced masonry buildings
			1-2 storey      3+ storey
LOCATION	Rural or small town <sup>3</sup>	Targeted retrofit <sup>4</sup>	Risk register <sup>5</sup> only
	Urban centre		Façade securing <sup>6</sup>
			Façade securing      Full retrofit <sup>7</sup>



**Approx. distribution of mitigation requirements for current EPBs**



## Key Points

- %NBS will no longer be used to identify EPBs.
- Instead:
  - unreinforced masonry buildings will be deemed EPBs by default (except those retrofitted post 2011)
  - 3+ storey concrete buildings will be evaluated for EPB status (through review of deficiencies).

Next step	Estimated date (TBC)
Bill drafted	End of 2025
Bill introduced	Early 2026
Select Committee	2026 (4-6 months)
Bill passed	By September 2026
Commencement of the changes in the Bill	Mid-2027 (TBC)

# Building Emergency Management

Kia Ora



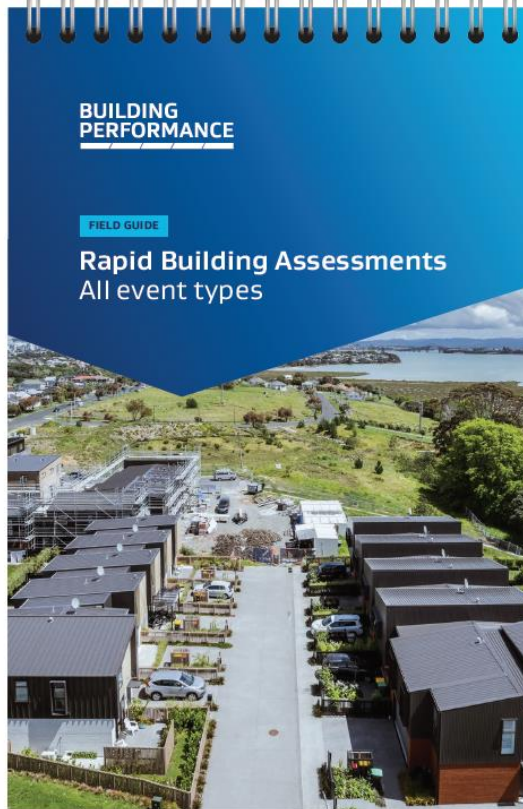
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# BUILDING EMERGENCY MANAGEMENT

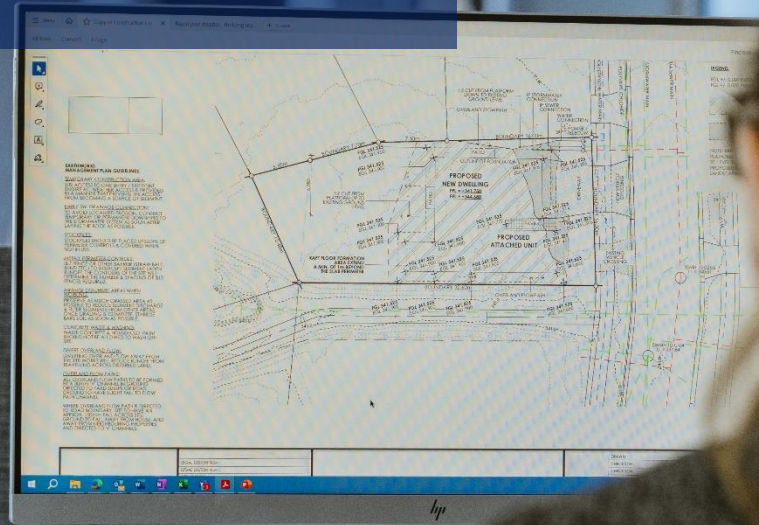
- *Rapid building assessment system*

- MBIE develops the form of notices (placards, directions, signs, and post-event assessments for the purposes of subpart 6B)
- *Rapid building assessment (RBA) training programme* for building professionals to assess buildings during and after an emergency
- *Rapid building assessor register* – MBIE keep and maintains the register of Rapid building assessors





# Building Code Stewardship & Building Products

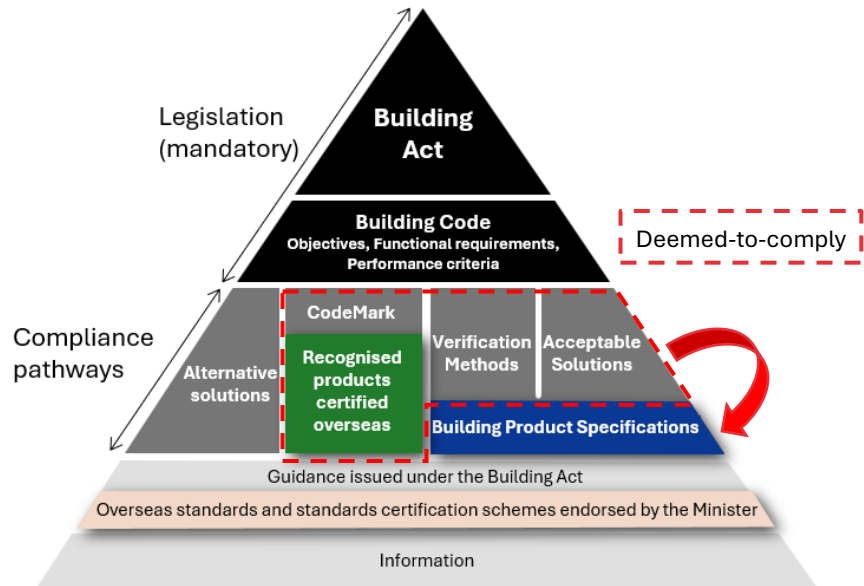


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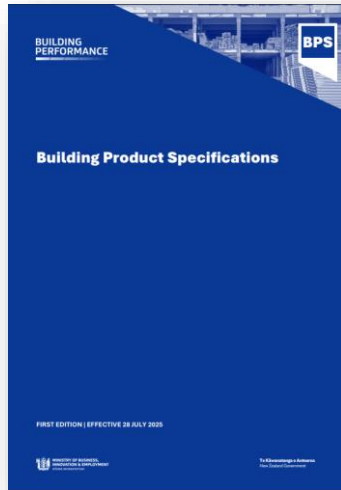
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# Building Code and the Building Product Specifications

- Building Product Specifications is a new standalone source for how products can be specified for code-compliant building work
- Replaces product information spread across multiple AS and VM documents



# Using the Building Product Specifications



How the product **must be specified**  
e.g.

- Testing
- Fabrication
- Physical properties



How the product **must be used** in building  
work



# Recap – Building Code Stewardship and BPS

- New AS/VMs and Building Product Specification are out now with a transition period ending 1 August 2026.
- Building Code updates will now be published on a 3 year cycle



R&D



Consultation



Publication



Implementation



Eg: B1/VM2 (Foundations) – Initial Scoping project completed to inform MBIE about the scope/magnitude of changes required to revise VM2

**MBIE** - obligation to consider and advise on how new science is incorporated to keep building regulation modern and up to date



### Regulatory role :

- Prescribe minimum standards to meet Building code performance objectives
- Significant work is being done in the seismic risk to integrate geotechnical requirements
- Process involved (including time) to change, amend compliance documents (AS, VM's, Standards etc.)

### Advocate best practice:

- Encourage best practice guidelines using latest science to go beyond code minimum
- Collaboration with the engineering sector including Engineering New Zealand
- Co-ordination of geotechnical guidance should be consistent and robust to achieve target performance objectives

## **BRIDGE**

Building Resilience in Design Guidance for Engineering,  
a new cross agency two-year programme  
designed to improve how engineering  
guidance is developed, co-ordinated  
and applied in New Zealand



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# WHAT IS BRIDGE?

## Funding Alliance:



Natural Hazards  
Commission  
Toka Tū Ake



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NZ TRANSPORT  
AGENCY  
WAKA KOTAHĪ

*Others?*

## Collaboration Agreement



engineering  
new zealand  
te ao rangahau

## Technical Leadership

### Industry:



New Zealand  
Geotechnical Society



nzsee  
NEW ZEALAND SOCIETY FOR  
EARTHQUAKE ENGINEERING

BETS  
(Bridge  
Engineering  
Technical  
Society)

### Research Orgs:



QuakeCoRE  
NZ Centre for Earthquake Resilience  
Te Whanganui-A-Ti

National  
SCIENCE  
Challenges





# Geotechnical Design, Compliance, Modules and TS 1170.5:2025



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# Role of MBIE & Building Consent Authorities



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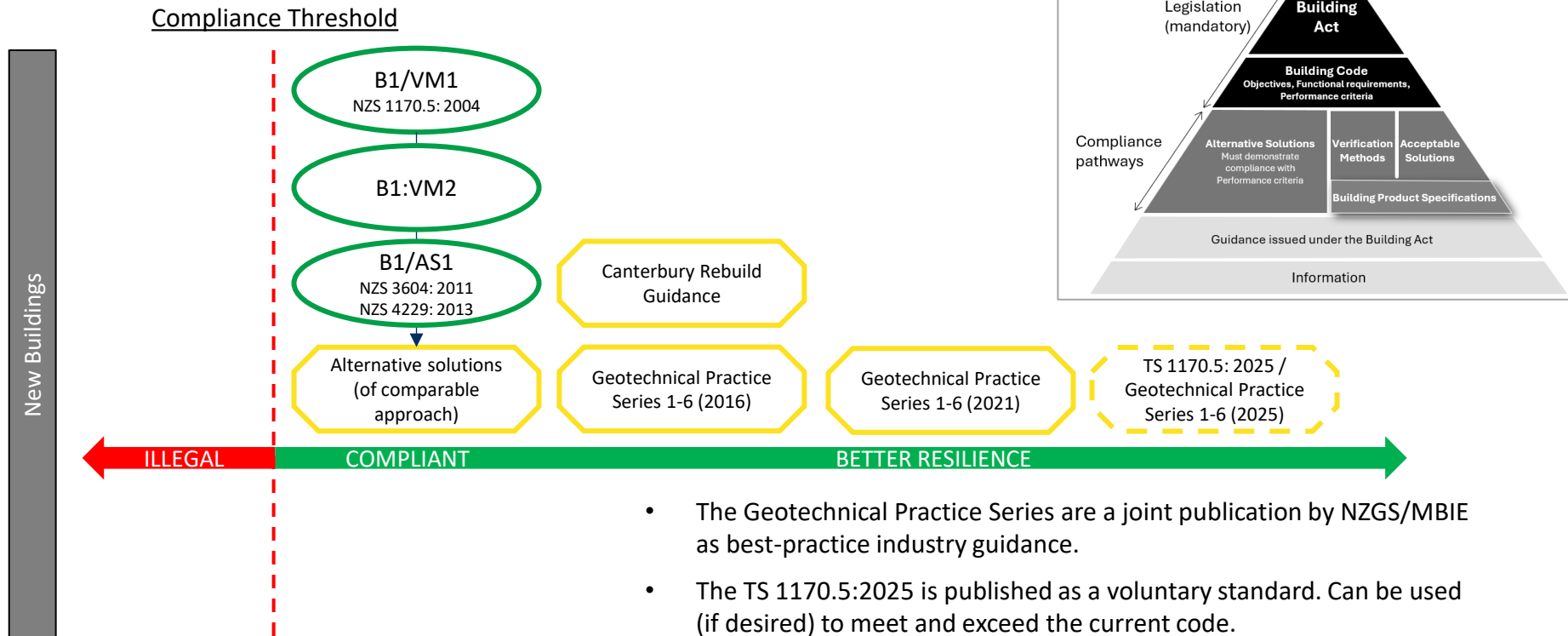


**BCAs**

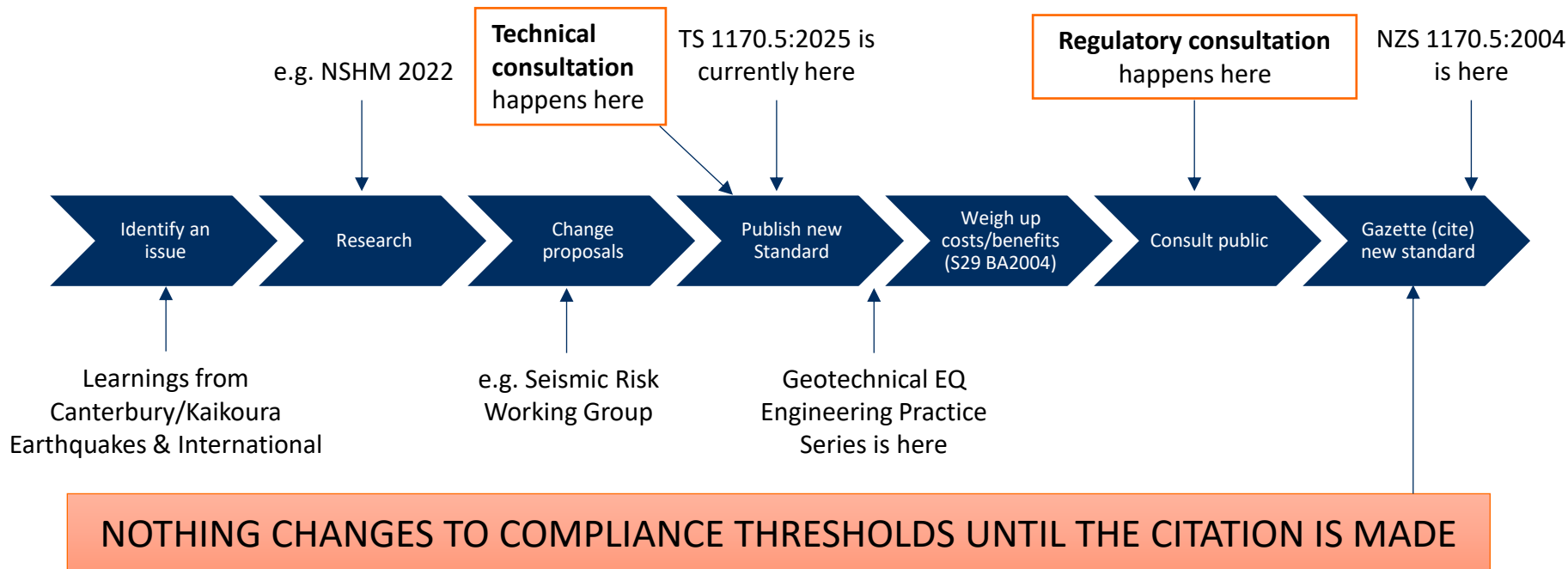
- Steward of the Building Act and regulations
  - Publishes acceptable solutions and verification methods
  - Publishes determinations on Building Act, Building code
  - Regulates Building Consent Authorities (BCAs)
  - Publishes guidance and information for the sector
- 
- Must grant a building consent if it is satisfied on 'reasonable grounds' that the provisions of the building code would be met (e.g. must accept any work designed to VM or AS)
  - Cannot require building work to achieve performance criteria additional to or more restrictive than the building code (S18 Building Act)



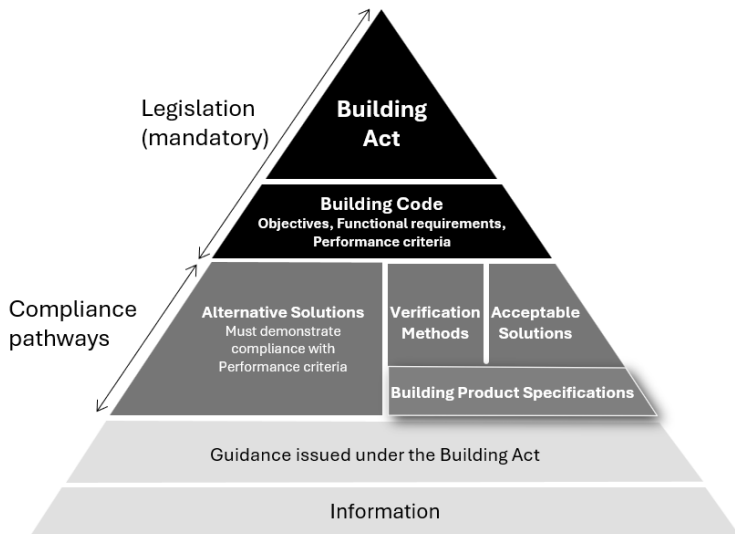
# What does compliance look like?



# Lifecycle of a building code update



# Alternative solutions for compliance with the Building Code



Quantitative or qualitative measures to show compliance. These may include:

- Calculation or test method.
- Comparison with Acceptable Solutions or Verification Methods (they provide good guidance for assessing an alternative solution).
- Comparison with previous acceptance by a BCA.
- Comparison with a determination issued by MBIE.
- Trade literature.
- Appraisal.
- In-service history.
- Etc.

# **We've got important work ahead — here's how you can support us:**



**Stay ahead of the curve**



**Advocate for best practice**



**Share your feedback**



**Help us understand the costs**



**Be part of the change**

# Thank you

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