Lucy - submission ideas for improvement:

1. Centralise the BCAs, or a hybrid between centralised and local authorities. There are several reasons and benefits for this. The BCA processes building consent applications and completes building inspections and issues the CCC.

Processing building consent applications:
This is already outsourced by some local authorities because they do not have or are unable to attract sufficient resource for the volume of work. application of building. Waitaki District Council does this. The only local content in the application process is the planning team and roading. These teams are passed the application to check it complies with the district plan and requires any roading conditions - I think. This can still happen irrespective of whether the building consents team is local or distributed. There is some local knowledge of the area that a local building inspector will have such as what the ground conditions are. However, this information can be captured and held in a shared system, rather than in someones head.

Benefits: Better availability of resource. Faster turn-around - or at least this can be contracted as a given. As above, BCA consent processing is already outsourced because of resource constraints. In theory you would think the cost can then be lowered if there is a core number of consent processing resource. Consistency of application of building code and rules. Not all BCAs apply the code the same way. This opens a BCA up to risk, but also can cost the applicant as they cannot necessarily know that the code is applied consisently. Changes in code can more easily be promulgated and applied. The above all has the potential to lower cost. If the centralised approach or a hybrid is taken, it does require well-written contract and contract management to achieve the savings in cost and time.

2. Centralise or hybrid for building inspections. In any build it can be any number of different inspectors that visit a site and carry out an inspection. This implies that any inspector in any part of the country can carry out a site inspection. Waitaki is also trialling remote building inspection. They do not need to visit the site, but via a phone app and phone camera the inspection is done from the inspector's desk. This implies that the building inspector could actually be anyone in any part of the country.

Benefits: More inspectors available and building inspectors wax and wane in different areas. Inspector resource better spread across country-wide workload. Lower cost as there is in theory a better fit of resource to workload. Again - good contract and contract management required to realise benefits.

3. Certifying products. The current approach is each individual product needs to be tested and certified against code and NZ standards. However, are the standards in NZ so unique to NZ that they are not already covered by other standards such as in the USA, Europe, UK, Australia and Canada. The outcome of the current approach is that there is an abundance of product that actually will meet NZ code but is not available. Continue to test individual products, but also consider some central team assesses a foreign standard against an NZ standard to identify if there are any short-comings. If not, then the products in that country that meet that standard are then available for use in NZ. Requires continuous monitoring of foreign standard for changes. If there are short-comings, consider if the NZ standard actually needs changing to align it with the foreign standard. It could be

that the NZ standard is gold-plating, or is local industry driven to deliberately exclude foreign product.

4. Certified products. There is no single database of certified products. You need to look through the MBIE CodeMark database - which has a limited number of products, look through the BRANZ (industry driven) database; and then if you're lucky you might hear about a product that a BCA has approved. A database of BCA approved products and alternative solutions is needed.

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